



Government of India
Ministry of Environment, Forest and Climate Change
 (Issued by the State Level Expert Appraisal
 Committee(SEAC),
 HARYANA)



**Minutes of Agenda of 309th Meeting of the State Expert Appraisal Committee, Har
 yana State Level Expert Appraisal Committee meeting held from 09/01/2025 to 10/01/2025**
Date: 21/01/2025

MoM ID: EC/MOM/SEAC/237897/1/2025

Agenda ID: EC/AGENDA/SEAC/237897/1/2025

Meeting Venue: Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana

Meeting Mode: Physical

Date & Time:

09/01/2025	10:30 AM	05:00 PM
10/01/2025	10:30 AM	05:00 PM

1. Opening remarks

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri Prabhaker Verma (Joined through VC)	Member
2.	Dr. Vivek Saxena, IFS (Joined through VC only on 09.01.2025)	Member
3.	Sh. Rajbir Bondwal, IFS (Rtd). (Joined through VC)	Member
4.	Dr. Sandeep Gupta (Joined through VC)	Member
5.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
6.	Sh. Deepak Hooda, Representative from Mines & Geology Department	State Geologist

2. Confirmation of the minutes of previous meeting

The Minutes of 308th meeting were discussed and approved. In Agenda of this meeting, 30 nos. of projects, received on PARIVESH Portal, were taken up for scoping, appraisal and grading as per agenda

circulated.

3. Details of proposals considered by the committee

Day 1 -09/01/2025

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Proposed Group Housing Project at Plot GH 3B & 3C, at Sector - 80, Residential Estate, Manesar, District Gurugram, Haryana by TREHAN PROMOTERS & BUILDERS PVT LTD located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516714/2024	SEAC/HR/2024/245	31/12/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.1.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/516714/2024 dated 31.12.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.583333 dated 27.12.2024.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Group Housing Project at Plot GH 3C & 3C, at Sector - 80, Residential Estate, Manesar, District Gurugram, Haryana by M/s Trehan Promoters & Builders Pvt. Ltd.		
Sr. No.	Particulars	Quantity
	Online Proposal Number	SIA/HR/INFRA2/516714/2024
	Latitude	28 ⁰ 21'52.64" N
	Longitude	76 ⁰ 57'42.67" E
	Plot Area	20558.36 m2
	Proposed Ground Coverage	4848.80 m2
	Proposed FAR	74814.21 m2
	Non-FAR Area	93246.35 m2
	Total Built Up area	168060.56 m2
	Total Green Area with %	7392.288 m2 (35.96 % of total site area)
	Rain Water Harvesting Pits	05 Nos.

	STP Capacity	330 KLD
	Total Parking	1209 ECS
	Organic Waste Converter	1000 kg/day (2x500kg/day)
	Maximum Height of the Building (m)	200.60 m
	Power Requirement	3668 KW
	Power Backup	5510 KVA (3 x 1500 KVA + 1 x 1010 KVA)
	Total Water Requirement	374 KLD
	Fresh Water Requirement	245 KLD
	Treated Water	129 KLD
	Waste Water Generated	265 KLD
	Solid Waste Generated	1.89 TPD
	Biodegradable Waste	0.89 TPD
	Number of Building Blocks	3
	Dwelling Units	320 Nos.
	Basement	03 No.
	Stories	3B+G+45
	Total Cost of the project:	Rs. 586.08 Crores
	Incremental Load in respect of:	i) PM 2.5
		0.031 g/m ³
		0.051 g/m ³
		0.004 g/m ³
		0.821 g/m ³
		0.00543 mg/m ³
	Construction Phase:	500 kVA
		Treated water tanker supply
		Yes
		4 no.

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 14.01.2025 mentioning therein as under:

- That, Land has been allotted by HSIIDC vide allotment no. HSIIDC 260 dated 11.03.2024 for plot GH -3C and allotment no. HSIIDC 265-269 dated 15.03.2024 for plot GH -3B.
- That, as per clarification letter from HSIIDC dated 25.09.2024, the project site does not fall in forest land and there is no effect of PLPA act on the proposed land.
- That, as per clarification letter from HSIIDC dated 25.09.2024, fresh water demand during construction and operation phase will be supplied by HSIIDC.
- That, as per clarification letter from HSIIDC dated 25.09.2024, Master sewerage system shall be provided by HSIIDC for sewage discharge.
- That, as per clarification letter from HSIIDC dated 25.09.2024, Master storm drain system shall be provided by HSIIDC.
- That, as per clarification letter from HSIIDC dated 25.09.2024, two 66 kVA HT Line passes through project site which will be shifted within 8 Months. The estimated amount of shifting of two 66 kVA lines has already been deposited by HSIIDC.
- That, the project is on concept basis.
- That, we will install 1000 kg/day (2x500 kg) OWC.
- That, we have increased solar from 40 kWp to 60 kWp.
- That, Revised landscape plan with distance of trees and type of species along with block plantation is attached as **Annexure 1**.
- That, due to proposed development 12 nos. of trees will be cut / transplant with prior permission from competent authority.
- That, Project cost is 586.08 cr. CA certificate is attached as **Annexure 2**.
- That, Structure stability certificate is attached as **Annexure 3**.
- That, AAI NOC has been obtained and attached as **Annexure 4**.
- That, Soil investigation of the project site has been carried out and submitted with EIA Report.
- That, Ground water quality test has been carried out by NABL approved laboratory and submitted with EIA Report.
- That, no litigation is pending on the proposed project.
- That, construction of temporary site office has been started, which is allowed as per MOEF&CC OM dated 29th March 2022. Approval of Building Plans for Temporary Site Office has been obtained from HSIIDC vide Memo No.:- HSIIDC/IPD/IMT /M/2025/1273 dated 10/01/2025. MoEF&CC OM and Approval of Building Plans for Temporary Site Office is attached as **Annexure 5**

Table 2 – EMP Detail

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	9	1.98
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	29	5.98

BUDGET OUTSIDE THE PROJECT SITE CER		
COMPONENT	CAPITAL COST (Rs in Lacs)	
Adoption of School in nearby Village	35	
Total	35	
DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Sewage Treatment Plant (330 kld)	66	17.82
Rain Water Harvesting	17.5	2.63
Solid Waste Storage Bins & Composter	15.13	9.99
Horticulture Development (Tree Plantation & Landscaping) Excluding Lawn Area Development	3.10	0.58
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions	-	2.00
TOTAL	101.73	33.02

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding land detail, sewerage, HT line, solar power, landscape plan, OWC, storm drainage system, forest NoC, trees, project cost, AAI NoC, structure stability certificate, Soil investigation, Ground water quality test, litigation, construction status, water demand as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Trehan Promoters & Builders Pvt. Ltd. as per Regular Allotment Letter dated 15.03.2004 issued by Haryana State Industrial and Infrastructure Development Corporation Ltd.

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

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

N/A

3.1.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.

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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.

20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.

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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

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.
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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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.
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.

1 8.	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.
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.
1 0.	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.

1 1.	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.
1 2.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
1 3.	The PP shall keep the ROW below the HT Line passing through the project, if any.
1 4.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 5.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 6.	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.
1 7.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH Pits .
2 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling

	shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	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.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed 7392.288 m2 (35.96 % of total site area) PP shall provide green area development.
3 3.	05 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall increase solar from 40 kWP to 60 kWP.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	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).
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	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.

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Affordable Industrial Group Housing Colony "Adore Prima II" by ADORE homes llp located at FARIDABAD,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/515458/2024	SEAC/HR/2024/287	21/12/2024	Building / Construction (8(a))

3.2.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/515458/2024 dated 21.12.2024 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.027089 dated 20.12.2024.

Table 1 – Basic Detail

Name of the Project: Affordable Industrial Group Housing Colony “Adore Prima II” at Revenue Estate of Village Nimka & Murtzapur, Sector - 72 & 73, Faridabad, Haryana Project Proponent: M/s Adore Homes LLP		
S. No.	Particulars	Proposed Details
1.	Online Proposal Number	SIA/HR/INFRA2/515458/2024
2.	Latitude	28°21'38.74"N
3.	Longitude	77°21'31.74"E
4.	Total Plot Area	16,592.085 sqm (4.10 acres)
5.	Proposed Ground Coverage	5,225.95 sqm (31.50% of Total Plot Area)
6.	Proposed FAR	37,331.00 sqm
7.	Non-FAR Area	17,339.09 sqm
8.	Total Built-up area	54,670.09 sqm
9.	Total Green Area with %	2,540.17 sqm (15.31% of Total Plot Area)
10.	Rain Water Harvesting Pits (with size)	05 no. of recharge pits
11.	STP Capacity	500 KLD
12.	Total Parking	364 Four-wheeler Parking + 530 Two-wheeler Parking
13.	Organic Waste Converter (OWC)	3 units (Capacity: 300 kg)
14.	Maximum Height of the Building (m)	52.38 m (Till Mumty)
15.	Power Requirement	2,141.38 kW
16.	Power Backup	02 No. of DG sets (1 x 750 KVA+ 1 x 380 kVA)
17.	Total Water Requirement	245 KLD
18.	Fresh Water Requirement	170 KLD
19.	Treated Water	75 KLD
20.	Waste Water Generated	198 KLD
21.	Solid Waste Generated	1,375 kg/day
22.	Bio-degradable Waste	825 kg/day

23.	Number of Buildings		1 Residential Towers 2 Commercial Blocks 1 Community Hall Aanganwadi/Crèche	
24.	Basements		Single level Basement	
25.	Stories		Max. B+S+16 floors	
26.	Dwelling Units		494	
27.	Population		3,220 individuals	
28.	Total Project Cost	i) Land Cost	Total Project Cost (i+ii): ₹150.75 Cr.	
		ii) Construction Cost		
29.	Incremental Load in respect of:		PM2.5	0.0203 µg/m ³
			PM10	0.0523 µg/m ³
			SO2	0.0703 µg/m ³
			NO2	0.3389 µg/m ³
			CO	0.2365 µg/m ³
30.	EMP Budget		Capital cost: ₹193.0/- Lakhs Recurring cost: ₹61.0/- Lakhs Outside project site: ₹70.0/- Lakhs Total EMP Budget: ₹324.0/- Lakhs	

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 11.01.2025 mentioning therein as under:

1. That, Environmental Clearance was issued M/s Vashisth Builders & Engineers Ltd. by SEIAA, Haryana vide EC Letter No. SEIAA/HR/2016/755 dated 15.09.2016 for the development of "Global Industrial Park" over a land area measuring 2,14,153.67 sqm (52.919 acres) having Built-up Area 1,64,669.01 sqm. (**Enclosure A**)
2. That, M/s Adore Homes LLP has submitted an application for the Transfer of above said Environmental Clearance on 07.01.2025 on the below mentioned grounds:
 - a. That, Land License No. 124 of 2012 dated 21.12.2012 was issued in favour of M/s Vashisth Builders & Engineers Ltd., M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd. C/o M/s Vashisth Builders & Engineers Ltd. for the development of Industrial Colony over an area measuring 52.919 acres including development of industrial plots, residential plots and commercial plots (**Enclosure B**)
 - b. That, later, planning was changed along with plotted development with incorporation of affordable group housing. Migration of license was sought in following manner-
- i. That, 1st migration was taken over an area measuring 39.689 acres (after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 04 of 2018 dated 15.01.2018 in favor of M/s Hightech Construction Co. Pvt. Ltd., M/s Sunshine

Town Planners Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd. in collaboration with M/s Vashisth Builders & Engineers Ltd. (**Enclosure C**)

- ii. That, 2nd migration was taken on the remaining area measuring 13.23 acres (after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 176 of 2023 dated 01.09.2023 in favour of M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., C/o M/s Vashisth Builders & Engineers Ltd. Thus, making the total Migrated Licensed Area to 52.919 acres (**Enclosure D**)
- c. That, a DTCP Order dated 17.11.2023 (Endst. No. LC-3479 B-PA(SK)-2023-39657) was issued for Change in Developer from M/s Vashisth Builders & Engineers Ltd. to M/s Adore Homes LLP for the total land area measuring 52.919 acres (**Enclosure E**)
- d. Further, a Land License No. 78 of 2024 has been issued for an area measuring 3.00 acres in favour of M/s Adore Homes LLP, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023. (**Enclosure F**)
- e. That, now the Total Licensed Area under M/s Adore Homes LLP is 55.919 acres and phase-wise development layout plan over the land area measuring 55.919 acres has been sanctioned by DTCP, Haryana dated 10.07.2024 (**Enclosure G**)
3. That, since it is development of industrial plotted colony including affordable residential plotted colony as per latest license over 55.919 acres.
 - a. the additional License 78 of 2024, as obtained over 3.0 acres of land, is a part of this 4.10 acres of land proposed for the project, while the remaining 1.10 acres was previously licensed under total land area measuring 52.919 acres vide License No. 04 of 2018 and 176 of 2023.
 - b. A separate Zoning Plan from DTCP is issued vide DTCP 10343 dated 10.07.2024 for the development of Affordable Industrial Group Housing Colony over a land area measuring 4.10 acres (**Enclosure H**)
 - c. The project plans have been sanctioned by DTCP, Haryana dated 07.10.2024 for the land parcel measuring 4.10 acres (**Enclosure I**)
 - d. The project will be availing additional 3% FAR under Solid Waste Management.
4. That, a 24 m wide road will be developed across the project site by M/s Adore Homes LLP, thus diving plot into two separate land parcels.
5. That, no HT line(s) is passing through the project site.
6. That, no Revenue Rasta(s) is passing through the project site.
7. That, Forest NOC has been obtained from Divisional Forest Officer, Govt. of Haryana dated 08.01.2025 for the land measuring 4.10 acres (**Enclosure J**)
8. That, Assurance has been obtained for Fresh Water Supply from FMDA dated 10.12.2024 (**Enclosure K**)
9. That, Assurance has been obtained for Sewer Discharge Connection from HSVP dated 20.12.2024 (**Enclosure L**)
10. That, Assurance has been obtained for Treated Water Supply for Construction from HSVP dated 20.12.2024 (**Enclosure M**)
11. That, Power Assurance has been obtained from DHBVN dated 30.12.2024 (**Enclosure N**)
12. That, Aravalli NOC is not applicable as the project site is located in Faridabad.
13. That, the Structural Stability Certificate has been issued by the DTCP Empaneled Structural Engineer (**Enclosure O**)
14. That, the Total Cost of the Project is ₹150.75 Cr. and the CA certificate in this regard is attached as **Enclosure P**.
15. That, the Total EMP budget for the project is ₹324.0/- Lakhs, from which ₹70.0/- Lakhs is allocated for outside of the project, which include Adoption & Infrastructural Development of Government School in nearby village, Aravali Safari Project and Green Wall Project.
16. That, the Soil Percolation Rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, total 05 no. of Rainwater Harvesting Pits has been proposed at the site.

17. That, according to the results of baseline monitoring conducted during October 2024, the ground water quality at the nearest sampling location (Approx. 1.4 km from the project site) indicates that the ground water is within the permissible limits.
18. That, the total proposed green area at the project site is 2,540.17 sqm (Approx. 15.31% of Total Plot Area). Out of this, an area measuring 2,091.16 sqm (12.6% of Total Plot Area) will be developed on the Mother Earth ie; Including 1,327.37 sqm (8.0% of Total Plot Area) under Block Green Plantation, and 763.79 sqm (4.6% of Total Plot Area) under Peripheral Plantation.
19. That, there are no trees present at the project site, hence no tree cutting will be involved/required.
20. That, 03 Organic Waste Converter (OWC) units of capacity 300 kg each will be installed for the treatment of biodegradable waste generated at the project site.
21. That, Solar Photovoltaic Panels of capacity approx. 40 kW will be installed in the project premises.
22. That, the Fire NOC will be obtained before commencement of operation phase.
23. That, there are no Notified Protected Areas, Wildlife Sanctuaries, or National Parks within 10 km radius of the Project site.
24. That, there is no legal case pending against the proposed land or the Project Proponent.

PP also submitted EMP details as under:

TABLE 2: EMP BUDGET DURING CONSTRUCTION PHASE

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater Management, Septic Tanks	20	5
2	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	11	3.5
3	Anti-smog gun(s)	10	5
4	Noise Pollution Control (Maintenance of Machinery)	4	2
5	AQI Monitoring Sensors	1	0.5
6	Environment monitoring & Six-Monthly compliances	-	6
7	Environment Management Cell	-	7
TOTAL		46.0/-	29.0/-

TABLE 3: EMP BUDGET DURING OPERATION PHASE

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater Treatment (STP)	100	10
2	Rainwater Harvesting System	12	5
3	Solid Waste Management (Organic Waste Converter and Waste Bins)	10	3

4	Tree Plantation	25	7
5	Environment Management Cell, Environment Monitoring & Six-Monthly Compliances	-	7
TOTAL		147.0/-	32.0/-

TABLE 4: EMP BUDGET (OUTSIDE PROJECT PREMISE)

Activities	Cost (₹) - in Lakhs	
Adoption & Infrastructural Development of Govt. School in nearby Village	50.0	
Budget for Aravali Safari Project	10.0	
Budget for Green Wall Project	10.0	
TOTAL	70.0/-	

The total EMP Budget is summarised below:

TABLE 5: TOTAL EMP BUDGET

Particulars	Total Cost (₹ in lakhs)
EMP Budget (Capital cost)	193.0/-
EMP Budget (Recurring cost)	61.0/-
EMP Budget (Outside Project Premise)	70.0/-
TOTAL	324.0/-

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding previous EC, License, Zoning Plan, HT Line, Revenue Rasta, Road, Water Assurance, Sewer Discharge, Treated Water, Power Assurance, Aravali Noc, Structural Stability Certificate, Project Cost, Emp Budget, Soil Percolation, Green Area, Trees, OWC, Solar Panel, Fire NOC, Litigation, Wildlife Sanctuaries as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “**Gold Rating**” and was of the unanimous view that this case be recommended to the SEIAA for granting Environment Clearance to: -

M/s Adore Homes LLP (as per Land License No.78 of 2024 issued by DTCP vide Endst No.LC-3479 D/JE(MK)-2024/20704-718; dated 10.07.2024, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023) and further Change of Developers Order issued vide Endst. No.LC-3479 B-PA(SK)-2023/39657 dated 17.11.2023)

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

3.2.5. Recommendation of SEAC

Recommended

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

N/A

3.2.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	

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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
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.	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.

1 0.	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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
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.
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.
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
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.
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.
1 0.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
1 1.	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.
1 2.	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).
1	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental

3.	clearance and attract action under the provisions of Environment (Protection) Act, 1986.
1 4.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
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.

2 2.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 3.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 4.	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.
2 5.	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.
2 6.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 7.	As proposed 2,540.17 sqm (Approx. 15.31% of Total Plot Area) shall be provided for green area development. Out of this, an area measuring 2,091.16 sqm (12.6% of Total Plot Area) will be developed on the Mother Earth i.e; Including 1,327.37 sqm (8.0% of Total Plot Area) under Block Green Plantation, and 763.79 sqm (4.6% of Total Plot Area) under Peripheral.
2 8.	05 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
2 9.	The PP shall install Solar Photovoltaic Panels of capacity approx. 40 kW.
3 0.	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).
3 1.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 2.	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.

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Affordable Industrial Group Housing Colony “Adore Prima” by ADORE homes llp located at FARIDABAD, HARIDWAR			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/513960/2024	SEAC/HR/2024/290	31/12/2024	Building / Construction (8(a))

3.3.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/513960/2024 dated 09.12.2024 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. 026922 dated 03.01.2025.

Table 1 – Basic Detail

Name of the Project: Affordable Industrial Group Housing Colony at Revenue estate of Village Nimka & Murtzapur, Sector - 72, Faridabad, Haryana by M/s Adore Homes LLP		
S. No.	Particulars	Proposed Details
	Online Proposal Number	SIA/HR/INFRA2/513960/2024
	Latitude	28°21'34.81"N
	Longitude	77°21'52.29"E
	Total Plot Area	22,403.36 sqm (5.536 acres)
	Proposed Ground Coverage	5,456.25 sqm (24.35% of Total Plot Area)
	Proposed FAR	50,339.54 sqm
	Non-FAR Area	18,456.88 sqm
	Total Built-up area	68,796.42 sqm
	Total Green Area with %	4300 sqm (19.19% of Total Plot Area)
	Rain Water Harvesting Pits (with size)	05 no. of recharge pits
	STP Capacity	330 KLD
	Total Parking	570 Four-wheeler Parking + 820 Two-wheeler Parking
	Organic Waste Converter (OWC)	2 unit of 500 kg/day each
	Maximum Height of the Building (m)	44.9 m (Till Mumty)
	Power Requirement	2500 kW
	Power Backup	02 No. of DG sets (1 x 750 KVA+ 1 x 380 kVA)
	Total Water Requirement	324 KLD
	Fresh Water Requirement	223 KLD
	Treated Water	101 KLD
	Waste Water Generated	254 KLD

	Solid Waste Generated	1,770 kg/day	
	Bio-degradable Waste	983 kg/day	
	Number of Buildings	Tower A, B, C, D, E (B+S+14 Floors), Tower F, G, H, I, J, K, L (S +14 Floors), Commercial Block(B+ G+ 1 floor), community Hall(G floor), Cr eche/Aanganwadi(Under Stilt- Tower F)	
	Basements	01 basements	
	Stories	Max. B+S+14 floors	
	Dwelling Units	638	
	Population	4,165 individuals	
	Total Project Cost	i) Land Cost	₹186.50 Crores
		ii)Construction Cost	
	Incremental Load in respect of:	PM2.5	0.0203 µg/m ³
		PM10	0.0523 µg/m ³
		SO2	0.0703µg/m ³
		NO2	0.3389 µg/m ³
		CO	0.237 µg/m ³
	EMP Budget	Capital cost: ₹165/- Lakhs Recurring cost: ₹65/- Lakhs Outside project site: ₹70/- Lakhs Total EMP Budget: ₹300/- Lakhs	

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 11.01.2025 mentioning therein as under:

1. That, Environmental Clearance was issued M/s Vashisth Builders & Engineers Ltd. by SEIAA, Haryana vide EC Letter No. SEIAA/HR/2016/755 dated 15.09.2016 for the development of "Global Industrial Park" over a land area measuring 2,14,153.67 sqm (52.919 acres) having Built-up Area 1,64,669.01 sqm. **(Enclosure A)**
2. That, M/s Adore Homes LLP has submitted an application for the Transfer of above said Environmental Clearance on 07.01.2025 on the below mentioned grounds-
 - a. That, Land License No. 124 of 2012 dated 21.12.2012 was issued in favour of M/s Vashisth Builders & Engineers Ltd., M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd. C/o M/s Vashisth Builders & Engineers Ltd. for the development of Industrial Colony over an area measuring 52.919 acres including development of industrial plots, residential plots and commercial plots. **(Enclosure B).**
 - b. That, later, planning was changed along with plotted development with incorporation of

affordable group housing. Migration of license was sought in following manner-

- i. That, 1st migration was taken over an area measuring 39.689 acres(after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 04 of 2018 dated 15.01.2018 in favor of M/s Hightech Construction Co. Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd. in collaboration with M/s Vashisth Builders & Engineers Ltd. **(Enclosure C)**
- ii. That, 2nd migration was taken on the remaining area measuring 13.23 acres(after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 176 of 2023 dated 01.09.2023 in favour of M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., C/o M/s Vashisth Builders & Engineers Ltd. Thus making the total migrated Licensed Area to 52.919 acres **(Enclosure D)**
 - c. That, a DTCP Order dated 17.11.2023 (Endst. No. LC-3479 B-PA(SK)-2023-39657) was issued for Change in Developer from M/s Vashisth Builders & Engineers Ltd. to M/s Adore Homes LLP for the total land area measuring 52.919 acres **(Enclosure E)**
 - d. Further, a Land License No. 78 of 2024 has been issued for an area measuring 3.00 acres in favour of M/s Adore Homes LLP, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023. **(Enclosure F)**
 - e. That, now the Total Licensed Area under M/s Adore Homes LLP is 55.919 acres and phase-wise development layout plan over the land area measuring 55.919 acres has been sanctioned by DTCP, Haryana dated 10.07.2024 **(Enclosure G)**
3. That, since it is development of industrial plotted colony including Affordable residential plotted colony as per latest license over 55.919 acres. M/s Adore Homes LLP has now purposed to develop a part of this land i.e. 5.536 acres-
 - a. A separate Zoning Plan from DTCP is issued vide Drawing No. DTCP 9691 dated 13.10.2023 for the development of Affordable Industrial Group Housing Colony over a land area measuring **5.536 acres. (Enclosure H)**
 - b. The project plans have been sanctioned by DTCP, Haryana dated 08.01.2024 for the land parcel measuring 5.536 acres.**(Enclosure I)**
 - c. The project will be availing additional 3% FAR under Solid Waste Management.
4. That, Assurance for Fresh Water Supply has been obtained from FMDA **(Enclosure J)**
5. That, Assurance for Sewer Discharge Connection and Treated water for construction purposes has been obtained from HSVP.**(Enclosure K)**
6. That, Power Assurance has been obtained from DHBVN dated 30.12.2024 **(Enclosure L)**
7. That, Forest NOC has been obtained from Divisional Forest Officer, Govt. of Haryana dated 08.01.2025 for the complete land measuring 5.536 acres. **(Enclosure M)**
8. That, Aravalli NOC is not applicable as the project site is located in Faridabad.
9. That, the Structural Stability Certificate has been issued by the DTCP Empanelled Structural Engineer.**(Enclosure N)**
10. That, the total cost of the project is Rs 186.5 crores. A CA certificate in this regard is attached as **Enclosure O.**
11. That, the total EMP budget for the project is Rs. 300/- Lakhs, from which 70/- Lakhs is allocated for outside of the project, which include Adoption of Government School in nearby village, Aravali Safari Project and Green Wall Project.
12. That, the soil percolation rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, total 5 no. of Rainwater Harvesting Pits has been proposed at the site.
13. That, according to the results of baseline monitoring conducted during October 2024, the ground water quality at the nearest sampling location (Approx. 1.4 km from the project site) indicates that the ground water is within the permissible limits.
14. That, the total proposed green area at the project site is **4300 sqm** (19.19% of Plot Area). Out of this, an area measuring **2,811.53 sqm**(12.55% of Plot Area) will be developed on the Mother Earth, includes 1,792.27 sqm (8.0% of Plot Area) under Block Green Plantation, and 1019.26 sqm (4.55% of Plot Area) area under Peripheral Plantation. Further, no tree

cutting is involved in the project.

15. That, 02 Organic Waste Converter (OWC) unit of capacity 500 kg/day each will be installed for the treatment of biodegradable waste generated at the project site.

16. That, the Fire NOC will be obtained before commencement of operation phase.

17. That, 2 karam and 4 karam revenue Rasta(s) is present on along project site will not be encroached.

18. That, Solar Photovoltaic Panels of capacity approx. 40 kW will be installed in the project premises.

19. That, no HT line(s) is passing through the project site.

20. That, No Wildlife Sanctuary falls within 10 km from the Project site.

21. That, there is no legal case pending against the proposed land or the Project Proponent.

PP also submitted EMP Details of the project as under:

TABLE 2: EMP DETAILS

EMP BUDGET (CONSTRUCTION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	18	5.5
2	Anti-smog gun(s)	14	2
3	Noise Pollution Control (Maintenance of Machinery)	4	2
4	AQI Monitoring Sensors	2	0.5
5	Environment monitoring & Six-Monthly compliances	-	6
6	Environment Management Cell	-	10
TOTAL		38	26

EMP BUDGET (OPERATION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater Treatment (STP)	85	18
2	Rainwater Harvesting System	12	2
3	Solid Waste Management (Organic Waste Converter and Waste Bins)	10	3
4	Tree Plantation	20	5
5	Environment Management Cell, Environment Monitoring & Six-Monthly Compliances	-	11
TOTAL		127	39

EMP BUDGET: OUTSIDE THE PROJECT BOUNDARY

Activities	Total cost (in Lakhs)
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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	10
Budget for Green Wall Project	10
Total	70
<u>TOTAL EMP BUDGET</u>	
Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	165/-
EMP Budget (Recurring cost)	65/-
EMP Budget Outside Project Premise	70/-
TOTAL	300/-

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the SEAC in current meetings

<p>A detailed discussion was held on the documents submitted regarding land licenses, EMP, Landscape Plan, Rainwater Harvesting, Solar Power, Building Plan, Zoning Plan, All Types of Assurances and NOCs, STP as well as the submissions made by the PP and the documents submitted.</p> <p>The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “Gold Rating” and was of the unanimous view that this case be recommended to the SEIAA for granting Environment Clearance to: -</p> <p>M/s Adore Homes LLP (as per Land License No.78 of 2024 issued by DTCP vide Endst No.LC-3479 D/JE(MK)-2024/20704-718; dated 10.07.2024, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023) and further Change of Developers Order issued vide Endst. No.LC-3479 B-PA(SK)-2023/39657 dated 17.11.2023)</p> <p>The Environmental Clearance is recommended to be granted to the project with following specific and general stipulations:</p>
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3.3.5. Recommendation of SEAC

Recommended

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

N/A

3.3.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

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.
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.
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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.

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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.
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.

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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.

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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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.
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.
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.

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.

1 2.	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.
1 3.	The PP shall not carry any construction below the HT Line passing through the project, if any.
1 4.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 5.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 6.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 7.	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.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 0.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 3.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 4.	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.
2 5.	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.
2 6.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 7.	As proposed 4300 sqm (19.19% of Total Plot Area) shall be provided for green area development. Out of this, an area measuring 2,811.53 sqm (12.55% of Plot Area) will be developed on the Mother Earth, includes 1,792.27 sqm (8.0% of Plot Area) under Block Green Plantation, and 1019.26 sqm (4.55% of Plot Area) area under Peripheral Plantation.

28.	05 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
29.	The PP shall install Solar Photovoltaic Panels of capacity approx. 40 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.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Paint intermediates, additives and plastic additives manufacturing unit located at Plot No – 26-A, Sec-16, HSIID C, Bahadurgarh, Haryana – 124507 by M/s “SAR Global Pvt. Ltd ” by SAR GLOBAL PVT LTD located at JHA JJAR,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/IND3/516317/2024	SEAC/HR/2024/281	27/12/2024	Synthetic organic chemicals industry (5(f))

3.4.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/IND3/516317/2024 dated 18.12.2024 for obtaining **Environment Clearance** under Category 5(f) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No. 521604 dated 13.12.2024.

Table 1 – Basic Detail

Name of the Project: M/s “SAR Global Pvt. Ltd” proposes Expansion of Paint intermediates, Additives and Plastic Additives Manufacturing Unit located at Plot No – 26-A, Sec-16, HSIIDC, Bahadurgarh, Haryana – 124507		
Sr. No.	Particulars	Details
	Latitude	28°42'30.17"N to 28°42'29.69"N
	Longitude	76°53'3.24"E to 76°53'4.22"E
	Total Plot Area	1800 sq. m

	Plant area	706 sq.m
	Total Green Area with percentage	594 Sq. m. (33%)
	Rain Water Harvesting Pits	1 No.
	ETP Capacity	10 KLD
	Organic Waste Converter	NA
	Maximum Height of the Building (m)	-
	Power Requirement	300 KW (Existing 100 kW + Proposed- 200 kW)
	Source	Uttar Haryana Bijli Vitran Nigam (UHBVN)
	Power Backup	Existing D.G. set: 1 No. Capacity: 120 KVA Fuel: HSD /PNG/CNG Quantity: 25 l/hr Proposed D.G. set: 1 No. Capacity: 200 KVA Fuel: HSD /PNG/CNG Quantity : 40 l/hr
	Total Water Requirement	24 KLD
	Domestic Water Requirement	5 KLD
	Fresh Water Requirement	24 KLD
	Recycled/Treated Water Requirement	Nil
	Waste Water Generated	Approx. 4.5 KLD (Domestic) Approx. 9.3 KLD (Trade)
	Solid Waste Generated	27 kg/day
	Biodegradable Waste	13 kg/day
	Number of Floors	NA
	Dwelling Units	NA
	Salable Units	NA
	Basement	NA
	Community Center	NA
	Convenient Shopping	NA

	Stories	NA
	R+U Value of Material used (Glass)	NA
	Total Cost of the project:	Rs. 7.04 Crore. (Existing 3.44 Crore + Proposed 3.6 Crore)
	CER	Rs 14.00 Lakhs
	EMP Cost/Budget	Capital Cost: - Rs 99 Lacs Recurring Cost: - Rs 15 Lacs
	Incremental Load in respect of:	
	PM 2.5	1.76 (g/ m3)
	PM 10	0.53 (g/ m3)
	SO _x	0.42(g/ m3)
	NO _x	0.46 (g/ m3)
	CO	2.90 (g/ m3)

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 09.01.2025 mentioning therein as under:

1. That SAR Global Pvt. Ltd has planned Proposed Expansion of Paint Intermediates, Additives and Plastic Additives Manufacturing Unit admeasuring plot area of 1800sq.m. Plot No – 26-A, Sec-16, HSIIDC, Bahadurgarh, Haryana – 124507.
2. The land is allotted by the HSIIDC in the name of SAR global Pvt. Ltd. vide letter no. HSIIDC:B.O/B.GARH/2014/8669 dated 28/07/2014 (Copy of letter of allotment is enclosed as **Annexure I**).
3. The source of water will be HSIIDC and the sewerage water will be routed to sewerage line of HSIIDC as per the condition no. 18 and 21 of the conveyance deed made on 20th of April, 2012 between HSIIDC and M/s SAR Global Pvt. Ltd. (Copy of conveyance deed is enclosed as **Annexure II**)
4. As earlier the unit was involved our proposal was only for Non EC product i.e Compound Stabilizer /PVC Stabilizer (Blending) and for that we have obtained Consent to Establish and Consent to Operate The company intends to increase the production capacity by addition of new products which is classified under Item 5 (f) (Synthetic Organic Chemical as per EIA Notification 2006 and its subsequent amendments
5. Process flow diagram of all the products with emission source, anticipated pollutants and Mitigation measures is given from page No. 118 to 338 of the Final EIA.
6. List of raw-materials are given from page No. 113 to 112 of the Final EIA.
7. List of Products are given from page No. 94 to 102 of the final EIA
8. Details of regulatory compliance is enclosed as **Annexure III**
9. List of solid waste, hazardous waste generated with its management is enclosed as **Annexure IV**. Hazardous waste will be disposed to TSDF site and authorized re-cycler.
10. No waste or by-product will percolate to the ground and by-product i.e Sodium sulphate and Sodium Nitrate is sellable.
11. There will be different pipeline of domestic and trade effluent and both effluent will not be mixed and domestic effluent will be disposed to sewerage line of HSIIDC as per

- condition no. 21 of Conveyance deed
12. Domestic effluent will be treated in CETP of HSIIDC and trade effluent will be treated in ETP of 10 KLD
13. At present 50 no. of trees has been planted on the site and 90 no. trees are proposed

Domestic Solid Waste (Municipal Solid waste)

Particulars	Details	Basis	Waste generated kg/day	Management
Domestic workers	65	@0.4 kg/ person/day	26	Color coded bins with the segregation of the same will be sent to nearest site.
Landscaping waste	0.146 acres	@0.2kg/acre/day	0.0292	
Total			26.0292 say 27 kg/day	

Liquid Effluent

o Domestic waste water

o Domestic waste water

Approx. 4.5 KLD domestic wastewater will be generated from the project and the same will be routed to sewerage line of HSIIDC.

o Industrial Waste Water

Approx. 9.3 KLD Industrial wastewater will be generated from the project

o Management

Hazardous Waste

HW as per HoWM Rules 2016	Category	Quantity	Management
Spent oil	5.1	1 MT/Month	Collection, storage & sold to authorized recycler
Sludge from waste water treatment process	35.3	3 MT/Month	The same will be sent to nearest TSDF Site.
Process wastes, residues and sludges	21.1	7 MT/Month	
Discarded Plastic Bags/ Drums/ Barrels contaminated with hazardous chemicals /wastes	33.1	Drums – 200 no. s. /Month	Collection, storage & sold to authorized vendor.
Contaminated cotton rags or other cleaning material	33.2	-	The same will be sent to nearest TSDF Site.

Detail of stacks attached to point emission sources

Parameter	Units	DG Set (200 kVA)	Boiler (2 Tonnes/Hr)	Thermo Pack (10 Lac kilo Calorie/hour)
Exhaust release height	m	10	30	33.5
Exhaust diameter	m	0.15	1.2	1.2
Exhaust gas velocity	m/s	8.4	8.5	8.6
Flue gas temperature	°C	135	148	158

Emissions Details				
Particulate Matter 10	g/s	0.0009	0.49	0.41
Particulate Matter 2.5		0.0002	0.16	0.14
Sulphur dioxide	g/s	0.011	0.333	0.333
Oxides of Nitrogen	g/s	0.30	0.615	0.615
Carbon Monoxide	g/s	0.156	-	-
S. No	Item	No	Specs.	
1	Reaction Vessel	3	6 KL (S.S)	
2	Reaction Vessel	2	10 KL (S.S)	
3	Reaction Vessel	1	4 KL (S.S)	
4	Glass Line Reactor	1	5 KL	
5	High Speed Stirrer	2	5KL	
6	Attritor / Similar Grinding Blending Machine	2	1 KL	
7	Pneumatic Pump	8	Aluminum / MS	
8	Compressor	2	Screw Type	
9	Centrifugal Pump	7	SS (Flame Proof)	
10	Filter Press	4	M.S Plate Type	
11	Electric Genset	1	300 KVA	
12	Thermic Fluid Heater	1	10 Lac KCal	
13	Steam Boiler	1	2 Ton	
14	Cooling Tower		Fiber Glass/Plastic	
15	Vaccum Pump	3	S.S (Non Flame Proof)	
16	Transformer	1	300 KVA	
17	Fire Hydrant	1	S.S (Non Flame Proof)	
18	Weighing Balance	7	500 kg - 3 300 kg - 2 100 kg - 2	
19	Forklift	1		

21	Storage Tanks	20	MS - 40 KL
22	Under Ground Storage tank	5	MS - 70 KL
EMP Budget			
S. No.	Pollution Control System	Capital Cost (Rs. In lacs)	Recurring Cost per Annum (Rs. In Lacs)
1	Air pollution control system including online monitoring system	20.0	4.0
2	Water Pollution control	10.0	1.5
3	Noise Pollution control (acoustic enclosure & silencers)	2.0	0.2
4	Environmental Monitoring	1	4.0
5	Solid & hazardous waste disposal	6.0	1.0
6	Rain water Harvesting & Treatment Measures & piezometer	10.0	2
7	School adoption	14.0	0.8
8	Green Belt & Landscaping	5.0	1.5
9	Socio EMP	31.0	-
Total		Rs 99 Lacs	Rs 15 Lacs

3.4.3. Deliberations by the committee in previous meetings

N/A

3.4.4. Deliberations by the SEAC in current meetings

<p>A detailed discussion was held on the documents submitted regarding Land Allotment, Water, Sewerage, Production, Bye-Products, Waste Management, Assurances, NOCs, Raw-Materials, Solid Waste, Hazardous Waste, Domestic and Trade Effluent as well as the submissions made by the PP.</p> <p>The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:</p> <p style="text-align: center;">M/s SAR Global Pvt Ltd as per Conveyance Deed dated 20.04.2012 executed between HSIIDC and M/s SAR Global Pvt Ltd.</p> <p>The Environmental Clearance is recommended to be granted to the project with following specific and general stipulations:</p>
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3.4.5. Recommendation of SEAC

3.4.6. Details of Environment Conditions

3.4.6.1. Specific

N/A

3.4.6.2. Standard

5(f)	Synthetic organic chemicals industry
null	
1.	No further expansion or modifications in the plant, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change/SEIAA, as applicable. In case of deviations or alterations in the project proposal from those submitted to this Ministry for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
2.	The Project proponent shall strictly comply with the rules and guidelines issued under the Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989, as amended time to time, the Chemical Accidents (Emergency Planning, Preparedness and Response) Rules, 1996, and Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016 and other rules notified under various Acts.
3.	The energy source for lighting purpose shall be preferably LED based, or advanced having preference in energy conservation and environment betterment.
4.	The overall noise levels in and around the plant area shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act, 1986 Rules, 1989 viz. 75 dBA (day time) and 70 dBA (night time).
5.	The company shall undertake all relevant measures for improving the socio-economic conditions of the surrounding area. The activities shall be undertaken by involving local villages and administration. The company shall undertake eco-developmental measures including community welfare measures in the project area for the overall improvement of the environment.
6.	The company shall earmark sufficient funds towards capital cost and recurring cost per annum to implement the conditions stipulated by the Ministry of Environment, Forest and Climate Change as well as the State Government along with the implementation schedule for all the conditions stipulated herein. The funds so earmarked for environment management/ pollution control measures shall not be diverted for any other purpose.
7.	A copy of the clearance letter shall be sent by the project proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban local Body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
8.	The project proponent shall also upload/submit six monthly reports on Parivesh Portal on the status of compliance of the stipulated Environmental Clearance conditions including results of monitored data to the respective Integrated Regional Office of MoEF&CC, the respective Zonal Office of CPCB and SPCB. A copy of Environmental Clearance and six monthly compliance status report shall be posted on the website of the company.
9.	The environmental statement for each financial year ending 31st March in Form-V as is mandated shall be submitted to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of

	compliance of environmental clearance conditions and shall also be sent to the respective Integrated Regional Office of MoEF&CC by e-mail.
1 0.	The project proponent shall inform the public that the project has been accorded environmental clearance by the Ministry and copies of the clearance letter are available with the SPCB/Committee and may also be seen at Website of the Ministry and at https://parivesh.nic.in/ . This shall be advertised within seven days from the date of issue of the clearance letter, at least in two local newspapers that are widely circulated in the region of which one shall be in the vernacular language of the locality concerned and a copy of the same shall be forwarded to the concerned Regional Office of the Ministry.
1 1.	The project authorities 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 and the date of start of the project.
1 2.	This Environmental clearance is granted subject to final outcome of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, if any, as may be applicable to this project.
Specific Conditions	
1.	Process effluent/any wastewater shall not be allowed to mix with storm water. Storm water drain shall be passed through guard pond.
2.	The PP shall get the mandatory registration of boiler as per the Boiler Act 1923 and rules 1950 from the Chief Boiler Inspector.
3.	The PP shall ensure effective functioning of safety, drain valve, monitoring instruments of critical parameter through regular checks and maintain the record for it.
4.	Effluent shall be treated in the ETP of capacity 10 KLD and should adhere to the HSPCB/CPCB Guidelines.
5.	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.
6.	Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. 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.	The PP shall prepare an Action Plan for solvent recovery and their emission control and details of solvent to be used.
8.	The PP shall make arrangement to control the process emission from the proposed unit.
9.	The PP shall monitor the ambient air quality of emissions from the project shall include VOC, other process specific pollutants like NH ₃ , Cl, HBr, H ₂ S, HF etc. (as applicable).
1 0.	The PP shall prepare the work zone monitoring arrangements for hazardous chemicals.
1 1.	The PP shall prepare the detailed effluent treatment scheme including segregation of effluent streams for unit adopting ZLD.

1 2.	No lead and chromium based paint shall be manufactured.
1 3.	The PP shall prepare the action plan for odour control and utilization of MEE/Dryers Cells.
1 4.	The PP shall submit the details of incinerator, if to be installed.
1 5.	The PP shall prepare the Risk Assessment Action Plan for safety, storage and handling of hazardous chemicals.
1 6.	The PP shall use material safety data sheets for all the chemicals being used or will be used.
1 7.	The PP shall ensure health and safety of the workers engaged in handling of toxic materials.
1 8.	No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 93555 Sqm (33%) shall be provided for green area development.
1 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.
2 0.	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.
2 1.	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.
2 2.	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.
2 3.	Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms and one pond.
2 4.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
2 5.	The PP shall get permission of 3 TPH boiler from Haryana Boiler Inspection Department.
2 6.	The PP shall record the details of total organic solvent used for the process in the unit.
2 7.	The PP shall take all precautions to the use of chemicals and their vapors to manage the fire accident.

2 8.	As proposed by the project proponent, zero liquid discharge shall be ensured and no waste/treated water shall be discharged to any surface water body, sea and/or on land. Domestic sewage shall be disposed off to the CETP of HSIIDC.
2 9.	To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines.
3 0.	Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.
3 1.	<ol style="list-style-type: none"> 1. Solvent management shall be carried out as follows: <ol style="list-style-type: none"> (i) Reactor shall be connected to chilled water condenser system. (ii) Reactor and solvent handling pump shall have mechanical seals to prevent leakages. (iii) The condensers shall be provided with sufficient HTA and residence time so as to achieve more than 99% recovery (iv) Solvents shall be stored in a separate space specified with all safety measures (v) Proper earthing shall be provided in all the electrical equipment wherever solvent handling is done (vi) Entire plant shall be flame proof. The solvent storage tanks shall be provided with breather valve to prevent losses
3 2.	Process effluent/any wastewater shall not be allowed to mix with storm water. Storm water drain shall be passed through guard pond.
3 3.	Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm, and solvent transfer through pumps.
3 4.	Process organic residue and spent carbon, if any, shall be sent to cement industries. ETP sludge, process inorganic & evaporation salt shall be disposed of to the TSDF.
3 5.	The company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.
3 6.	<ol style="list-style-type: none"> 1. The company shall undertake waste minimization measures as below:- <ol style="list-style-type: none"> i) Metering and control of quantities of active ingredients to minimize waste. ii) Reuse of by-products from the process as raw materials or as raw material substitutes in other processes iii) Use of automated filling to minimize spillage iv) Use of Close Feed system into batch reactors v) Venting equipment through vapour recovery system vi) Use of high pressure hoses for equipment clearing to reduce wastewater generation.
3 7.	The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Fire fighting system shall be as per the norms.
3 8.	Raw material storage should not exceed threshold limit.

3 9.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
4 0.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
4 1.	As proposed 594 Sq. m. (33% of plot area) shall be provided for green area development.
4 2.	01 Rain Water Harvesting pit shall be provided for reutilization of ground water.
4 3.	PP shall install solar power as per HAREDA norms.
4 4.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
4 5.	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.

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

Proposed Affordable Residential Plotted colony (under DDJAY-2016) on the area measuring 10.4125 Acres (License no. 168 of 2022 dated 21.10.2022) in Sector 7, Sohna, District Gurugram, Haryana. by N B BUILDCON PRIVATE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516422/2024	SEAC/HR/2024/285	27/12/2024	Building / Construction (8(a))

3.5.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516422/2024 dated 27.12.2024 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. 120150 dated 26.12.2024.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Proposed Affordable Residential Plotted Colony (under DDJAY-2016) on the area measuring 10.4125 Acres (License no.168 of 2022 dated 21.10.2022) in Sector 7, Sohna, District Gurugram, Haryana by M/s N.B. Buildcon Pvt. Ltd.		
Sr. No.	Particulars	Quantity
	Online Proposal Number	SIA/HR/INFRA2/516422/2024

	Latitude	28 ⁰ 14'52.96" N
	Longitude	77 ⁰ 5'22.97" E
	Plot Area (m ²)	42137.89
	Net Plot Area (m ²)	41921.89
	Proposed Ground Coverage (m ²)	7951.82
	Proposed FAR (m ²)	26566.8
	Proposed Non-FAR Area (m ²)	11351.2
	Total Built Up area (m ²)	37918
	Total Green Area with Percentage (m ²)	3579.71 m ² (8.5 % of the plot area)
	Rain Water Harvesting Pits (No.)	4
	STP Capacity (KLD)	460
	Total Parking (ECS)	704
	Organic Waste Converter (Nos.)	900 KG/Day (2x 450 KG/Day)
	Maximum Height of the Building (m)	19.66
	Power Requirement (KW)	1400
	Power Backup (KVA)	62
	Total Water Requirement (KLD)	469
	Fresh Water Requirement (KLD)	238
	Treated Water (KLD)	231
	Waste Water Generated (KLD)	274
	Solid Waste Generated (TPD)	1.77
	Biodegradable Waste (TPD)	0.83
	Number of Building Blocks/Plots	Total No. of Residential Plots-176 Total No. of Residential Plots is being developed by Builder -62
	Stories	ST+G+3
	Total Cost of the project:	Rs. 160.21 Crores
	Status of Construction	Plotted development like Roads, Services are

			already developed and OC of the same has been applied. STP of capacity 460 KLD and 4 no. of RWH pits have already been developed on site.
	Construction Phase:	Power Back-up	250 kVA
		Water Requirement & Source	Treated water tanker supply
		STP (Modular)	Yes
		Anti-Smog Gun	4 no.

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 mentioning therein as under:

- ❖ That, License no. 168 of 2022 dated 21.10.2022 under DDJAY -2016 policy was granted to project for Plotted colony. After approval of layout plan, obtaining CTE and other statutory approvals, the development of plots was started. There is no change in License.
- ❖ That, Consent to Establish of the project was granted vide consent order no HSPCB/Consent/: 329962323GUNNOCCTE37117583 dated 30/05/2023.
- ❖ That, plotted development like Roads, Services are already developed and OC of the same has been applied. STP of capacity 460 KLD and 4 no. of RWH pits have already been developed on site.
- ❖ That, now we have planned to develop 62 nos. of plots out of 176 nos. of plots
- ❖ That, proposed built-up area for 62 plots will be 37918 sqm.
- ❖ That, 114 nos. of plots have been sold to individuals. 62 nos. of plots have not been sold which is being developed by us.
- ❖ That, building plan of 32 plots has been approved.
- ❖ That, Proposed landscape plan with no. of trees is attached as **Annexure 1.**
- ❖ That, we have increased solar SPV from 14 kWp to 25 kWp.
- ❖ That, CA certificate is attached as **Annexure 2.**
- ❖ That, Soil investigation report is attached as **Annexure 3.**
- ❖ That, water, Sewer, treated water assurance is attached as **Annexure 4.**
- ❖ That, Ground water quality test has been carried out by NABL approved laboratory. Lab report is attached as **Annexure 5.**
- ❖ That, no HT Line, no Revenue Rasta passes through the project site.
- ❖ That, Revised EMP budget is attached as **Annexure 6.**
- ❖ That, Electrification plan is attached as **Annexure 7.**
- ❖ That, Maximum height of building is only 19.66 m, so AAI NOC is not required.
- ❖ That, we are providing 3579.71 m² area within the project site in addition to that for block plantation we will be using open area of 0.1881 acres
- ❖ That, Organic Waste Converter (OWC) of capacity 900 KG/Day (2x 450 KG/Day) has been proposed for treatment of biodegradable wastes.

Table 2 – EMP Detail
REVISED ENVIRONMENT BUDGET

CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum

BARRICADING OF CONSTRUCTION SITE	17.24	3.79
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
WASTE STORAGE BINS	1.5	0.75
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	38.74	8.54
BUDGET OUTSIDE THE PROJECT SITE CER		
COMPONENT	CAPITAL COST (Rs in Lacs)	
Adoption of School in nearby Village	40	
Aravali Safari	10	
Aravali Green Wall	10	
Total	60	
OPERATION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Solid Waste Storage Bins & Composter	14.11	9.31
Horticulture Development (Tree Plantation & Landscaping)	4.07	1.02
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions		2.00
TOTAL	18.18	12.33
EMP BUDGET SUMMARY		
Components	Capital Cost (in Lacs)	Recurring Cost (In Lacs)
During Construction phase	38.74	8.54
During Operation phase	18.18	12.33
Budget Outside the Project Site CER	60	-
Total	116.92	20.87

3.5.3. Deliberations by the committee in previous meetings

N/A

3.5.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding License, CTE, RWH Pits, Plots, Built-up Area, Building Plan, CA Certificate, Solar Power, Soil Investigation Report, Water, Sewer, Treated Water Assurance, Ground Water Quality, HT Line, Revenue Rasta, EMP Budget, Electrification Plan, Height of Building, OWC as well as the submissions made by the PP and the documents submitted. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s N B Buildcon Private Limited (as per Land License No.168 of 2022 issued by DTCP vide Endst No.LC-4449-JE(DS)-2022/32195; dated 21.10.2022 (valid upto 20.10.2027)).

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

3.5.5. Recommendation of SEAC

Recommended

3.5.6. Details of Environment Conditions

3.5.6.1. Specific

N/A

3.5.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
1	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform

0.	to Environmental (Protection) prescribed for air and noise emission standards.
1 1.	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.
1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 1.	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.
1 2.	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.

1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).

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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.

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

1 0.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
1 1.	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.
1 2.	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).
1 3.	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.
1 4.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
17.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.

1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	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.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed 3579.71 m2 (8.5 % of the plot area) PP shall provide green area development. In addition to that for block plantation PP will use open area of 0.1881 acres .
3 3.	04 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall increase solar SPV from 14 kWP to 25 kWP .
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	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).
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	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.

3.6. Agenda Item No 6:

3.6.1. Details of the proposal

Revision and Expansion of Group Hosing Colony Project by 1000 trees Housing private limited located at GURU GRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/502345/2024	SEAC/HR/2024/206	24/12/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.6.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/502345/2024 dated 22.10.2024 for obtaining **Environment Clearance for Revision and Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 587299 dated 25.07.2024 during ToR. The ToR was granted to the project on 20.09.2024.

Table 1 – Basic Detail

Name of the Project: EC for proposed Revision and Expansion of Group Housing Colony Project at Sector-10 5, Gurugram, Haryana by M/s 1000 Trees Housing Pvt. Ltd.				
S.No.	PARTICULARS	SANCTIONED IN EC	REVISION/ EX PANSION	TOTAL PROPOSED
	Online Proposal no.	SIA/HR/INFRA2/502345/2024		
	Latitude	28°29'18.19" N		
	Longitude	77° 0'26.94" E		
	Total Plot area	52,924.70 sqm		
	Net Plot area	51,500.29 sqm	-4.12 sqm	51,496.17 sqm
	Ground Coverage Area	6,706.18 sqm	1,575.07 sqm	8,281.25 sqm

	FAR Area	87,379.12 sqm	31,213.61 sqm	1,18,592.73 sqm
	Non-FAR	46,780.28 sqm	31,662.36 sqm	78,442.64 sqm
	Total Built Up area	1,47,639.591 sqm	49,395.78 sqm	1,97,035.37 sqm
	Total Green Area with Percentage	16,481.34 sqm (32% of Net Plot Area)		
	STP Capacity	630 KLD	130 KLD	760 KLD
	Total Parking (ECS)	1292	7	1299
	Total Population	4579	2774	7353
	Power Requirement (kV A)	17,204	-11593.02	5610.98 (5049.88 KW)
	Power Backup	4 DG sets of 2570 kVA (3 X 750 kVA + 1 X 320kVA)	1710 kVA	6 DG sets of 4280 kV A (3 x 1010 KVA + 2 x 500 KVA + 1 x 250KVA)
	Rain Water Harvesting System	13 RWH pits		
	Total Water Requirement (KLD)	560	125	685
	Fresh Water Requirement (KLD)	359	71	430
	Total treated Water (KLD)	201	54	255
	Waste Water Generated (KLD)	467	107	574
	Solid Waste Generated	1935.75 kg/day	630 kg/day	2565.8 kg/day
	Organic Waste Convertor	1 unit of 500 kg/day and 1 unit of 1200 kg/day		
	Maximum height	57.7 m	107.15 m	
	Buildings	11 towers	Tower 1,2,3,4 (2B+G+34 Floors) Tower 5,6(2B+G+33 Floors) Tower 7,9,10,11(2B+G +31 Floors), Tower 8(2B+G+30 Floors), Nursery School(G floor in EWS) & EWS(1+6 floors) 6 Row houses (G+2 floors) Community building(G+1 floors) Commercial Block (LG+UG to 02 floors) Swimming Pool Block(G)	

	Stories	2B + G+ 18 floors	max. 2B + G + 34 floors	
	Total Cost of the project (crores)	170	939.89	1109.89
	CER (lakhs)	90/-		
	EMP Budget(lakhs)	925/-		
	Incremental Load in respect of:	PM2.5	0.035 $\mu\text{g}/\text{m}^3$	
		PM10	0.063 $\mu\text{g}/\text{m}^3$	
		SO2	0.294 $\mu\text{g}/\text{m}^3$	
		NO2	0.420 $\mu\text{g}/\text{m}^3$	
		CO	0.00029 mg/m^3	

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 mentioning therein as under:

1. That, the project was previously granted an Environment Clearance under expansion vide letter no. SEIAA/HR/2015/93 dated 05.02.2015, in the name of M/s 1000 Trees Housing Pvt Ltd. **(Enclosure A)**
2. That, Licenses have been obtained for the proposed land measuring 13.078 acres **(Enclosure B)**
 - a) Land License no. 127 of 2012 was obtained on 27.12.2012 is in favour of Kanwar Singh, Rohtash, Krishan Pal Ss/o Jabar Singh, Narinder Pal S/o Sajjan Singh, Smt. Sharda Wd/o Dharampal, Ved Parkash S/o Viriender Singh, Anantpal, Vijaypal, Shamsher Singh Ss/o Ranjeet, Naveen, Nitin Ss/o Umed singh, Smt. Nirmala Wd/o Umed Singh, Nidhi D/a Umed Singh, Shiv Raj, Satish Ss/o Ram Chander, Pankaj, Neeraj Ss/o Ram Parkash, C/o 1000 Trees Housing Pvt. Ltd.
 - b) Latest renewed copy of land license has been obtained on 08.02.2024 in favour of M/s 1000 Trees Housing Pvt. Ltd and valid upto 26.12.2027
3. That, during the valid period of Consent to establish from HSPCB, site clearance works, minor construction was initiated for temporary site office and part of basement works.
4. That, due to changes in planning and structural design, the construction in the project was discontinued. Construction raised as per the previous approved building plan was scraped.
5. That, project is availing additional FAR benefits under Transit-Oriented Development (TOD) from DTCP **(Enclosure C)** and IGBC Platinum Precertification **(Enclosure D)**.
6. That, excavation of basements upto 2 levels are in progress as per the previous sanctioned EC and Consent to Establish dated 23.07.2024.
7. That, revision and expansion of previous EC has been seeked over the total built up area **1,97,035.37 sqm.** with plot area remains the same.
8. That, a certified compliance report for the revision and expansion of the project was obtain on 12.12.2024 and the Action Taken Report (ATR) was submitted on 06.01.2025 which also depicts that excavation of basements work upto 2 levels area in progress. **(Enclosure E)**
9. That, the building plans of the project has been approved vide Memo No. ZP-863/AD(VK)/2023/15187 dated 22.05.2024 **(Enclosure F)**. The revised planning includes the development of 11 residential towers, 1 EWS block, 6 Row Houses, Community Block, Commercial Building and Nursery School along with all other basic amenities.

10. That, total plot area of the project is 52,924.70 sqm(13.078 acres), from which an area measuring approx. 1,428.53 sqm is falling under proposed road widening. Hence, the net plot area of the project is approx. **51,496.17 sqm.**
11. That, Zoning Plan of the project site has been approved by DTCP, Haryana vide DRG No. DTCP 8765 dated 24.11.2022 for the total land area measuring 13.076 acres. **(Enclosure G)**
12. That, Forest NOC & Aravalli NOC was obtained from Deputy Forest Conservator, Gurugram, Govt. of Haryana dated 03.06.2013 for the complete project. **(Enclosure H)**
13. That, Assurances for fresh water supply, excess treated Sewer Discharge and Storm water discharge for have been obtained from GMDA, Haryana. **(Enclosure I)**
14. That, Permission has been obtained for Treated Water Supply from GMDA dated 21.11.2024 **(Enclosure J)**
15. That, Power Assurance has been obtained from DHBVN dated 05.06.2024 **(Enclosure K)**
16. That, NOC for Height Clearance has been obtained from Airport Authority of India (AAI) dated 13.06.2022 **(Enclosure L)**
17. That, the Structural Stability Certificate(BR-V) for the project has been issued by the DTCP Empanelled Structural Engineer **(Enclosure M)**
18. That, the Fire Fighting scheme has been obtained from Director General, Fire Service, Panchkula, Haryana on 03.01.2025. Fire Fighting plan is shared along as **Enclosure N.**
19. That, the total updated cost of the project is Rs 1,110 crores. A CA certificate in this regard is attached as **(Enclosure O)**
20. That, the total proposed green area at the project site is **16,481.34 sqm** (32% of Net Plot Area). Out of this, an area measuring **7,142.67 sqm**(13.85% of Net Plot Area) will be developed on the Mother Earth, which includes an area measuring 6413.5 sqm (12.45% of Net Plot Area) dedicated for Block Green Plantation and 729.17 sqm (1.4% of Net Plot Area) area under Peripheral Plantation. Further, existing trees present on the periphery will be retained.
21. That, Solar power proposed in the project is now increased to approx. 250 kW and will be installed in the project premises, which is approx. 5% of the Total Power Load.
22. That, the soil percolation rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, total 13 no. of Rainwater Harvesting Pits has been proposed at the site.
23. That, according to the results of baseline monitoring conducted during March-May 2024, the ground water quality at the nearest sampling location (Approx. 1.8 km from the project site) indicates that the ground water is within the permissible limits.
24. That, the total EMP budget for the project is Rs. 925/- Lakhs, from which 90/- Lakhs is allocated for outside of the project, which include Adoption of Government School in nearby village, Aravali Safari Project and Green Wall Project.
25. That, 02 Organic Waste Converter units having treatment capacity of 1,200 kg/day and 500 kg/day will be installed for the treatment of Bio-degradable waste at the site.
26. That, no HT Line(s) and Revenue Rasta(s) is passing through the project site.
27. That No Wildlife Sanctuary falls within 10 km from the Project site.
28. That, there is no legal case pending against the proposed land or the Project Proponent.

PP further submitted EMP Details as follows:

Table 1: EMP Budget during Construction Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) for 5 years	Recurring Cost (₹ in Lakhs) per year
1	Wheel wash arrangement and Water fo	5	10	2

	r Dust suppression			
2	EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	20	20	4
3	Dust Mitigation measures (Anti-Smog Guns, AQM Sensors Sprinkling, PTZ camera etc.)	30	36	7.2
4	Noise Pollution Control (Maintenance of machinery)	5	5	1
5	Environment monitoring & Six-Monthly compliances	-	3	0.6
6	Environment Management Cell	-	16	3.2
TOTAL		60	90	18

Table 2: EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) for 5 years	Recurring Cost (₹ in Lakhs) per year
1	Wastewater treatment (STP)	350	100	20
2	Rain water Harvesting system	40	30	6
3	Solid Waste Management (Organic Waste Converter and Waste Bins)	30	15	3
4	Tree Plantation	30	25	5
5	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	65	13
TOTAL		450	235	47

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	60
Budget for Aravali Safari Project	15
Budget for Green Wall Project	15
Total	90

Table 4: EMP Budget Summary

Particulars	Cost (₹) in lakhs
EMP Budget (Capital cost)	510
EMP budget (Recurring cost) for 10 years	325
EMP budget for nearby area/ outside the project boundary	90
Total EMP	925

3.6.3. Deliberations by the committee in previous meetings

N/A

3.6.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding License, previous EC, Construction Status, FAR, IGBC Built-Up Area, Plot Area, Zoning Plan, CCR, ATR, Solar Panel, Green Area, all types of NOCs and Assurances, Litigation, HT Line as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Revision and Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. Kanwar Singh S/o Jabar Singh
2. Rohtash S/o Jabar Singh
3. Krishan Pal S/o Jabar Singh
4. Narinder Pal S/o Sajjan Singh
5. Smt.Sharda Wd/o Dharam Pal
6. Ved Prakash S/o Viriender Singh
7. Anantpal S/o Ranjeet
8. Vijay Pal S/o Ranjeet
9. Shamsher Singh S/o Ranjeet
10. Naveen S/o Umed Singh
11. Nitin S/o Umed Singh
12. Smt.Nirmala Wd/o Umed Singh
13. Nidhi D/o Umed Singh
14. Shiv Raj S/o Ram Chander
15. Satish S/o Ram Chander
16. Pankaj S/o Ram Parkash
17. Neeraj S/o Ram Parkash

in collaboration of M/s 1000 Trees Housing Pvt. Ltd. (as per Land License No.127 of 2012 dated 27.12.2012 issued by DTCP vide Endst. No.LC-2648-JE(VA)-2012/27057-73 dated 28.12.2012 (Renewed upto 26.12.2027).

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

general stipulations:

3.6.5. Recommendation of SEAC

Recommended

3.6.6. Details of Environment Conditions

3.6.6.1. Specific

N/A

3.6.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	

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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.

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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.

Green Cover

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).
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.
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.
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.

Transport

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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats

	and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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.
1	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of

7.	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.
1 8.	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.
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.
1 0.	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.
1 1.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
1 2.	The PP shall keep the ROW below the HT Line passing through the project, if any.
1 3.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 4.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 5.	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.
1 6.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 7.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 8.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH Pits .
1 9.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 0.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 1.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 2.	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.
2 3.	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.
2 4.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2	The minimum growth of trees should be 03 meters with sufficient canopy.

5.	
2 6.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 7.	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).
2 8.	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.
2 9.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 0.	Water intensive and/or invasive species should not be used for landscaping.
3 1.	As proposed 16,481.34 sqm (32% of Net Plot Area) PP shall provide green area development. Out of this, an area measuring 7,142.67 sqm (13.85% of Net Plot Area) will be developed on the Mother Earth, which includes an area measuring 6413.5 sqm (12.45% of Net Plot Area) dedicated for Block Green Plantation and 729.17 sqm (1.4% of Net Plot Area) area under Peripheral Plantation. Further, existing trees present on the periphery will be retained.
3 2.	13 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 3.	The PP shall increase Solar power to 250 kW at the site (5% of the Total Power Load).
3 4.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 5.	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) .
3 6.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 7.	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.

3.7. Agenda Item No 7:

3.7.1. Details of the proposal

Proposed 0.75MLD Common Effluent Treatment Plant at Industrial Estate Samalkha, Distt. Panipat, Haryana By HSIIDC. by HARYANA STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED located at PANIPAT,HARYANA	
Proposal For	Fresh EC

Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/502637/2024	SEAC/HR/2024/157	30/12/2024	Common Effluent Treatment Plants (CETPs) (7(h))

3.7.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/502637/2024 dated 30.12.2024 for obtaining **Environment Clearance** under Category 7(h) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No. 534610 dated 16.05.2024 during ToR. The ToR is granted to the project on 25.07.2024.

Salient Feature

Name of the project: Proposed Common Effluent Treatment plant of capacity 0.75 MLD located at Industrial Estate of Samalkha, Distt. Panipat, Haryana by HSIIDC

Sr. No.	Particulars	Quantity
	Online Proposal Number	SIA/HR/INFRA2/502637/2024
	Latitude	29°14'53.85"N
	Longitude	77° 0'29.58"E
	Plot Area	1925 sq. m.
	Total Green Area with %	830 sq.m. (43% of total plot area) out of which 340 sq.m. shall be reserved for block plantation
	Project Capacity	0.75 MLD
	Power Requirement	110KW
	Power Backup	125 KVA
	Total Water Requirement	9 KLD
	Fresh Water Requirement	5 KLD
	Treated Water	4 KLD
	Waste Water Generated	0.8 KLD
	Hazardous Waste Generated	30-50 kg/day CETP sludge
	Total Cost of the project:	Rs. 8.85 Crores
	EMP Budget	Capital Cost
		Rs. 25.5 lacs
		Recurring Cost
		Rs. 6.8 lacs

		CER	Rs. 12 lacs
	Incremental Load in respect of:	PM 2.5	-
		PM 10	2.11 g/m ³
		SO ₂	1.09 g/m ³
		NO ₂	0.71 g/m ³
		CO	-
	Status of Construction		Construction not started
	Construction Phase:	Power Back-up	No
		Water Requirement & Source	Treated water tanker supply
		STP (Modular)	-
		Anti-Smog Gun	-

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 mentioning therein as under:

1. That M/s HSIIDC has proposed a project of Common Effluent Treatment Plant of capacity 0.75 MLD at Industrial Estate Samalkha, Distt. Panipat, Haryana over a plot area of 1925 sqm.
2. That the project will involve the treatment of effluent generated from 77 industries (Cast iron, nuts and bolts, iron rods, machine tools and bathroom fittings manufacturing etc.) located at Industrial Estate of Samalkha, Distt. Panipat, Haryana.
3. That presently, the effluent from sewer and storm water network is being pumped to the existing STP of PHED constructed for treatment of domestic wastewater, for which M/s HSIIDC has planned to establish the CETP of 0.75 MLD capacity based on Physico Chemical, Extended Aeration Process including Tertiary Treatment.
4. That presently there is no red category industry in the industrial estate Samalkha. List of industries is attached as **Annexure I**.
5. That the industry situate in the industrial estate shall generate non-toxic effluent which shall be treated in proposed CETP.
6. That the project is located in the notified industrial estate. The Industrial Estate, Samalkha was established in the year 1987.
7. That the water demand of industrial area is calculated on the basis of prevailing norms of HSIIDC for all industrial estate.
8. That we are proposing 4 solar streetlights of 100watts each to save energy and to offset the carbon footprint.
9. That approx. 43% of total plot area i.e., 830 sq. m. area will be developed as a green belt out

of which 340 sq.m. area shall be developed as block plantation.

10. That there is no HT line crossing our project.

11. That there is no litigation pending on the project.

12. That as on date, no construction work has been done at the site.

13. That nearest airport is located at a distance of approx. 50 km and the proposed project is not high rise building thus AAI NOC is not applicable to our project.

14. That cost of the proposed project is Rs. 8.85 Cr. CA certificate of same is attached as **Annexure – II**

15. That as the project is located in the notified industrial estate, thus Forest NOC is not applicable for our project.

16. That the proposed project does not fall in the Aravali zone thus Aravali NOC is not applicable.

17. That there is no Wildlife Sanctuary/National Park located within 10km radius of the project.

The PP has submitted EMP Budget details as under:

S.No.	Activity	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs/ Year)
	Air Pollution Control Measures	2.0	1.0
	Solid/ Hazardous Waste Management	1.5	1.0
	Green Belt Development	3.5	1.5
	Occupational Health & Safety, Fire Fighting System	2.5	0.5
	Ambient Air, Soil, Noise, Water Quality monitoring, Laboratory Equipment's etc. Installation of Continuous Monitoring of Treated Effluent will be done	15.0	2.5
	Energy Saving	1.0	0.3
	Total	25.5	6.8
7.	CER Cost	12.0	
	Grand Total	37.5	6.8

3.7.3. Deliberations by the committee in previous meetings

N/A

3.7.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Sewer and Storm Water, Solar,

Plot Area, Green Area, HT line, Litigation, Status of Construction, AAI NOC, Project Cost, Forest NOC, Aravali NOC, Wildlife Sanctuary, Nature of Effluents, Waste Management as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Haryana State Industrial & Infrastructure Development Corporation.

3.7.5. Recommendation of SEAC

Recommended

3.7.6. Details of Environment Conditions

3.7.6.1. Specific

N/A

3.7.6.2. Standard

7(h)	Common Effluent Treatment Plants (CETPs)
Statutory compliance	
1.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
3.	The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area)
4.	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.
5.	The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water / from the competent authority concerned in case of drawl of surface water required for the project.
6.	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.
7.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

Air quality monitoring and preservation	
1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Diesel generating sets shall be installed, in the downwind directions.
2.	Appropriate Air Pollution Control (APC) system shall be provided for fugitive dust from all vulnerable sources, so as to comply prescribed standards.
Water quality monitoring and preservation	
1.	The project proponent shall install 24x7 continuous effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
2.	Total fresh water use shall not exceed the proposed requirement as provided in the project details. Prior permission from competent authority shall be obtained for use of fresh water.
3.	There shall be flow meters at inlet and outlet of CETP to monitor the flow. Suitable meters shall be provided to measure the quantity of effluent received, quantity of effluent recycled/reused and discharged.
4.	The units and the CETP will maintain daily log book of the quantity and quality of discharge from the units, quantity of inflow into the CETP, details of the treatment at each stage of the CETP including the raw materials used, quantity of the treated water proposed to be recycled, reused within the Industrial park/units, quantity of the treated effluent discharged. All the above information shall be provided on- line of the web site exclusively prepared for the purpose by the CETP owner. The website shall be accessible by the public. The financial and energy details of the CETP will also be provided along with details of the workers of the CETP.
5.	The CETP operator will maintain an annual register of member units which will contain the details of products with installed capacities and quality and quantity of effluents accepted for discharge. This will form a part of the initial and renewal applications for consent to operate to be made before the State Pollution Control Board.
6.	No changes in installed capacity, quality or quantity of effluents as agreed upon in the initial MOU between the operator and the member units, addition of any new member units shall be carried without prior approval of the ministry
7.	The Unit shall inform the State Pollution Control Board at least a week prior to undertaking maintenance activities in the recycle system and store/dispose treated effluents under their advice in the matter.
8.	The unit shall also immediately inform the Pollution Control Board of any breakdown in the recycling system, store the effluents in the interim period and dispose effluents only as advised by the Pollution Control Board.
9.	The MoU between CETP and member units shall indicate the maximum quantity of effluent to be sent to the CETP along with the quality.
10.	The unit shall maintain a robust system of conveyance for primary treated effluents from the member units and constantly monitor the influent quality to the CETP. The Management of the CETP and the individual member shall be jointly and severally responsible for conveyance and pre-treatment of effluents. Only those units will be authorized to send their effluents to the CETP which have a valid consent of the Pollution Control Board and which meet the primary treated standards as prescribed. The CETP operator shall with the consent of the State Pollution Control Board retain the powers to delink the defaulter unit from entering the conveyance system.
11.	The effluent from member units shall be transported through pipeline. In case the effluent is transported thorough road, it shall be transported through CETP tankers only duly maintaining proper manifest system. The vehicles shall be fitted with proper GPS system.
1	Before accepting any effluent from member units, the same shall be as permitted by the SPCB in the consent

2.	order. No effluent from any unit shall be accepted without consent from SPCB under the Water Act, 1974 as amended.
1 3.	Treated water shall be disposed on land for irrigation. An irrigation management plan shall be drawn up in consultation with and to the satisfaction of the State Pollution Control Board.
1 4.	The Project proponents will build operate and maintain the collection and conveyance system to transport effluents from the industrial units in consultation with and to the satisfaction of the State Pollution Control Board and ensure that the industrial units meet the primary effluent standards prescribed by the State Pollution Control Board.
1 5.	The State Pollution Control Board will also evaluate the treatment efficiency of the Effluent Treatment Plant (ETP) and its capability of meeting the prescribed standards. The final scheme of treatment would be such as is approved by the Pollution Control Board in the Consent to Establish.
1 6.	The project proponents will create an institutional arrangement for the involvement of individual members in the management of the CETP
Noise monitoring and prevention	
1.	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.
2.	Noise from vehicles, power machinery and equipment on-site should not exceed the prescribed limit. Equipment should be regularly serviced. Attention should also be given to muffler maintenance and enclosure of noisy equipment's.
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.
Waste management	
1.	ETP sludge generated from CETP facility shall be handled and disposed to nearby authorized TSDF site as per Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
2.	Non-Hazardous solid wastes and sludge arising out of the operation of the CETP shall be adequately disposed as per the Consent to be availed from the State Pollution Control Board. Non-Hazardous solid wastes and sludge shall not be mixed with Hazardous wastes.
3.	The CETP shall have adequate power back up facility, to meet the energy requirement in case of power failure from the grid.
4.	The site for aerobic composting shall be selected and developed in consultation with and to the satisfaction of the State Pollution Control Board. Odour and insect nuisance shall be adequately controlled.
5.	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.	The solid wastes shall be segregated, managed and disposed as per the norms of the Solid Waste Management Rules, 2016.
Energy Conservation measures	
1.	Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly;

2.	Provide LED lights in their offices and residential areas
Green Belt	
1.	Green belt shall be developed in area as provided in project details, with native tree Green belt shall be developed in an area equal to 33% of the plant area with a native tree species in accordance with CPCB guidelines. The greenbelt shall inter alia cover the entire periphery of the plant.
Public hearing and Human health issues	
1.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
2.	Adequate infrastructure, including power, shall be provided for emergency situations and disaster management.
3.	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.
4.	Occupational health surveillance of the workers shall be done on a regular basis.
Miscellaneous	
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 MoEF&CC/SEIAA website where it is displayed.
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
5.	The company shall have a well laid down environmental policy duly approve 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 shareholder's/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.
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.
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.
8.	Self-environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

9.	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.	The criteria pollutant levels or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
11.	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 operation by the project.
12.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
13.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
14.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
15.	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.
16.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
17.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
18.	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.
19.	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.
20.	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.
Specific Conditions	
1.	PP to set up occupational health Centre for surveillance of the worker's health within and outside the plant on a regular basis. The health data shall be used in deploying the duties of the workers. All workers & employees shall be provided with required safety kits/mask for personal protection.
2.	Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
3.	The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the

	amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
4.	No tree cutting has been proposed in the project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
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 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.
7.	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.
8.	The PP shall develop the CETP as the Zero liquid discharge unit.
9.	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.
10.	The PP shall take all preventive measures and shall not allow to mix the Rain Water/storm water with the hazardous waste/CETP Effluent.
11.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
12.	The PP shall make treatment plan for Chromium, phenol etc. for better working of CETP.
13.	The Individual plot holder shall primarily treat their effluents as per the quality of outflow.
14.	The PP shall ensure the transportation of effluent from the member unit through closed pipe system after primary treatment.
15.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
16.	As proposed 830 sq.m. (43% of total plot area) , PP shall provide green area development out of which 340 sq.m. shall be reserved for block plantation.
17.	The PP shall propose 4 solar streetlights of 100watts each to save energy and to offset the carbon.
18.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement

8.	of HSPCB.
1 9.	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)
2 0.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 1.	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.

3.8. Agenda Item No 8:

3.8.1. Details of the proposal

Environment Clearance for Proposed Group Housing Project at Plot No. 1, Category Residential (Multi Storey Apartment (E-Auction)) in Sector 46 at Urban Estate Gurgaon II by Kanodia hi-tech private limited located at G URUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516755/2024	SEAC/HR/2024/289	31/12/2024	Building / Construction (8(a))

3.8.2. Project Salient Features

<p>The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516755/2024 dated 31.12.2024 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. 583333 dated 27.12.2024 .</p> <p style="text-align: center;">Table 1 – Basic Detail</p>		
Name of the Project: Environment Clearance for Proposed Group Housing Project at Plot No. 1, Category Residential (Multi Storey Apartment (E-Auction)) in Sector 46 At Urban Estate Gurgaon II, Haryana by M/s Kanodia Hi-Tech Private Limited		
Sr. No.	Particulars	Quantity
	Online Proposal Number	SIA/HR/INFRA2/516755/2024
	Latitude	28°26'14.85" N
	Longitude	77°03'11.51" E
	Plot Area	7037.79 m2
	Proposed Ground Coverage	4222.674 m2

	Proposed FAR	36033.485 m2	
	Non-FAR Area	49031.287 m2	
	Total Built Up area	85064.77 m2	
	Total Green Area with %	1547 m2 (21.98 % of plot area) out of which 848 sqm (12 % of plot area) as block plantation	
	RWH Pits	2 Nos.	
	STP Capacity	200 KLD	
	Total Parking	624 ECS	
	Organic Waste Converter	340 KG/Day (2 x 170 KG/Day)	
	Maximum Height of the Building (m)	148.15 m	
	Power Requirement	1739 KW	
	Power Backup	2500 KVA (2x1250 kva)	
	Total Water Requirement	133 KLD	
	Fresh Water Requirement	104 KLD	
	Treated Water	29 KLD	
	Waste Water Generated	104 KLD	
	Solid Waste Generated	802 KG/DAY	
	Biodegradable Waste	321 KG/DAY	
	Number of Building Blocks	2	
	Dwelling Units/ EWS	192 Nos.	
	Basement	04 No.	
	Stories	4B+G+4P+Club+33	
	Total Cost of the project:	Rs. 587 Crores	
	Incremental Load in respect of:	PM 2.5	0.069 g/m ³
		PM 10	0.114 g/m ³
		SO ₂	0.085 g/m ³
		NO ₂	1.83 g/m ³

		CO	0.00139 mg/m ³
	Status of Construction		Construction not started
	Construction Ph ase:	Power Back-up	250 kVA
		Water Requirement & Source	Treated water tanker supply
		STP (Modular)	Yes
		Anti-Smog Gun	4 no.

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 11.01.2025 mentioning therein as under:

- That, the land has been allotted through E-Auction to M/S Kanodia hi-tech private limited by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000000251 by 08.08.2024.
- That, zoning plan under TOD has been obtained vide Drawing no. D.T.P (G) 2644/2023 dated 13.06.2023.
- That, as per clarification letter from HSVP dated 14.11.2024, the project site does not fall in forest land, and there is no Aravalli notification, PLP Act on the project site.
- That, AAI NOC Obtained vide letter no. AAI/RHQ/NR/ATM/NOC/2024/875/ 3063-66 dated 08.10.2024.
- That, due to proposed development 32 no. of trees will be cut for which prior permission from forest department has already been obtained vide reference no. HVL-K43-YMPV dated 26.12.2024.
- That, fresh Water assurance has been obtained from GMDA vide reference no. EIC II-202006(07)/1/2019-O/o SE WSS(O and M)-Infra II dated 08/01/2025. Copy of the same is attached as **Annexure 1**.
- That, treated water supply assurance has been obtained vide Memo no. GMDA/SEW/2025/25 dated 08.01.2025. Copy of the same is attached as **Annexure 2**.
- That, excess treated water discharge assurance has been obtained vide Memo no. GMDA/SEW/2025/26 dated 08.01.2025. Copy of the same is attached as **Annexure 3**.
- That, storm water assurance has been obtained vide Memo no. GMDA/Drainage/2025/006 dated 08.01.2025. Copy of the same is attached as **Annexure 4**.
- That, the project is on concept basis.
- That, we will install 340 kg/day (2x170 kg/day) OWC.
- That, revised landscape plan with distance of trees and type of species along with block plantation details is attached as **Annexure 5**.
- That, power assurance has been applied. Copy of applied receipt is attached as **Annexure 6**.
- That, structure Stability Certificate is attached as **Annexure 7**.
- That, project cost is 587 Cr. CA certificate is attached as **Annexure 8**.
- That, soil investigation of the project site has been carried out and Report has already submitted with Complete report.
- That, ground water quality test has been carried out by NABL approved laboratory and submitted with complete Report.
- That, no litigation is pending on the proposed project.
- That, no HT Line, No Revenue Rasta passes through project site.

Table 2 – EMP Detail

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	5.55	1.22
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	27.05	5.47
ENVIRONMENT BUDGET (OPERATION STAGE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT (200 KLD)	40	10.80
RAIN WATER HARVESTING SYSTEM Rain Water Storage (2 no.)	7	1.05
SOLID WASTE STORAGE BINS & COMPOSTER	5.46	3.60
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	1.06	0.26
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	53.52	17.72
BUDGET OUTSIDE THE PROJECT SITE (CER)		
COMPONENT	Capital Cost (in lacs)	
Adoption of school in nearby village	35	

3.8.3. Deliberations by the committee in previous meetings

N/A

3.8.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding land detail AAI NOC, trees, Water assurance, treated water, storm water, OWC, landscape plan, power assurance, Structure Stability

Certificate, project cost, soil report, ground water report, litigation, HT line, Revenue Rasta, forest, aravali as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Kanodia Hi-Tech Private Limited as per Allotment Letter issued vide Memo No.ZO-002/EO-018/UE-029/GALOT/0000000251 dated: 08/08/2024 issued by the Estate Officer, HSVP, EO HUDA GURGAON II.

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

3.8.5. Recommendation of SEAC

Recommended

3.8.6. Details of Environment Conditions

3.8.6.1. Specific

N/A

3.8.6.2. Standard


8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load

	allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.

Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.

1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

6.	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.
Waste Management	
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.
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.
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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.

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.
Transport	
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.
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.
3.	<div> <p>A detailed traffic management and traffic decongestion plan shall be drawn up to ensure the same is maintained and improved upon after the implementation of the project. This plan should be based on or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site is validated and certified by the State Urban Development department and the P.W.D./ competent authority for implementation of components of the plan which involve the participation of these departments.</p> </div> <div>Add </div>
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
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.	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.

1 0.	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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
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.
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.
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
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.
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.
1 0.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
1 1.	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.
1 2.	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).
1	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental

3.	clearance and attract action under the provisions of Environment (Protection) Act, 1986.
1 4.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid

	waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
17.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH Pits .
20.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21.	The PP may provide electric charging stations to facilitate electric vehicle commuters.

2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	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.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed 1547 m² (21.98 % of plot area) , PP shall provide green area development out of which 848 sqm (12 % of plot area) shall be reserved for block plantation .
3 3.	02 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall provide the Solar panel capacity as per HAREDA norms.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	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)
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	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.

3.9. Agenda Item No 9:

3.9.1. Details of the proposal

Proposed Baba Sarsai Nath Government Medical College, Sirsa, Haryana by HLL INFRA TECH SERVICES LIMITED located at SIRSA,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516882/2025	SEAC/HR/2024/286	01/01/2025	Building / Construction (8(a))

3.9.2. Project Salient Features

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.

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	
	Online Proposal Number	SIA/HR/INFRA2/516882/2025
	Latitude	29°32'37.40" N
	Longitude	75°02'30.86" E
	Plot Area	85312.8 sqm
	Proposed Ground Coverage	22024 sqm
	Proposed FAR	126181.28 sqm
	Non-FAR Area	21220.72 sqm
	Total Built Up area	147402 sqm
	No. of hospital beds	539 Nos.
	Expected Population	8148 Nos.
	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)
	Rain Water Harvesting Pits	21 Nos.

	STP Capacity		750 KLD
	ETP Capacity		60 KLD
	Total Parking provided		465 ECS (251 ECS Surface/Open Parking, 3 ECS Stilt/Podium Parking and 211 ECS Base ment Parking)
	Maximum Height of the Building (m)		41.4 M
	Power Requirement		6509 KW
	Power Backup		7500 KVA (3 x 2000 + 1 x 1500 kVA)
	Total Water Requirement		1076 KLD
	Fresh Water Requirement		478 KLD
	Treated Water Requirement		598 KLD
	Waste Water Generated		644 KLD
	Solid Waste Generated		1,992 kg/day
	Biodegradable Waste		797 kg/day
	Organic Waste Converter		2 Nos. (2x400 kg/day)
	No. of building block		17 nos.
	Max No of Floors		B+S+12 nos.
	Total Cost of the project:		1010.37 Cr.
	Incremental Load in respect of:	PM 2.5	0.150 g/m ³
		PM 10	0.249 g/m ³
		SO ₂	0.0096 g/m ³
		NO ₂	4.0 g/m ³
		CO	0.0029 mg/m ³
	Status of Construction		
	Construction Ph ase:	Power Back-up	250 KVA
		Water Requirement & Source	10 KLD, Water through Tanker
		Anti-Smog Gun	4 Nos.

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 mentioning therein as under:

- That, Director Medical Education & Research, Govt. of Haryana, has obtained the lease of the land from the Haryana Agriculture University, Govt. of Haryana, for development of Medical College and Hospital as per Lease Deed no. 269 dated 12.04.2021 for a term of 30 years for a nominal rent of Rs. 215 per annum. The lease area is 21 acres and 13 marlas. Copy of lease deed is attached as **Annexure 1**.
- That, Bhoomi Poojan of Sant Sarsai Nathji Govt. Medical College, Sirsa by Hon'ble Chief Minister on 21.11.2024.
- That, Proposed no. of hospital beds are 539.
- That, Forest NOC has been applied. Applied receipt is attached as **Annexure 2**.
- That, the project is on concept basis.
- That, the revised landscape plan with area of Block Plantation with spacing of trees (3x4m) is attached as **Annexure 3**.
- That, STP and ETP treated water will not mix. ETP treated water will be disposed through MEE. Revised water balance is attached as **Annexure 4**.
- That, Water, power assurance has been applied. Applied copy is attached as **Annexure 5**.
- That, , No HT Line /Revenue Rasta passes through project site.
- That, Ground water quality test has been carried out by NABL approved laboratory. Lab report is attached as **Annexure 6**.
- That, The proposed project cost is 1,010.37 Cr.
- That, Organic Waste Converter (OWC) of capacity **800 kg/day (2 nos. x 400 kg/day each)** has been proposed for treatment of biodegradable wastes.
- That, BIO medial waste will be disposed as per BMW rule 2016 as amended till date. Agreement for BIO medical waste will be done before operation.
- That, EMP budget is attached as **Annexure 7**.

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

S I. N o.	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. 02HRSRSPAN0026SUK003)		27.00
2	Providing need-based facilities for school		25.00
	Total cost of Corporate Env. Responsibility (CER) items		52.00

3.9.3. Deliberations by the committee in previous meetings

N/A

3.9.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding number of beds, Forest NOC, EMP budget, project cost, OWC, Bio Medical Waste, Water Assurance, Power Assurance, HT Line, Reveue Rasta, Building Plan, STP, ETP, Landscape Plan as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

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 specific and general stipulations:

3.9.5. Recommendation of SEAC

Recommended

3.9.6. Details of Environment Conditions

3.9.6.1. Specific

N/A

3.9.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.

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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.

20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.

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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

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.
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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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.
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.

1 8.	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.
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.
1 0.	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
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.	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.
1 3.	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.
1 4.	The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
1 5.	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.
1 6.	The PP shall not mix ETP treated effluent with STP water.
1 7.	The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase.
1 8.	The PP shall follow SOP regarding single use plastic free.
1 9.	The PP shall follow the SOP for reduction of carbon footprints.
2 0.	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.
2 1.	The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
2 2.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH tanks.
2 3.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 4.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 5.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 6.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 7.	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 .

2 8.	21 Rain Water Storage Tank shall be provided for ground water recharging as per the CGWB norms.
2 9.	The PP shall install required number of Anti-Smog Guns at the project site as per the requirement of HSPCB.
3 0.	The PP shall provide Solar power as per HAREDA norms.
3 1.	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) .
3 2.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 3.	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.

3.10. Agenda Item No 10:

3.10.1. Details of the proposal

Development of Proposed Integrated Bus terminal cum Commercial Facilities at Faridabad by M/s Pacific Retail Centers (I) Pvt. Ltd. by PACIFIC DEVELOPMENT CORPORATION LIMITED located at FARIDABAD, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/482739/2024	SEAC/HR/2024/154	08/07/2024	Building / Construction (8(a))

3.10.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/482739/2024 dated 21.06.2024 for obtaining under **Environmental Clearance (under Violation category)** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 535716 dated 05.07.2024.

This case was again taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. However PP requested vide email dated 24.07.2024 to defer their case. The committee acceded with the request of PP and deferred their case.

The case was taken up in 301st meeting held on 26.09.2024. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021

(an SoP to be adopted in cases submitted under violation category) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

The case was taken up in 309th meeting held on 09.01.2025. The PP and consultant appeared before the committee and submitted an affidavit mentioning therein as under:

- That, Directorate, State Transport Government of Haryana through its concessioner M/S Pacific Retail Centers (I) Pvt. Ltd. has developed Modern Bus Terminal at NIT, Faridabad Haryana.
- That, Earlier, Environment Clearance was granted to the project vide file no. SEIAA/HR/2019/298 dated 06.09.2019 for plot area 17611 sqm and built-up area 62787.387 sqm on concept basis.
- Now, due to Addition of Green Building FAR, we have constructed additional built-up area of 3410.8 sqm, so now the total built-up area is 66198.187 sqm.
- That, application of EC was submitted vide proposal no. SIA/HR/INFRA2/482739/2024 dated 21.06.2024 for this project in the name of M/s Pacific Development Corporation Limited, However actual Name of the company is Pacific Retail Centers India Pvt. Ltd.
- That, as the company name was incorrectly mentioned in the application submitted by us and there is no procedure to change the company name online, thus we hereby withdraw the said proposal and applied new application with correct name vide proposal no. SIA/HR/INFRA2/516407/2024.

3.10.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :29/07/2024

Deliberations of SEAC 1 :

This case was again taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. However PP requested vide email dated 24.07.2024 to defer their case as they could not attend the meeting due to some unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

Date of SEAC 2 :26/09/2024

Deliberations of SEAC 2 :

The case was taken up in 301st meeting held on 26.09.2024. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

3.10.4. Deliberations by the SEAC in current meetings

Keeping in view of above facts and circumstances referred by PP in the application, the committee is of the view that the proposal be returned to PP in present form so that they may apply for withdrawal of their present application.

3.10.5. Recommendation of SEAC

Returned in present form

3.11. Agenda Item No 11:**3.11.1. Details of the proposal**

Expansion of Commercial Complex at Sector 27, Sushant Lok-1, Gurugram, Haryana by ASTHETIC TOWNSHIP DEVELOPERS PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/454594/2023	SEAC/HR/2023/005	06/12/2023	Building / Construction (8(a))

3.11.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454594/2023 dated 06.12.2023 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.329483 dated 30.11.2023.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

Table 1 – Basic Detail

Name of the Project: Environment Clearance For “Expansion of Commercial Complex at Sector 27, Sushant Lok-1, Gurugram, Haryana by M/s Asthetic Township Developers Private Limited					
S. No.	Description	As Per EC Letter	Proposed Expansion	Total	Unit
	Online Proposal Number	SIA/HR/INFRA2/442729/2023			
	Latitude	28°27'57.95" N			
	Longitude	77°04'28.91" E			
	Plot Area	11,537.57	No Change	11,537.57	SQM T
	Proposed Built Up Area	73289.218	4006.587	77295.805	SQM T
	Max No of Floors	Basements +G+16	No Change	Basements +G+16	Nos.
	Expected Population	5780	No Change	5780	Nos,
	Total Cost of Project	163.3	No Change	163.3	CR
	Total Water Requirement	337	No Change	337	KLD
	Fresh water requirement	42	No Change	42	KLD
	Treated Water Requirement	295	No Change	295	KLD
	Waste water Generation	131	No Change	131	KLD
	Proposed Capacity of STP	160	No Change	160	KLD
	Treated Water Available for R	118	No Change	118	KLD

	euse				
	Treated Water Recycled	118	No Change	118	KLD
	Additional treated water Req.	177	No Change	177	KLD
	No of RWH of Pits Proposed	3	No Change	3	Nos.
	Proposed Total Parking	677	8	685	ECS
	Proposed Green Area	2423.82	No Change	2423.82	SQM T
	Total Solid Waste Generation	1.226	No Change	1.226	TPD
	Organic waste	0.49	No Change	0.49	TPD
	Total Power Requirement	4004	No Change	4004	KW
	DG set backup	5500	No Change	5500	KVA

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 16.01.2025 mentioning therein as under:

- The Company had applied for Environmental Clearance (“EC”) seeking EC for construction of commercial complex on a plot area admeasuring 11,537.498 sq. mtr (2.851 acres). The Ministry of Environment and Forest (“MOEF”) had vide letter dated 07.02.2019 granted expansion of the Project through which the built-up area was expanded to 71,057.12 sqmt. and Floor Area Ratio (“FAR”) area of 42,088.21 sqmt.
- That, the Company again sought for prior-EC for expansion of the Project and MOEF vide letter dated 17.11.2022 granted expansion of Project through which total built up area was revised from 71,057.12 sq. mtr. to 73,289.218 sq. mtr. and FAR was reduced to 41,415.201 sq. mtr.
- That, the Company completed the Project with certain variations from the approved building plans i.e. the built-up area was increased from 73,289.218 sq.mtr. as per prior EC to 77,295.805 sq. mtr. the built-up area of the initially granted EC, which was allowed by Directorate of Town and Country Planning, Haryana (“DTCP”) (as there was no increase in pollution load like water, solid waste, DG capacity etc.) after the levy of composition fees of Rs. 35,88,319/- under the Haryana Building Code, 2017. That the Company paid the said composition fees for the regularization of the variations in the approved building plan. Copy of the same is attached as **Annexure 1**.
- That, DTCP had, vide Memo No. ZP-902/PA(DK)/2023/33047 dated 04/10/2023, granted the occupancy certificate to the Company. Copy of said Occupancy Certificate is attached as **Annexure 2**.
- That, the Consent to Operate (“CTO”) has been obtained vide Letter no. HSPCB/Consent/: 329962323GUNOCTO48233811 dated 24/11/2023 and the same is valid up to 30/09/2025. Copy of CTO is attached as **Annexure 3**.
- That, section 4, 5 & 6 of the Hon’ble Supreme court order dated 2nd February, 2024 in writ petition No. 1394/2023 (**attached as Annexure 4**) which clearly states that *the Supreme Court order dated 2nd Jan. 2024 would not come in the way of the competent authorities in considering the proposals for modifications/alterations in the Environmental Clearances, if area of such projects had any valid environmental clearances* prior to

07th July, 2021 and such applications for modification/alteration would be considered by the competent authorities strictly in accordance with law as it existed prior to 07th July, 2021.

- That, as per Hon'ble Supreme Court Order dated 17th December, 2024 (**Attached as Annexure 5**) stating *"Therefore, the applications made under clause 10(iii) of the Office Memorandum dated 7th July, 2021 cannot be entertained so long as the order of stay continues to operate. If the applicants have made applications under a provision other than clause 10(iii) of the Office Memorandum dated 7th July, 2021, it is obvious that the interim order does not come in the way of the applicants."*
- That, our project is for modifications/alterations in the Environmental Clearances which doesn't come under clause 10(iii) of the Office Memorandum dated 7th July, 2021.
- That, We shall abide by decision of Hon'ble Supreme Court.

3.11.3. Deliberations by the committee in previous meetings

Date of SEAC 1 : 05/01/2024

Deliberations of SEAC 1 :

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

3.11.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.11.5. Recommendation of SEAC

Recommended

3.11.6. Details of Terms of Reference

3.11.6.1. Specific

Standard Terms of References (ToR)	
1.	<ol style="list-style-type: none"> 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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.	<ol style="list-style-type: none"> 1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, 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

	<p>provisions of organic waste converter within the project site.</p> <ol style="list-style-type: none"> 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.
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3.11.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
Water quality monitoring and preservation	
1.	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.
2.	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.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
Energy Conservation measures	
1.	Outdoor and common area lighting shall be LED.
2.	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.
Waste Management	
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.

3.12. Agenda Item No 12:

3.12.1. Details of the proposal

Environment Clearance (Under Violation Category) for Expansion of Development of Modern Bus Terminal NIT, Faridabad, Haryana by PACIFIC RETAIL CENTERS INDIA PVT.LTD. located at FARIDABAD, HARYANA			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516407/2024	SEAC/HR/2024/294	27/12/2024	Building / Construction (8(a))

3.12.2. Project Salient Features

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).

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 mentioning therein as under:

- That, Directorate, State Transport Government of Haryana through its concessioner M/S Pacific Retail Centers (I) Pvt. Ltd. has developed Modern Bus Terminal at NIT, Faridabad Haryana.
- That, Earlier, Environment Clearance was granted to the project vide file no. SEIAA/HR/2019/298 dated 06.09.2019 for plot area 17611 sqm and built-up area

62787.387 sqm on concept basis.

- ◆ Now, due to Addition of Green Building FAR, we have constructed additional built-up area of 3410.8 sqm, so now the total built-up area is 66198.187 sqm.
- That, CTE was granted to the project vide Letter No. HSPCB/Consent/: 329962319FDBBCTE6967136 dated 21.11.2019 which is valid up to 05/09/2026, attached as **Annexure 1**.
- ◆ That, OC has been granted for Phase 1 and Phase 2 vide memo. No. MCF/CTP/2022/2013 dated 26.10.2022 for built-up area 30,603.19 sqm and memo. No. MCF/CTP/2023/367 dated 23.08.2023 for built-up area 35595 sqm respectively, attached as **Annexure 2 and Annexure 3 respectively**.
- ◆ That, Phase 1 is currently under operation phase and CTO has been granted for Phase 1 vide letter no. No. HSPCB/Consent/: 329962323FDBDCTO37936198 dated 20.07.2023 which is valid up to 30/09/2025, attached as **Annexure 4**.
- ◆ That, STP of Capacity 300 kld, 6 RWH pits, OWC of Capacity 300 kg/day, Solar on terrace 395 kWp and 15% of green area has already been developed on site.
- ◆ That, the built-up area has now increased from the Built-up area of the initially granted EC but the population of the project is reduced which resulting in reduction in water demand and solid waste generation so there is no increase in pollution load.
- That, the proposal for application for environmental clearance (under violation) has been applied considering actual design, footfall and project configuration.
- ◆ That, section 4, 5 & 6 of the Hon'ble Supreme court order dated 2nd February, 2024 in writ petition No. 1394/2023 (**attached as Annexure 5**) which clearly states that *the Supreme Court order dated 2nd Jan. 2024 would not come in the way of the competent authorities in considering the proposals for modifications/alterations in the Environmental Clearances, if area of such projects had any valid environmental clearances prior to 07th July, 2021 and such applications for modification/alteration would be considered by the competent authorities strictly in accordance with law as it existed prior to 07th July, 2021.*
- ◆ That, as per Hon'ble Supreme Court Order dated 17th December, 2024 (**Attached as Annexure 6**) stating *"Therefore, the applications made under clause 10(iii) of the Office Memorandum dated 7th July, 2021 cannot be entertained so long as the order of stay continues to operate. If the applicants have made applications under a provision other than clause 10(iii) of the Office Memorandum dated 7th July, 2021, it is obvious that the interim order does not come in the way of the applicants."*
- ◆ That, our project is for modifications/alterations in the Environmental Clearances which doesn't comes clause 10(iii) of the Office Memorandum dated 7th July, 2021,
- ◆ That, We Shall be abide by decision of Hon'ble Supreme Court.
- ◆ That, Demand Draft bearing number 536309 from ICICI Bank dated 06/12/2024 was already submitted to SEAC dated 07.12.2024 with old proposal no. SIA/HR/INFRA2/482739/2024 which is withdrawn. Receiving of the same is attached as **Annexure 7**.

3.12.3. Deliberations by the committee in previous meetings

N/A

3.12.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.12.5. Recommendation of SEAC

Recommended

3.12.6. Details of Terms of Reference

3.12.6.1. Specific

Standard Terms of References (ToR)

- | | |
|----|---|
| 1. | <ol style="list-style-type: none"> 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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. |
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	<ol style="list-style-type: none"> 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.	<ol style="list-style-type: none"> 1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM10, PM2.5, SO₂, NO₂, 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.

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3.12.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
Water quality monitoring and preservation	
1.	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.
2.	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.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
Energy Conservation measures	
1.	Outdoor and common area lighting shall be LED.
2.	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.
Waste Management	
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.

3.13. Agenda Item No 13:

3.13.1. Details of the proposal

Accord Superspeciality Hospital by SCL HEALTHCARE PRIVATE LIMITED located at FARIDABAD,HARYANA

Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/469852/2024	SEAC/HR/2024/182	26/08/2024	Building / Construction (8(a))

3.13.2. Project Salient Features

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.

Brief Facts of the Case:

- The building approval plan of the project for total plot area of 19,323.47 sq.m and built-up area of 18,753.74 sq.m has been obtained, whereas the BUA mentioned in the obtained OC from the Municipal Corporation, Faridabad exceeded 20,000 sqm and sums up to 21,451.027 sqm. and there is overall increase of 2,697.287 sqm of BUA.
- The built-up area was less than 20,000 sq. m. therefore, Environment Clearance was not applicable.
- The hospital project is currently operational for a built-up area more than 20,000 sqm over a Plot Area measuring 19,323.47 sqm.
- All necessary permissions and NOCs have been obtained, including CTE and CTO.
- The application for renewal of CTO dated 30.06.2024 was rejected by HSPCB on the grounds that the PP has submitted an application vide Proposal No.SIA/HR/INFRA2/469852/2024 under Violation Category., therefore, CTO renewal will be issued only after grant of Environment Clearance.
- In light of the MoEF&CC OM dated 08.01.2024, w.r.t., the Hon'ble Supreme Court's Judgement dated 02.01.2024 imposing a stay on the MoEF&CC SOPs for handling Violation Cases dated 07.07.2021, the further proceedings of the Proposal have been stalled.
- The approved zoning plan and Permission for Change of Land Use (CLU) were obtained on 20.08.2018 and 29.08.2018, respectively for setting up of a Hospital & Research Institute from Urban Local Bodies, Haryana over land measuring 19,323.47 sq. m.
- The Layout plan was approved on 14.11.2018 by Municipal Corporation, Faridabad, Haryana vide Diary No. 155 for total plot area of 19,323.47 sq. m and built-up area of 18,753.748 sq.m.
- CTE obtained on 21.04.2020 from HSPCB for built up area of 18,753.74 sq. m.
- The Power Assurance was obtained from Dakshin Haryana Bijili Vitran Nigam (DHBVN) vide Memo No. Ch-61/SE/R-APDRP/OLNC-HT/Addendum-SOL-497 on 14.09.2021.
- No Objection Certificate from the fire safety point of view for Group C-Institutional Building obtained from Fire Station Officer vide Memo No.FS/2021/179 on 29.11.2021.
- The construction of the project was rapidly completed in February 2022 in the light of COVID-19 pandemic.
- The Consent to Operate was obtained on 22.03.2022 from HSPCB for built up area of 18,753.74 sq. m
- Occupancy Certificate was obtained on 10.03.2022 for built up area of 21,451.027 sq. m.
- The Bio Medical Waste Authorization Certificate was obtained vide authorization No. BMW-22-FDBD-21277580 on 04.04.2022.

- The Hazardous and Other Wastes (Management & Transboundary Movement) Rules, 2016 Authorization Certificate was obtained vide No.: HWM/FDBD/2022/23256015 on 21.05.2022.
- The Environmental Clearance vide proposal no.SIA/HR/INFRA2/469852/2024, under Schedule 8(a): Building & Construction Project; Category B1 (under violation) was submitted on 18.04.2024 after coming to know about the discrepancy.
- The Honourable MoEF&CC issued an OM dated 08.01.2024 with subject stated that *“Stay imposed by Hon’ble Supreme Court with reference to the SOP dated 7th July 2021 and OM dated 28th January 2022-reg”*. So, there is no further processing of files related to projects that have violated environmental regulations.

The case was taken up in 300th meeting held on 12.09.2024. The PP and consultant appeared before the committee and presented their case. The PP has stated that the hospital project is operational with 374 Beds, catering to a remarkable number of patients and considering the absence of other hospitals within 2.5 km from the project site, the project adds significance of the medical facility in the region. All the approvals have been obtained for built-up area 18,753.74 sq. m. and there had been no intentions to violate the law and the violation was entirely unintentional and occurred unknowingly. The committee discussed the case and directed the PP to submit the following details/information in the form of affidavit:

1. PP shall halt operations at the project site for a built-up area of approx. 1,500 sqm that has been constructed additional to 20,000 sqm built up area and shall inform this fact to concerned agencies.
2. PP shall submit the detail in relation to freezing the area which is to be sealed/ closed down in the hospital area.
3. PP shall submit the site plan and the floor details with the dimensions of the area which is to be sealed/closed down.
4. PP shall appear before the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA), Haryana to seek appraisal of the Terms of Reference (ToR) under violation, once the Standard Operating Procedures (SOPs) for violations are in place.
5. PP shall abide by the instructions as shall be outlined in the later guidelines established by the Ministry of Environment, Forest and Climate Change (MoEF&CC) in relation to violation project.

After detailed discussion, the case was deferred with direction to PP to submit the documents as discussed above.

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 mentioning therein as under:

1. That, an application vide proposal no. SIA/HR/INFRA2/469852/2024, under Schedule 8(a): Building & Construction Project; Category B1 (under violation) was submitted on 18.04.2024 for grant of Term of Reference (ToR) under violation for Accord Superspeciality Hospital.
2. That, the project was deferred in 300th SEAC meeting Haryana and observations were communicated following scrutiny.
3. That, a reply to ADS was submitted was duly submitted on 28.12.2024.
4. **That, the project approvals have been obtained as mentioned below:**

- a) That, the Permission for Change of Land Use (**Annexure 1**) and approved zoning plan (**Annexure 2**) were obtained on 29.08.2018 and 20.08.2018 respectively for setting up of a Hospital & Research Institute from Urban Local Body, Haryana for a land measuring 19,323.47 sq. m.
- b) That, the Layout plan (**Annexure 3**) was approved on 14.11.2018 by Municipal Corporation, Faridabad, Haryana vide Diary No. 155 for total plot area of 19,323.47 sq. m and built-up area of 18,753.748 sq. m.
- c) That, since, the built-up area less than 20,000 sq. m. therefore Environment Clearance was not applicable. Consequently, Consent to Establish (**Annexure 4**) was obtained from HSPCB, Haryana on 21.04.2020 for built up area of 18,753.74 sq. m. and construction commenced accordingly.
- d) That, to expedite completion in light of the COVID-19 pandemic, construction work progressed rapidly at the project site and it was completed by February 2022.
- e) That, the expansion of the area was carried out in compliance with government notifications issued vide F.No.Z.2801320/2021-MS dated 19.07.2021 (**Annexure 5**) during the COVID-19 period, specifically aimed at addressing the urgent need for facilities such as oxygen cylinders and other critical healthcare requirements; considering the gravity of the pandemic situation and the pressing necessity to ensure adequate infrastructure to combat the crisis effectively.
- f) That, the Consent to Operate (CTO) application was submitted on 21.02.2022 even before the issuance of the Occupation Certificate and Consent to Operate (**Annexure 6**) was obtained on 22.03.2022 from HSPCB over built up area 18,753.74 sq. m., in response to the heightened demand for hospital services during the COVID-19 pandemic.
- g) That, due to an inadvertent error, the achieved built-up area exceeded the permissible limits, reaching 21,451.027 sq. m., as reflected in the Occupation Certificate (OC) issued after compounding by the Municipal Corporation, Faridabad, on 10.03.2022 (**Annexure 7**).

5. That, all the approvals (except Occupation Certificate) have been obtained for built-up area 18,753.748 sq. m. and there had been no intentions to violate the law, and the discrepancy was unintentional.

- That, there is no change in plot area.
 - That, the number of floors has been reduced to B+G+6 as sanctioned (B + G +7).
 - That, the 374 number of beds remain same.
 - That, the extra built up area that was compounded in OC due to the addition of the services block (i.e., STP/ ETP, AHU and services block) of the project.
6. That, upon realizing this discrepancy, the Environmental Clearance application was submitted on 18.04.2024.
 7. That, the Honorable MoEF&CC issued an OM dated 08.01.2024 with subject stated that “*Stay imposed by Hon’ble Supreme Court with reference to the SOP dated 7th July 2021 and OM dated 28th January 2022-reg*” (**Annexure 10**) and thus, the EC application status for grant of ToR is not concluded.

8. That, we have recently submitted our application for the renewal of CTO vide Application no. 72004825 dated 30.06.2024 to the HSPCB, Haryana. However, it was rejected due to the pending grant of ToR under violation.
9. That, the present applicant hospital project had approached the Hon'ble High court vide CWP 27491 of 2024 and CWP 24827 of 2024 (**Annexure 8** and **Annexure 9**), and the Hon'ble Court vide orders dated 15.10.2024 and 25.09.2024 disposed of the petition with a direction to SEIAA to consider and decide the application filed by the petitioner on 18.04.2024 in accordance with law as expeditiously as possible, preferably, within a period of thirty days.
10. That, recently, Hon'ble Supreme Court, in its order dated 17.12.2024 in W.P.(C) No. 1394/2023, clarified that applications made under clause 10(iii) of the OM dated 07.07.2021 cannot be entertained while the stay is in effect, but those under other provisions remain valid (**Annexure 11**).
11. That, our application falls under the clause 10 (iv) and 11 (iii) of the OM dated 07.07.2021 (**Annexure 12**).
12. That, this project is a public interest healthcare facility operating with 374 beds, catering to approximately 90,000 outpatient cases and 17,000 inpatient cases since January 2024, while employing approximately 1,100 individuals. Considering the absence of other hospitals within 2.5 km from the project site, the project adds significance of the medical facility in the region.
13. That, the environmental parameters remain unaffected, with no increase in pollution load or bed count.
14. 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 granted 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 Clearance cannot be allowed to operate"* (**Annexure 13**).
15. That, we hereby agree to adhere to the order for this project issued by Supreme Court and High Court abide by the same in true spirit.

Prayer:

16. 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.

3.13.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/09/2024

Deliberations of SEAC 1 :

The committee discussed the case and directed the PP to submit the following details/information in the form of affidavit:

1. PP shall halt operations at the project site for a built-up area of approx. 1,500 sqm that has been constructed additional to 20,000 sqm built up area and shall inform this fact to concerned agencies.
2. PP shall submit the detail in relation to freezing the area which is to be sealed/ closed down in the hospital area.
3. PP shall submit the site plan and the floor details with the dimensions of the area which is to be sealed/closed down.
4. PP shall appear before the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA), Haryana to seek appraisal of the Terms of Reference (ToR) under violation, once the Standard Operating Procedures (SOPs) for violations are in place.
5. PP shall abide by the instructions as shall be outlined in the later guidelines established by the Ministry of Environment, Forest and Climate Change (MoEF&CC) in relation to violation project.

After detailed discussion, the case was deferred with direction to PP to submit the documents as discussed above within 15 days, thereafter, the case shall be taken as and when desired information is received from the PP.

3.13.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.13.5. Recommendation of SEAC

Recommended

3.13.6. Details of Environment Conditions

3.13.6.1. Specific

Standard Terms of References (ToR)	
1.	<ol style="list-style-type: none"> 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). 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. Land acquisition status, R & R details. 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. Baseline environmental study for ambient air (PM₁₀, PM_{2.5}, SoZ, NO_x& 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. 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). 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. Waste water management (treatment, reuse and disposal) for the project and also the study area. 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. 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. 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. 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. 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 (isopleths) of PM10, PM2.5, SO₂, NO₂, 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

	<p>purpose.</p> <p>28. The PP shall submit details of all the approvals obtained for project site.</p> <p>29. The PP shall submit authorisation/NoC letter for the numbers of beds in the hospital.</p> <p>30. The PP shall submit justification regarding number of doctors engaged in the hospital.</p> <p>31. The PP shall submit detail and procedure of disposal of biomedical waste generated from the hospital.</p> <p>32. The PP shall submit duly signed revised and legible plans with correct calculations.</p> <p>33. The PP shall submit the clarification regarding the area in zoning.</p> <p>34. The PP shall submit the detail of green achieved at the project site.</p>
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3.13.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
Water quality monitoring and preservation	
1.	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.
2.	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.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
Energy Conservation measures	
1.	Outdoor and common area lighting shall be LED.
2.	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.
Waste Management	
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.

3.14. Agenda Item No 14:

3.14.1. Details of the proposal

PROPOSED RESIDENTIAL GROUP HOUSING PROJECT by PRAVIN KUMAR located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/491897/2024	SEAC/HR/2024/185	29/08/2024	Building / Construction (8(a))

3.14.2. Project Salient Features

Brief History of the Case:

1. The letter dated 11.09.2024 from PP received for grant of environment clearance for the **Residential Group Housing Project at Sector 99, Village Dhankot, District-Gurgaon, Haryana.**
2. The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/491897/2024 dated 29.08.2024 for obtaining under **Environmental Clearance (Under Violation)** Category 8(a) of EIA Notification dated 14.09.2006.
3. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.031899 dated 18.01.2023.
4. The Name of the Company was Moonshine Urban Developers Pvt. Ltd, which has been changed to Assotech Moonshine Urban Developers Pvt. Ltd vide fresh Certificate of Incorporation Consequent upon change of name vide CIN-U70109DL2006PTC152223.
5. The EC was granted on 27.12.2012 vide letter no. SEIAA/HR/2012/500, having validity till 27.12.2019 issued by SEIAA Haryana for a total built-up area of 147207.86 square meter
6. The validity of EC has been expired on 26.12.2019 and out of the total permitted area of the construction of the project equivalent to 147207.86 sq.m, the company has constructed only 134122.38 sq.m. and still constructed below the maximum permitted area of construction as per original EC validity period.
7. The EWS building part (2414.95 sq.m) of the project was **constructed after the validity of the EC.**
8. The project has been granted Standard ToR(**Under Violation**)on 21.06.2023 (Proposal no.SIA/HR/INFRA2/417687/2023).
9. The application/proposal no.SIA/HR/INFRA2/491897/2024 for Environment Clearance was submitted under “Violation Category” by PP and it was to be dealt in terms of the SOP/OMs dated 07.07.2021 and 28.01.2024 issued by the MoEF&CC.
10. However, the said OMs were stayed by the Hon’ble Supreme Court of India vide its order dated 02.01.2024 in the matter WP No.1394 of 2023 titled as Vanshakti Vs. UoI.

It is pertinent to mention here that the Hon’ble Supreme Court of India issued a clarification vide order dated 02.02.2024, in the context of its order dated 02.01.2024. In consequence of the order dated 02.02.2024, the PP has submitted through an application that the EC in the present case was granted prior to 07.07.2021 i.e. on 27.12.2012 but could not be extended. Therefore, requested to grant of Environmental Clearance under violation category.

The matter was discussed in the 300th meeting of SEAC, Haryana held on 12.09.2024. In this regard, it is submitted that MoEF&CC has not issued any clarification/OM with regard to the Hon'ble Supreme Court order dated 02.02.2024. Therefore, the committee is of the view that the matter be referred to SEIAA alongwith representation of the PP for approval to appraise the case **under violation as per the Terms & Conditions prior to issue of SOP for violation category dated 07.07.2021.**

Table 1 - Basic Detail

Name of the Project: Residential Group Housing Project at Sector 99, Village-Dhankot, District-Gurgaon, Haryana by M/s Assotech Moonshine Urban Developer Pvt. Ltd.		
S. No.	Particulars	Details
	Online Proposal Number	SIA/HR/INFRA2/491897/2024
	Latitude	28°27'11.32"N to 28°27'29.56"N
	Longitude	76°57'38.86"E to 76°57'43.94"E
	Total Plot Area	48230.43 Square meter
	Proposed Ground Coverage@ 20 % of plot area	9680.37 Square meter
	Proposed FAR	84394.31 sqm
	Non FAR Area	62813.55 sqm
	Total Built Up area (7+8)	147207.86 sqm
	Total Green Area with (@33 % of plot area)	16270.30 sqm
	Rain Water Harvesting Structure (with size)	11 RWH pits
	Total Parking	965 ECS
	Maximum Height of the Building (m)	86.55 m
	Power Requirement	3580 KW
	Power Backup	2 no. of DG set of Total 1000 kVA (2*500 KVA)
	Total Water Requirement	420 KLD
	Fresh Water Requirement	294 KLD
	Treated Water	126 KLD
	Waste Water Generated	325 KLD
	STP Capacity	400 KLD
	Solid Waste Generated	1604 kg/day

	Bio-degradable Waste	1283 kg/day
	Organic Waste Convertor	1 units (2000 kg/day)
	Number of Buildings	7 numbers of Residential Towers + 23 no. of Villas + EWS Tower + Convenient Shopping Centre
	Stories	Max. G +24 Floor
	Population	3227 individuals
	Total Cost of the project:	Land Cost
		Construction Cost
		Misc. Cost
		Total Project Cost (i + ii + iii): Rs.557.84 Cr.
	Incremental Load in respect of:	PM2.5
		0.185 µg/m ³
		PM10
		4.44 µg/m ³
		SO2
		1.75 µg/m ³

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 mentioning therein as under:

- 1) That the company was originally incorporated under the name "Moonshine Urban Developers Pvt. Ltd." Subsequently, the word "Assotech" was added to the company's name, and it was renamed as "Assotech Moonshine Urban Developers Pvt. Ltd." This change was duly formalized through the issuance of a fresh Certificate of Incorporation by the Registrar of Companies, bearing Corporate Identification Number (CIN) U70109DL2006PTC152223.
- 2) That the project is situated at Village Dhankot, Tehsil Gurugram, Sector 99, (Dwarka Expressway) District Gurugram, Haryana, and License No. 95 of 2011, issued by DTCP, Haryana, which is valid till 27.10.2024. The promoter has duly filed the application dated 17.06.2024 for the renewal of the said license with DTCP Haryana.
- 3) That the total area of the project is 12.062 acres, Further, the total area of the plot is inclusive of a Nalah, a 24-meter-wide service road, a 24-meter-wide road, and an 18-meter-wide green belt touching the project land boundary, as per the zoning plan issued by the DG, TCP(HR), vide drawing no. 3776 dated 02.04.2013. A gift deed for a Nalah, a 24-meter-wide service road, a 24-meter-wide road, and an 18-meter-wide green belt is passed and approved by DTCP vide its letter No. DTP(G)/Pat(J)/2024/5524
- 4) That the EC was granted on 27.12.2012 vide letter no. SEIAA/HR/2012/500 issued by SEIAA Haryana for a total builtup area of 147207.86 square meter comprising of 7 no. s of Residential Towers + 23 no. of Villa + EWS Tower+ Convenient Shopping Centre+Nursery School and Community Building with the allied facilities like waste management system, storm water management system, water supply system, sewerage system, Fire Fighting Management, adequate parking facility and green area.
- 5) That the validity of EC expired on 26.12.2019 and out of the total permitted area of the construction of the project equivalent to 147207.86 Sq.m, the company has constructed only 134122.38 Sq.m.. We are still below the maximum permitted area of construction as per original EC validity period.
- 6) That company has constructed only 2414.95 square-meters comprising of 107 units of EWS housing.
- 7) That the company has completed the construction and installation of 400 KLD STP, 33 KVA. substation and has obtained power connection Dakshin Haryana Vidyut Vitran Nigam Ltd (DHVVNL) and also obtained Fire safety certificate.

- 8) The company has obtained height clearance NOC from AAI originally on 13.03.2012 for an height of 98- meter, which has been renewed by AAI on 03.11.2020 with a rider that no further NOC is required for time extension if the condition of the height clearance mentioned is not breached.
- 9) That the company has approached SEIAA, Haryana for grant of fresh EC under the guidelines of granting EC of the projects falling under violation category.
- 10) The Environment clearance for the project was granted on 27.12.12 valid till 27.12.2019 via letter no. SEIAA/HR/2012/500. The EWS building part (2414.95 sq.m) of the project was constructed after the expiry of the EC.
- 11) That I am aware about the facts and circumstance of the present application and am competent to swear the instant Affidavit and the contents of the same are true and correct and nothing material has been concealed by me thereof.
- 12) That at time of issue Environment Clearance by SEIAA, Haryana in its letter dated 27.12.2012 the end date of the validity was not mentioned.
- 13) That there is no increase in pollution load as we have never surpass the maximum build-up area permitted in Environment Clearance letter dated 27.12.12 i.e. 147207.86 sq.m.
- 14) That The TOR has already been granted by SEIAA, Haryana dated 21.06.2023.

The PP further submitted the Calculation of Penalty on category of projects which are in violation, but are permissible as Standard Operating Procedure (SOP) dated 07.07.2021:-

- a. Penalty provisions of violation cases for new projects: 0.5 % of total project cost incurred on the date of filling of the application.
- b. Total cost of the project : Rs.557.84 crores
- c. Project Cost as per as certified by CA for EWS building: 4.76 crores
- d. Project Cost as per as certified by CA for EWS building(under violation part): Rs.2.75 crore/-
- e. Calculation of Penalty 0.5% of Rs.2.75 crores =:1.37 lakh.

Summary of Natural Resource Augmentation Plan and Community Resource Augmentation Plan with budgetary provision for remediation

S. No	Amount	Aspects	(Rs in lakh)
1		Air Environment	2.0
2.		Water Environment	2.0
3		Soil Environment	2.0
4		Noise Environment	1.0
Total			7.0

**Total Cost incurred for remediation plan including penalty:-
Rs.1.37 Lakh + Rs.7.0 Lakh = Rs.8.37 Lakh**

The reply of alongwith the documents were placed before the committee. A detailed discussion was held on the submissions made by PP, Penalty Amount, Plan submitted by PP towards Remediation Plan and Natural and Community Resource Augmentation, as well as the documents submitted regarding License, Green Area, EMP, CA certificate, Litigation, ToR points, detail of plot area.

3.14.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/09/2024

Deliberations of SEAC 1 :

It is pertinent to mention here that the Hon'ble Supreme Court of India issued a clarification vide order dated 02.02.2024, in the context of its order dated 02.01.2024. In consequence of the order dated 02.02.2024, the PP has submitted through an application that the EC in the present case was granted prior to 07.07.2021 i.e. on 27.12.2012 but could not be extended. Therefore, requested to grant of Environmental Clearance under violation category.

The matter was discussed in the 300th meeting of SEAC, Haryana held on 12.09.2024. In this regard, it is submitted that MoEF&CC has not issued any clarification/OM with regard to the Hon'ble Supreme Court order dated 02.02.2024. Therefore, the committee is of the view that the matter be referred to SEIAA alongwith representation of the PP for approval to appraise the case under violation as per the terms & conditions prior to issue of SOP for violation category dated 07.07.2021.

Date of SEIAA 2 :22/11/2024

Deliberations of SEIAA 2 :

The case was taken up during the 188th meeting of SEIAA held on 22.11.2024. The Project proponent appeared before the Authority and presented their case. Authority referred to State Expert Appraisal Committee for examining the case on merit for required mitigation measures.

3.14.4. Deliberations by the SEAC in current meetings

After detailed discussion, the committee recommended for penalty amount of **Rs.1.37 lakh** as per SOP dated 07.07.2021. The aforesaid amount will be submitted in the form of Demand draft in HSPCB in compliance with MoEF&CC, GoI OM dated 28.07.2022. Further, SEAC also recommended an amount of **Rs.7 lac** towards Remediation Plan and Natural and Community Resource Augmentation Plan to be spent within a span of three years. The Project Proponent also to submit a Bank Guarantee of **Rs.8.37 lac** equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with the HSPCB prior to the grant of EC as recommended by the SEAC and which shall be finalized by the regulatory authority/SEIAA.

Based on the information furnished by the project proponent, it is further **recommended to SEIAA** that appropriate action may be taken on the Environment Damage Compensation as per Environment Protection Act, 1986 with relevant notification and in view of the various orders passed by Hon'ble NGT and updated relevant provisions on the violation and non-compliances as well as keeping in view above referred reply and documents submitted by the PP/Consultant.

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

M/s Assotech Moonshine Urban Developers Pvt. Ltd. as per ToR letter dated 21.06.2023 issued by SEIAA, Haryana

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

3.14.5. Recommendation of SEAC

Recommended

3.14.6. Details of Environment Conditions

3.14.6.1. Specific

N/A

3.14.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.

Water quality monitoring and preservation

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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.

20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.

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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

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.
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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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.
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.

1 8.	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.
Specific Conditions	
1.	The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority/SEIAA.
2.	Remediation Plan shall be completed in 3 years whereas bank guarantee shall be for 5 years.
3.	Approval/permission of the CGWA/SGWA shall be obtained, if applicable before drawing ground water for the project activities. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.
4.	The PP should submit the 6 monthly action taken report on the compliance of environmental conditions to the Regional Officer, MoEF&CC, Haryana State Pollution Control Board and Chairman, SEIAA.
5.	The PP shall bear the cost of NCRAP and will be responsible to maintain and manage the same.
6.	The PP shall also submit the details of status of development of Green plan, species planted, survival status along with existing trees species wise and also maintain the record date wise along with digital mapping.
7.	The PP shall also maintain the record of trees/plants to be planted as per the Remediation plan and Natural and Community Resource Augmentation plan along with digital mapping, latitude, longitude details.
8.	The PP shall submit the prosecution details filled under EP Act, 1986.
9.	The PP shall not start construction and development works without getting EC under violation Act/provisions of notification.
1 0.	The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project.
1 1.	Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening.
1 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.
1 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.
1 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
1 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.
1 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 solid waste dumping site through authorized vender.
1 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 05 kms radius of the site in different scenarios of space and time.
1 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.
1 9.	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.
2 0.	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.
2 1.	The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
2 2.	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.
2 3.	The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
2 4.	The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
2 5.	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.
2 6.	The PP shall carry out the quarterly awareness programs for the stakeholders of the project.

2 7.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
2 8.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 9.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
3 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
3 1.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
3 2.	A minimum of 1 tree for every 80sqm of land should be planted and maintained. 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.
3 3.	As proposed 16270.30 sqm (33% of plot area) shall be provided for Green Area development for whole project, excluding plot areas.
3 4.	11 Rain Water Harvesting Recharge Pits shall be provided for ground water recharging as per the CGWB norms.
3 5.	The PP shall provide Solar power as per HAREDA norms.
3 6.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	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) .
3 9.	The PP shall register themselves on https://dustapphspcb.comportal as per the <u>Direction No.14 dated 11.06.2021</u> issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.15. Agenda Item No 15:

3.15.1. Details of the proposal

“Global Industrial Park” project by ADORE homes llp located at FARIDABAD,HARYANA			
Proposal For		Transfer of EC	
Proposal No	File No	Submission	Activity

		Date	(Schedule Item)
SIA/HR/INFRA2/517653/2025	SEAC/HR/2024/295	07/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.15.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/517653/2025 dated 07.01.2025 for obtaining **Transfer of Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 026924 dated 07.01.2025.

3.15.3. Deliberations by the committee in previous meetings

N/A

3.15.4. Deliberations by the SEAC in current meetings

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 11.01.2025 mentioning therein as under:

1. That, **Land License No. 124 of 2012** dated 21.12.2012 was issued in favour of M/s Vashisth Builders & Engineers Ltd., M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd. C/o M/s Vashisth Builders & Engineers Ltd. for the development of Industrial Colony over an area measuring 52.919 acres including development of industrial plots, residential plots and commercial plots. (**Enclosure A**)
2. That, Environmental Clearance was issued to M/s Vashisth Builders & Engineers Ltd. by SEIAA, Haryana vide EC Letter No. SEIAA/HR/2016/755 dated 15.09.2016 for the development of "Global Industrial Park" over a land area measuring 2,14,153.67 sqm (52.919 acres) having Built-up Area 1,64,669.01 sqm (**Enclosure B**)
3. That, later, planning was changed along with plotted development with incorporation of affordable group housing. Migration of license was sought in following manner-
 - a. That, 1st migration was taken over an area measuring **39.689 acres** (*after migration part of License No. 124 of 2012 over an area measuring 52.919 acres*) vide **Land License No. 04 of 2018** dated 15.01.2018 in favor of M/s Hightech Construction Co. Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd. in collaboration with M/s Vashisth Builders & Engineers Ltd. (**Enclosure C**)
 - b. That, 2nd migration was taken on the remaining area measuring **13.23 acres** (*after migration part of License No. 124 of 2012 over an area measuring 52.919 acres*) vide **Land License No. 176 of 2023** dated 01.09.2023 in favour of M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., C/o M/s Vashisth Builders & Engineers Ltd. Thus, making the total Licensed Area to 52.919 acres (**Enclosure D**)
4. That, a DTCP Order dated 17.11.2023 (Endst. No. LC-3479 B-PA(SK)-2023-39657) was issued for Change in Developer from M/s Vashisth Builders & Engineers Ltd. to M/s Adore Homes LLP for the total land area measuring 52.919 acres (**Enclosure E**)
5. Further, a **Land License No. 78 of 2024** has been issued for an area measuring **3.00 acres** in favour of M/s Adore Homes LLP, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023 for **totalling 55.919 acres** (**Enclosure F**)
6. That, now the **Total Licensed Area under M/s Adore Homes LLP is 55.919 acres** and phase-wise development layout plan over the land area measuring 55.919 acres has been

sanctioned by DTCP, Haryana dated 10.07.2024 (**Enclosure G**)

7. That, now M/s Adore Homes LLP has applied for the Transfer of Environmental Clearance on 07.01.2025 as was previously issued to M/s Vashishth Builders & Engineers Ltd.
8. That, M/s Vashishth Builders and Engineers Pvt. Ltd. (Transferor) has submitted no objection certificate for the transfer of the said Environmental Clearance (**Enclosure H**)
9. That, M/s Adore Homes LLP agrees to comply with all the terms and conditions of Environmental Clearance vide Letter No. SEIAA/HR/2016/755 dated on 15.09.2016 previously granted to M/s Vashishth Builders and Engineers Pvt. Ltd. for “Global Industrial Park” project over a land measuring 52.919 acres at Sector-72 & 73, District Faridabad, Haryana (**Enclosure I**)
10. That, there is no legal case pending against the proposed land or the Project Proponent

3.15.5. Recommendation of SEAC

Recommended

3.15.6. Details of Environment Conditions

3.15.6.1. Specific

Recommendation	
1.	<p>A discussion was held on the documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for Transfer of EC from:</p> <p>M/s Vashishth Builders and Engineers Pvt. Ltd. To M/s Adore Homes LLP (as per Land License No.78 of 2024 issued by DTCP vide Endst No.LC-3479 D/JE(MK)-2024/20704-718; dated 10.07.2024, in addition to land measuring 39.689 acres of License No.04 of 2018 and 13.23 acres of License No.176 of 2023) further Change of Developers Order issued vide Endst.No.LC-3479B-PA(SK)-2023/39657 dated 17.11.2023)</p> <p>Whereas all other contents and conditions mentioned in the Environment Clearance will remain same.</p>

3.16. Agenda Item No 16:

3.16.1. Details of the proposal

Proposed 150 KLD Grain based Fuel Ethanol Distillery Plant under EBP program at Village & P.O. - Gorla, Tehsil – Matanhail District – Jhajjar, Haryana by M/s K2 Ethanol Pvt. Ltd. by k2 ethanol pRIVATE limited located at JHAJJAR,HARYANA			
Proposal For		Amendment in ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/IND2/513507/2024		06/12/2024	Distilleries (5(g))

3.16.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/IND2/513507/2024 dated 06.12.2024 for obtaining **Amendment in ToR** under Category 5(g) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 002235 dated 10.09.2024 during ToR. The ToR was granted to the project on 19.10.2024.

The case was taken up in 307th Meeting of SEAC, Haryana held on 20.12.2024. However, the case was deferred on request of PP.

3.16.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :20/12/2024

Deliberations of SEAC 1 :

The case was taken up in 307th Meeting of SEAC, Haryana held on 20.12.2024. However, the PP has informed that they are unable to attend the meeting due to some unavoidable circumstances and requested to defer their case. In view of the request of PP, the committee decided to defer to the case.

3.16.4. Deliberations by the SEAC in current meetings

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 14.01.2025 mentioning therein as under:

- That, Proposed 150 KLD Grain based Fuel Ethanol Distillery Plant under EBP Programme at Village & P.O. - Gorla, Tehsil – Matanhail, District – Jhajjar, Haryana.
- That, Proposed Production Capacity – 150 KLD Grain based Ethanol, 4 MW Cogeneration Power
- That, Application for ToR was submitted on 18/09/2024 and Standard auto ToR was granted on 19/10/2024 vide ToR Identification No. TO24B2504HR5862073N [File No. SEAC/HR/2024/218].
- That, due to change in land area, overall layout plan and revised water balance, application for amendment in ToR has been submitted on 06/12/2024.
- That, Details of proposed amendment is as below:

S. N o.	Particulars	As per TOR	As per Amendment application
1	Plot area	61,555 sqm	44,000 sq m
2	Industrial effluents	852 KLD	849 KLD
3	Total fresh water demand	716 KLD	652 KLD
4	Proposed Green area	20313 sqm [33% of plot area]	14,520 sqm [33% of plot area]
5	Boiler Details – <ul style="list-style-type: none">•No. of boiler & capacity•Fuel	<ul style="list-style-type: none">• 1 @ 35 TPH• Biomass and/or coal	<ul style="list-style-type: none">• 1 working + 1 standby @ 35 TPH each• Biomass only

That, as Nahar Wildlife Sanctuary (Notified eco sensitive zone) is situated at a distance of 2.55 Km, SE direction of the project Site. So, we have applied TOR application to MoEF&CC vide proposal no. IA/HR/IND2/516846/2025 but the ministry transferred the proposal to SEIAA, Haryana vide new proposal no. SIA/HR/IND2/516846/2025 which was withdrawn. The same is attached as **Annexure 1**.

3.16.5. Recommendation of SEAC

Recommended

3.16.6. Details of Terms of Reference

3.16.6.1. Specific

Recommendation	
1.	A discussion was held on the submission as well as documents submitted by PP in support of his contention. After discussion, the committee agreed to recommend the case to SEIAA, Haryana for Amendment in ToR . The other conditions of ToR earlier granted shall remain same.

Day 2 -10/01/2025

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

River Bed mining Project "Rayawali-Sadhanpur", District Ambala by P S Enterprises located at AMBALA, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/MIN/517051/2025	SEAC/HR/2024/219	03/01/2025	Mining of minerals (1(a))

3.1.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/MIN/517051/2025 dated 03.01.2025 for obtaining **Environment Clearance** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.706021 dated 24.10.2024 during ToR. The ToR was granted to the project on 28.10.2024.

Table 1- Basic Detail

Sr. No.	Particulars	
1.	Online Proposal no	SIA/HR/MIN/517051/2025
2.	Category/Item no. (In Schedule)	1(a) Mining of Minerals (Non-Coal Mining) Category B1

3.	Area of Project	90.29 acres (36.55 hectares)	
4.	Date of LOI Granted by Mines & Geology Department, Haryana	21-07-2023	
5	Date of Approval of mine plan Granted by Mines & Geology Department, Haryana	02.01.2025	
6	Location of Project	Villages Rayawali, Sadhanpur, Jatwar, Samru, Khera Jattan, Bodyo and Tepla	
7.	Project Details Khasra No.	Name of Village	Details of Khasra Nos./ Killa No.
		Rayawali	For Mining areas 44/2/1/2 min
		Sadhanpur	For Mining areas 16 min, 17 min, 75 min, 14 min, 19 min, 23 min, 38 min, 49 min, 66 min, 191 min, 67 min, 183 min, 181 min, 101 min, 102 min, 103 min, 104 min
		Jatwar	For Mining areas 4//, 17 min, 18 min, 23 min, 6//, 3 min, 8 min, 13 min, 17 min, 18 min, 23 min, 24 min, 17//, 6 min, 7 min, 13 min, 14 min, 18//, 1 min, 2 min, 3 min, 4 min, 5 min, 6 min, 7 min, 8 min, 9 min, 10/1, 10/2, 28//, 21 min, 29//, 18 min, 19 min, 20 min, 21, 22, 23, 24 min, 25 min, 30//, 16 min, 25 min, 37//, 25 min, 38//, 4 min, 5, 6 min, 7 min, 38//, 12 min, 13 min, 14 min, 15 min, 18 min, 19 min, 20 min, 21 min, 39//, 1 min, 2 min, 3 min, 4 min, 5 min, 40//, 1 min, 2 min, 3 min, 4 min, 5 min, 61//, 1 min, 21 min, 22 min, 62//, 4 min, 5 min, 6 min, 7 min, 13 min, 14 min, 17 min, 18 min, 23 min, 24 min, 25 min, 67//, 1 min, 2 min, 3 min, 4 min, 6 min, 7, 8, 14 min, 15 min, 16 min, 68//, 10 min, 11 min, 12 min, 19 min, 20, 22 min, 23 min, 109//, 17 min, 23 min, 24 min, 25 min, 108//, 21 min, 111//, 5 min, 112//, 1 min, 2 min, 3 min, 8 min, 13 min, 14 min, 17 min, 18 min, 23 min, 24 min, 128//, 2 min, 3 min For Ancillary areas 40// 24, 25, 41// 21, 22, 59// 4, 5, 6, 7, 14, 15, 58// 1/1, 1/2, 9, 10/1, 10/2,
		Samru	For Mining areas 33//, 2 min
		Khera Jattan	For Mining areas 27 min
		Bodyo	For Mining areas 1//, 16 min, 25 min, 2//, 20, 21, 22 min, 4//,

			1, 2 min, 9 min, 10 min, 11 min, 20 min, 5//, 5 min, 6 min, 15 min, 16 min, 25 min, 6//, 5 min, 29/4 min, 29/3 min, 31 min, 23 min, 24 min, 11//, 3 min, 4 min, 5 min, 6 min, 10//, 1 min, 10 min, 11 min, 12 min, 28/9 min, 28/10 min	
		Tepla	For Mining areas 2//, 14 min, 16, 17 min, 24 min, 25, 11//, 5 min	
8.	Project Cost	Rs.14 Crores		
9.	Water Requirement	Activity	Total Water Requirement (in KLD)	
		Drinking	0.59	
		Dust Suppression	3.00	
		Plantation	3.00	
		Total	6.59 or 7.00 KLD	
10.	Environment Management Plan	INR 25 lakhs (Capital Cost INR 14 lakhs (Recurring Cost)		
11.	CER Budget	35 lakh		
12.	Mineral	Sand		
13.	Production Capacity	13,79,000 TPA		
14.	Corner Coordinates	Boundary Pillars	Longitude	Latitude
		A28	76°55'50.603" E	30°28'3.065"N
		A29	76°55'54.723" E	30°27'55.149"N
		Z1	76°55'49.587" E	30°28'2.914"N
		Z4	76°55'54.595" E	30°27'53.355"N
		A30	76°56'1.085" E	30°27'49.807"N
		A31	76°56'3.611" E	30°27'46.279"N
		A32	76°56'4.043" E	30°27'44.187"N
		A33	76°56'2.738" E	30°27'40.482"N
		A34	76°56'0.834" E	30°27'39.601"N

		A35	76°55'56.999" E	30°27'39.269"N
		A36	76°55'51.979" E	30°27'40.313"N
		Z5	76°55'58.967" E	30°27'49.416"N
		Z6	76°56'0.088" E	30°27'49.212"N
		Z7	76°56'2.807" E	30°27'43.768"N
		Z8	76°55'58.854" E	30°27'40.498"N
		Z9	76°55'50.874" E	30°27'41.402"N
		A37	76°55'49.300" E	30°27'37.700"N
		A38	76°55'48.800" E	30°27'28.800"N
		A39	76°55'50.700" E	30°27'27.100"N
		A40	76°55'51.600" E	30°27'25.300"N
		A41	76°55'51.700" E	30°27'24.000"N
		A42	76°55'48.700" E	30°27'23.600"N
		A43	76°55'41.700" E	30°27'23.000"N
		A44	76°55'38.600" E	30°27'22.400"N
		A52	76°55'13.900" E	30°27'5.700"N
		A53	76°55'7.700" E	30°27'5.500"N
		A54	76°54'59.200" E	30°27'7.100"N
		A55	76°54'51.600" E	30°27'5.800"N
		A56	76°54'50.000" E	30°27'3.900"N
		A57	76°54'47.481" E	30°27'2.566"N
		A58	76°54'45.599" E	30°27'1.571"N
		A59	76°54'43.500" E	30°27'0.600"N
		A60	76°54'41.000" E	30°26'59.300"N
		A61	76°54'38.500" E	30°26'56.600"N
		A62	76°54'34.900" E	30°26'53.800"N
		A63	76°54'34.100" E	30°26'49.800"N

		A64	76°54'39.400" E	30°26'49.500"N
		A66	76°54'56.200" E	30°26'39.900"N
		A77	76°55'8.537" E	30°26'7.123"N
		A78	76°55'9.615" E	30°26'5.955"N
		A79	76°55'11.390" E	30°26'1.704"N
		A80	76°55'8.755" E	30°25'57.469"N
		Z10	76°55'48.400" E	30°27'38.000"N
		Z11	76°55'47.800" E	30°27'28.800"N
		Z12	76°55'49.600" E	30°27'27.000"N
		Z13	76°55'49.900" E	30°27'24.800"N
		Z14	76°55'41.700" E	30°26'24.200"N
		Z15	76°55'38.300" E	30°27'23.000"N
		Z22	76°55'13.600" E	30°27'6.700"N
		Z23	76°55'8.400" E	30°27'6.700"N
		Z24	76°54'58.600" E	30°27'9.100"N
		Z25	76°54'54.200" E	30°27'10.600"N
		Z26	76°54'51.100" E	30°27'9.900"N
		Z27	76°54'49.000" E	30°27'8.200"N
		Z28	76°54'47.300" E	30°27'4.100"N
		Z29	76°54'41.500" E	30°27'1.100"N
		Z30	76°54'40.500" E	30°27'0.200"N
		Z31	76°54'36.600" E	30°26'57.700"N
		Z32	76°54'33.900" E	30°26'55.100"N
		Z33	76°54'32.100" E	30°26'51.100"N
		Z34	76°54'32.900" E	30°26'49.300"N
		Z35	76°54'34.900" E	30°26'48.400"N
		Z36	76°54'38.700" E	30°26'48.200"N

		Z37	76°54'50.600" E	30°26'41.400"N
		Z45	76°55'3.009" E	30°26'8.112"N
		Z46	76°55'7.698" E	30°26'6.547"N
		Z47	76°55'9.131" E	30°26'5.177"N
		Z48	76°55'10.521" E	30°26'1.755"N
		Z49	76°55'7.201" E	30°25'57.877"N
		A45	76°55'34.500" E	30°27'20.600"N
		A46	76°55'62.200" E	30°27'18.400"N
		A47	76°55'31.400" E	30°27'15.400"N
		A48	76°55'30.100" E	30°27'13.200"N
		A49	76°55'27.600" E	30°27'10.700"N
		A50	76°55'24.900" E	30°27'9.300"N
		A51	76°55'17.500" E	30°27'6.400"N
		Z16	76°55'34.300" E	30°27'21.300"N
		Z17	76°55'31.300" E	30°27'19.300"N
		Z18	76°55'30.300" E	30°27'15.100"N
		Z19	76°55'26.400" E	30°27'11.700"N
		Z20	76°55'22.000" E	30°27'8.900"N
		Z21	76°55'17.600" E	30°27'7.500"N
		A72	76°54'39.040" E	30°26'26.988"N
		A73	76°54'37.447" E	30°26'25.335"N
		A74	76°54'34.776" E	30°26'24.095"N
		Z41	76°54'39.125" E	30°26'28.283"N
		Z42	76°54'35.091" E	30°26'25.796"N
		Z43	76°54'35.011" E	30°26'24.193"N
		A65	76°54'51.685" E	30°26'33.322"N
		A67	76°54'53.600" E	30°26'35.000"N

		A68	76°54'50.024" E	30°26'30.639"N
		A69	76°54'47.541" E	30°26'26.628"N
		A70	76°54'44.792" E	30°26'24.201"N
		A71	76°54'43.460" E	30°26'24.027"N
		A75	76°54'57.910" E	30°26'11.858"N
		Z38	76°54'49.100" E	30°26'33.500"N
		Z39	76°54'45.535" E	30°26'27.703"N
		Z40	76°54'42.243" E	30°26'26.850"N
		Z44	76°54'56.444" E	30°26'15.914"N
		Z2	76°55'50.603" E	30°27'59.565"N
		Z3	76°55'51.719" E	30°27'57.080"N
		Z4	76°55'54.595" E	30°27'53.355"N
15	Machinery Required	Chain mounted Excavators, JCB, Water Tankers & Trucks/Tippers		
16	Power Requirement	Electric connection will be taken for office and security purpose from Electricity Board		

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 14.01.2025 mentioning therein as under:

- 1) The letter of Intent for the project was issued by the Mines & Geology Department, Haryana Vide memo no DMG/HY/Cont./Rayawali-Sadhanpur Block/AMB./2023/4188, Dated 21-07-2023.
- 2) That, the Replenishment study has been approved along with mining plan has been approved by the Mines & Geology Department Vide letter no DMG/HY/Rayawali/Sadhanpur/MP/AMB/62 Dated 02.01.2025 for a period of 5 years and a production of 13,79,000 TPA and depth 3 meters.
- 3) That, as per the communication from the DFO, Ambala ;out the allotted mining area Khasra no. 6//8min,13 min,17 min,18 min & 23 min have been handed over by PWD to Forest Department for plantation , we undertake that no mining shall be done in these Khasra no.'s until a resolution is reached with respect to these Khasra numbers.
- 4) That no court case is pending against the project site.
- 5) That, the mining activity shall be performed as per approved mining plan and replenishment study.
- 6) The EMP Budget and CSR Budget is being submitted along with this affidavit.
- 7) That, we have submitted the Conservation Plan to Chief Wildlife Warden, Haryana on 06.01.2025.
- 8) That we have already Requested Sarpanch's of village Jatwar and Khera boda to provide land for plantation.
- 9) That, we shall submit the Khasra no and Latitude Longitude of the land allotted for us mining

to SEIAA, Haryana as and when the land is allotted to us.

10) The District Survey report for the District Ambala has been approved by DC, Ambala & SEIAA, Haryana and the mining site is in accordance with the villages mentioned in DSR and as per the LOI Issued by the Mines & Geology Department, Haryana.

Lease area available for mining In acres	Total proved Geological reserves MT=Area x depth x BD (A)	Blocked area of 50m strip after each km, 25% blocked in river banks, lease boundary, ancillary area etc= acres	Blocked Geological Reserves in blocked area (B) MT	Total Mineable reserves A-B=C MT	Proposed year-wise production (Per Year) MT
77.68	16,77,888	13.83	2,98,728	13,79,160	13,79,000

Manpower Details

S. No.	Category	Numbers
1	Manager II Class	1
2	Foreman/Mate	1
3	Skilled personnel	6
4	Semi-skilled personnel	41
5	Unskilled	5
6	Clerical staff/supervisor	5
Total		59

Plantation Plan

Year	Total Plantation
1st year	1000
2nd year	1000
3rd year	1000
4th year	1000
5th year	1000
Total	5,000

- This plantation shall be done along the haul road to create dust and noise barrier.
- Apart from this 60% of the total plantation area i.e. 7 ha (approximately 7000 trees) will be developed as community plantation in the nearby village.
- PP has already written to the sarpanches of Village Jatwar and Khera Boda to provide land for the same.
- The said land will be developed as community plantation with Fruit bearing plants and medicinal plants such as amla, mango, Guava, Ber Etc.

- The land developed shall be handed over to the panchayat for their further use as deemed fit.

Land Use pattern

S. No.	Particulars	Present land use (Acres.)	At the end of 5 th year (Acres.)	
1.	Pit area	0.00	0.00	
2.	Dump area	0.00	0.00	
3.	Infrastructure (Office, Temp. shelter etc), Mineral storage, ancillary area	12.61	12.61	
4.	Restricted area/blocked area	13.83	13.83	
5.	Plantation	0.0	5.0*	
6.	Area available for mining	63.85	63.85	
Total		90.29	90.29	

List of Machinery

S. No.	Name of machinery	Capacity	Nos.
1	Chain Mounted Excavators	1.30-2.0 m ³	05
2	Tippers/ Trucks	25 tons	41
3	Water Tanker	4000 liters	2
4	Light vehicles	--	2

Revised CSR Budget

S. No.	Proposed Actions	EMP Budget (in Lakhs)	
1	Infrastructure development in nearby Govt. School i.e. Classroom, Labs construction or upgradation. Clean Water Facility, Sanitation, Sports Equipment. Upgradation of Digital Infrastructure of nearby Govt. School	25.00	
2	Distribution and installation of Solar Lights	5.00	
3	Medical check up camps for villagers	10.00	
Total		35.00	

Revised EMP Budget

S. No.	Proposed Actions	EMP Budget (in Lakhs)	
		Capital	Recurring

1	Green belt Development	5.00	2.00
2	Haulage Route Maintenance	10.00	5.00
3	Environmental Monitoring	4.00	4.00
4	Dust Suppression	2.00	2.00
5	Construction of 8 RWH pits in nearby villages for groundwater recharge	4.00	1.00
Total		25.00	14.00

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

The Committee thoroughly discussed the documents submitted by the PP such as details, contents of affidavit and documents submitted by the PP at length. The PP has proposed rate of production as 13,79,000 MT/Year **Rayawali-Sadhanpur Block Comprising of 7 Villages namely Rayawali, Sadhanpur, Jatwar, Samru, Khera Jattan, Bodyo and Tepla in District Ambala, Haryana.** Sh. Deepak Hooda, State Geologist and Sh. Gurjeet Singh, District Mining Officer representatives from the Mines & Geology Department, Haryana who were also present during the meeting has authenticated the documents issued by Mining Department. Further, Sh. Deepak Hooda, State Geologist has duly collaborated the version of Committee that the land only can be used for mining as per District Survey Report, Mining Plan along with Replenishment Study approved for the proposed area. He clarified that before the mining lease was put up for auction Ground Truthing was done wherein all the department have given there on objection for the khasra numbers in the lease. However, now the forest has claimed that khasra no. 6//8min,13 min,17 min,18 min & 23 min of Jatwar have been transferred to them for plantation by PWD and the department has written to PWD & DFO Ambala that we have only auctioned the land which is part of River bed and where plantation cannot be done.

Further, the PP requested the committee to grant Environment Clearance for the period of mine Plan validity i.e. 5 years. After detailed deliberations, the Committee decided that EC cannot be granted for 5 years until and unless scientific Replenishment study is done as per Enforcement & Monitoring Guidelines for Sand Mining, 2020. The PP shall submit the scientific grid based/drone based replenishment study for the project site with elevation of the river bed within 1 year after the start of the mining at the project site, for further extension of time period as per approved mining plan of the project. After detailed deliberations, the Committee directed the PP that they shall not do mining activity on the said above stated khasras disputed with forest department till the final decision in this matter and further decided to recommend the case to SEIAA for granting of EC under Category B1,1(a) **for one year**, under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Sand **at Rayawali-Sadhanpur Block Comprising of 7 Villages namely Rayawali, Sadhanpur, Jatwar, Samru, Khera Jattan, Bodyo and Tepla over an area of 90.29 acres (36.55 hectares) in District Ambala, Haryana to M/s P S Enterprises with 13,79,000 MT/year production as mentioned in**

LOI/Mining Plan/EIA Report/ToR/DSR/Replenishment Report for plan period with **maximum depth upto 3.0m** as mentioned in Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 13,79,000 MT/year with the following specific and general stipulations:

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

Specific Conditions	
1.	<p>12. The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.</p> <p>14. The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.</p> <p>15. Action plan for the public hearing issues shall be complied in letter and spirit.</p> <p>16. The Proponent will provide adequate sanitary facility in the form of mobile toilets to the labours engaged for the project work.</p> <p>17. The Project proponent shall comply all the measures, conditions suggested in the approved mining plan with post closure mine plan, Environmental Management Plan (EMP) in a letter and spirit.</p> <p>18. Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance</p> <p>19. The PP shall comply with Sand Mining Rules 2016 and NGT directions from time to time.</p> <p>20. The PP shall submit the Wildlife Conservation Plan to the Competent Authority for approval before start of mining operations.</p> <p>21. The PP shall restrict maximum mining depth upto 3 meters above the Ground Water Table as per approved Mining Plan.</p>

3.1.6.2. Standard

1(a)	Mining of minerals
null	
1.	The Project Proponent shall carryout plantation/ afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/ Tribal Welfare Department/ Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.
2.	The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.

Statutory compliance	
1.	A copy of EC letter will be marked to concerned Panchayat / local NGO etc. if any, from whom suggestion / representation has been received while processing the proposal.
2.	The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred. PP needs to apply for transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.
3.	The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India & Ors before commencing the mining operations.
4.	The State Government concerned shall ensure that mining operation shall not be commenced till the entire compensation levied, if any, for illegal mining paid by the Project Proponent through their respective Department of Mining & Geology in strict compliance of Judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India & Ors.
5.	The Project Proponent shall follow the mitigation measures provided in MoEFCC's Office Memorandum No. Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area."
6.	State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/ Tehsildar's Office for 30 days.
7.	The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change (www.parivesh.nic.in). A copy of the advertisement may be forwarded to the concerned MoEFCC Regional Office for compliance and record.
Statutory compliance	
1.	This Environmental Clearance (EC) is subject to orders/ judgment of Honble Supreme Court of India, Honble High Court, Honble NGT and any other Court of Law, Common Cause Conditions as may be applicable.
2.	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.
3.	The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report. (in case of the presence of Schedule-I species in the study area).
4.	The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
5.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
6.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
7.	The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of

	drawl of ground water / from the competent authority concerned in case of drawl of surface water required for the project.
Air quality monitoring and preservation	
1.	The project proponent shall install 24x7 continuous emission monitoring system at process stacks to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time and connected to SPCB and CPCB online servers and calibrate these system from time to time according to equipment supplier specification through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories. Monitor fugitive emissions in the plant premises.
2.	The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatological data about wind direction such that an angle of 120° is made between the monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. PM10, PM2.5, NO2, CO and SO2 etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.
3.	Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metalled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM10 and PM2.5 are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEFCC/ Central Pollution Control Board.
4.	The project proponent shall install system to carryout Continuous Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5 in reference to PM emission, and SO2 and NOx in reference to SO2 and NOx emissions) within and outside the plant area at least at four locations (one within and three outside the plant area at an angle of 120 each).covering upwind and downwind directions.
5.	The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through labs recognised under Environment (Protection) Act, 1986. 9) The project proponent shall install system to carryout Continuous Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5 in reference to PM emission, and SO2 and NOx in reference to SO2 and NOx emissions) within and outside the plant area at least at four locations (one within and three outside the plant area at an angle of 120 each). covering upwind and downwind directions.
Air quality monitoring and preservation	
1.	Design the ventilation system for adequate air changes as per ACGIH document for all tunnels, motor houses, Oil Cellars.
2.	The project proponent use leak proof trucks/dumpers carrying ore and other raw materials and cover them with tarpaulin.
3.	The project proponent shall submit monthly summary report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality /fugitive emissions to Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.
Air quality monitoring and preservation	
1.	Wind shelter fence and chemical spraying shall be provided on the raw material stock piles.

2.	Appropriate Air Pollution Control (APC) system shall be provided for all the dust generating points including fugitive dust from all vulnerable sources, so as to comply prescribed stack emission and fugitive emission standards.
Water quality monitoring and preservation	
1.	The project proponent shall submit monthly summary report of continuous effluent monitoring and results of manual effluent testing and manual monitoring of ground water quality to Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.
2.	Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new piezo-meter installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.
3.	Industrial waste water (workshop and waste water from the mine) should be properly collected and treated so as to conform to the notified standards prescribed from time to time. The standards shall be prescribed through Consent to Operate (CTO) issued by concerned State Pollution Control Board (SPCB). The workshop effluent shall be treated after its initial passage through Oil and grease trap.
4.	The water balance/water auditing shall be carried out and measure for reducing the consumption of water shall be taken up and reported to the Regional Office of the MoEF&CC and State Pollution Control Board/Committee.
5.	The project proponent shall install 24x7 continuous effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time and connected to SPCB and CPCB online servers and calibrate these system from time to time according to equipment supplier specification through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.
Water quality monitoring and preservation	
1.	Sewage Treatment Plant shall be provided for treatment of domestic wastewater to meet the prescribed standards.
2.	The Project Proponent shall undertake regular monitoring of natural water course/ water resources/ springs and perennial nallahs existing/ flowing in and around the mine lease including upstream and downstream. Sufficient number of gullies shall be provided at appropriate places within the lease for management of water. The parameters to be monitored shall include their water quality vis-à-vis suitability for usage as per CPCB criteria and flow rate. It shall be ensured that no obstruction and/ or alteration be made to water bodies during mining operations without justification and prior approval of MoEF&CC. The monitoring of water courses/ bodies existing in lease area shall be carried out four times in a year viz. pre- monsoon (April May), monsoon (August), post-monsoon (November) and winter (January) and the record of monitored data may be sent regularly to Ministry of Environment, Forest and Climate Change and its Regional Office, Central Ground Water Authority and Regional Director, Central Ground Water Board, State Pollution Control Board and Central Pollution Control Board. Clearly showing the trend analysis on six-monthly basis.
3.	In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEF&CC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.
4.	Quality of polluted water generated from mining operations which include Chemical Oxygen Demand (COD) in mines run-off; acid mine drainage and metal contamination in runoff shall be monitored along with Total Suspended Solids (TDS), Dissolved Oxygen (DO), pH and Total Suspended Solids (TSS). The monitored data shall be uploaded on the website of the company as well as displayed at the project site in public domain, on a display board, at a suitable location near the main gate of the Company. The circular No. J- 20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment, Forest and Climate Change may also be referred in this regard.

5.	Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.
6.	Adhere to Zero Liquid Discharge
7.	The project proponent shall monitor regularly ground water quality at least twice a year (pre and post monsoon) at sufficient numbers of piezometers/sampling wells in the plant and adjacent areas through labs recognised under Environment (Protection) Act, 1986 and NABL accredited laboratories.
8.	The project proponent shall provide the slime disposal facility with impervious lining and collection wells for seepage. The water collected from the slime pond shall be treated and recycled.
9.	Project Proponent shall plan, develop and implement rainwater harvesting measures on long term basis to augment ground water resources in the area in consultation with Central Ground Water Board/ State Groundwater Department. A report on amount of water recharged needs to be submitted to Regional Office MoEFCC annually.
10.	The project proponent shall make efforts to minimise water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.
11.	The project proponent shall practice rainwater harvesting to maximum possible extent.
Noise monitoring and prevention	
1.	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.
2.	The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.
Noise and vibration monitoring and prevention	
1.	The illumination and sound at night at project sites disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. PPs must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/ masks away from the villagers and keeping the noise levels well within the prescribed limits for day /night hours.
2.	The Project Proponent shall take measures for control of noise levels below 85 dBA in the work environment. The workers engaged in operations of HEMM, etc. should be provided with ear plugs /muffs. All personnel including laborers working in dusty areas shall be provided with protective respiratory devices along with adequate training, awareness and information on safety and health aspects. The PP shall be held responsible in case it has been found that workers/ personals/ laborers are working without personal protective equipment.
Noise and vibration monitoring and prevention	
1.	The peak particle velocity at 500m distance or within the nearest habitation, whichever is closer shall be monitored periodically as per applicable DGMS guidelines.
Mining plan	
1.	The Project Proponent shall adhere to approved mining plan, inter alia, including, total excavation (quantum of mineral, waste, over burden, inter burden and top soil etc.); mining technology; lease area; scope of working (method of mining, overburden & dump management, O.B& dump mining, mineral transportation mode, ultimate depth of mining, concurrent reclamation and reclamation at mine closure; land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life; etc.).

Energy Conservation measures	
1.	Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly;
2.	Provide LED lights in their offices and residential areas.
Mining plan	
1.	The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEFCC and its concerned Regional Office.
Waste management	
1.	The waste oil, grease and other hazardous waste shall be disposed of as per the Hazardous & Other waste (Management & Transboundary Movement) Rules, 2016.
2.	Kitchen waste shall be composted or converted to biogas for further use.(to be decided on case to case basis depending on type and size of plant)
Land reclamation	
1.	Check dams of appropriate size, gradient and length shall be constructed around mine pit and OB dumps to prevent storm run-off and sediment flow into adjoining water bodies. A safety margin of 50% shall be kept for designing of sump structures over and above peak rainfall (based on 50 years data) and maximum discharge in the mine and its adjoining area which shall also help in providing adequate retention time period thereby allowing proper settling of sediments/ silt material. The sedimentation pits/ sumps shall be constructed at the corners of the garland drains.
2.	Catch drains, settling tanks and siltation ponds of appropriate size shall be constructed around the mine working, mineral yards and Top Soil/OB/Waste dumps to prevent run off of water and flow of sediments directly into the water bodies (Nallah/ River/ Pond etc.). The collected water should be utilized for watering the mine area, roads, green belt development, plantation etc. The drains/ sedimentation sumps etc. shall be de-silted regularly, particularly after monsoon season, and maintained properly.
Land reclamation	
1.	The Overburden (O.B.), waste and topsoil generated during the mining operations shall be stacked at earmarked OB dump site(s) only and it should not be kept active for a long period of time. The physical parameters of the OB / waste dumps / topsoil dump like height, width and angle of slope shall be governed as per the approved Mining Plan and the guidelines/circulars issued by D.G.M.S. The topsoil shall be used for land reclamation and plantation.
2.	The slope of dumps shall be vegetated in scientific manner with suitable native species to maintain the slope stability, prevent erosion and surface run off. The selection of local species regulates local climatic parameters and help in adaptation of plant species to the microclimate. The gullies formed on slopes should be adequately taken care of as it impacts the overall stability of dumps. The dump mass should be consolidated with the help of dozer/ compactors thereby ensuring proper filling/ leveling of dump mass. In critical areas, use of geo textiles/ geo-membranes / clay liners / Bentonite etc. shall be undertaken for stabilization of the dump.
Green Belt and EMP	
1.	Green belt shall be developed in an area equal to 33% of the plant area with a native tree species in accordance with CPCB guidelines. The greenbelt shall inter alia cover the entire periphery of the plant

Transportation	
1.	The Main haulage road within the mine lease should be provided with a permanent water sprinkling arrangement for dust suppression. Other roads within the mine lease should be wetted regularly with tanker-mounted water sprinkling system. The other areas of dust generation like crushing zone, material transfer points, material yards etc. should invariably be provided with dust suppression arrangements. The air pollution control equipments like bag filters, vacuum suction hoods, dry fogging system etc. shall be installed at Crushers, belt-conveyors and other areas prone to air pollution. The belt conveyor should be fully covered to avoid generation of dust while transportation. PP shall take necessary measures to avoid generation of fugitive dust emissions.
Transportation	
1.	No Transportation of the minerals shall be allowed in case of roads passing through villages/ habitations. In such cases, PP shall construct a 'bypass' road for the purpose of transportation of the minerals leaving an adequate gap (say at least 200 meters) so that the adverse impact of sound and dust along with chances of accidents could be mitigated. All costs resulting from widening and strengthening of existing public road network shall be borne by the PP in consultation with nodal State Govt. Department. Transportation of minerals through road movement in case of existing village/ rural roads shall be allowed in consultation with nodal State Govt. Department only after required strengthening such that the carrying capacity of roads is increased to handle the traffic load. The pollution due to transportation load on the environment will be effectively controlled and water sprinkling will also be done regularly. Vehicular emissions shall be kept under control and regularly monitored. Project should obtain Pollution Under Control (PUC) certificate for all the vehicles from authorized pollution testing centers. [If applicable in case of road transport].
Green Belt and EMP	
1.	The project proponent shall prepare GHG emissions inventory for the plant and shall submit the programme for reduction of the same including carbon sequestration including plantation.
Public hearing and Human health issues	
1.	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, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
Public hearing and Human health issues	
1.	Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.
2.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
3.	The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
Green Belt	
1.	The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted by the Ministry irrespective of the stipulation made in approved mine plan.
Corporate Environment Responsibility	
1.	Self-environmental audit shall be conducted annually. Every three years third party environmental audit shall be

	carried out.
Public hearing and human health issues	
1.	Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure.
Corporate Environment Responsibility	
1.	All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the Mineral Beneficiation plants shall be implemented.
2.	The company shall have a well laid down environmental policy duly approve 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 I 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.
Corporate Environment Responsibility	
1.	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.
2.	The Project Proponent shall submit the time- bound action plan to the concerned regional office of the Ministry within 6 months from the date of issuance of environmental clearance for undertaking the activities committed during public consultation by the project proponent and as discussed by the EAC, in terms of the provisions of the MoEF&CC Office Memorandum No.22-65/2017-IA.III dated 30 September, 2020. The action plan shall be implemented within three years of commencement of the project.
3.	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.
Miscellaneous	
1.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
2.	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.
3.	The Project Authorities should inform to the Regional Office regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
4.	The Ministry or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
5.	The Project Proponent shall submit six monthly compliance reports on the status of the implementation of the stipulated environmental safeguards to the MOEFCC & its concerned Regional Office, Central Pollution Control Board and State Pollution Control Board.

6.	The above conditions will 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 and the Public Liability Insurance Act, 1991 along with their amendments and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/High Court and any other Court of Law relating to the subject matter.
7.	Concealing factual data failure to comply with any or submission of false/ fabricated data and of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
Miscellaneous	
1.	Any appeal against this environmental clearance 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.
2.	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.
3.	44) 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.
4.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
5.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
6.	Any appeal against this environmental clearance 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.
7.	A separate 'Environmental Management Cell' with suitable qualified manpower should be set-up under the control of a Senior Executive. The Senior Executive shall directly report to Head of the Organization. Adequate number of qualified Environmental Scientists and Mining Engineers shall be appointed and submit a report to RO, MoEF&CC.
8.	The concerned Regional Office of the MoEF&CC shall randomly monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the MoEF&CC officer(s) by furnishing the requisite data / information / monitoring reports.
9.	The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF&CC.
10.	In pursuant to Ministrys O.M No 22-34/2018-IA.III dated 16.01.2020 to comply with the direction made by Honble Supreme Court on 8.01.2020 in W.P. (Civil) No 114/2014 in the matter Common Cause vs Union of India, the mining lease holder shall after ceasing mining operations, undertake regrassing the mining area and any other area which may have been disturbed due to other mining activities and restore the land to a condition which is fit for growth of fodder, flora, fauna etc.
Miscellaneous	
1.	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.
2.	The project proponent shall monitor the criteria pollutants level namely; PM10, SO2, NOx (ambient levels as well

	as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
3.	The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponents website permanently.
4.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
5.	The above conditions will 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 and the Public Liability Insurance Act, 1991 along with their amendments and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/High Court and any other Court of Law relating to the subject matter.
Corporate Environment Responsibility (CER)	
1.	The Project Proponent shall submit the time- bound action plan to the concerned regional office of the Ministry within 6 months from the date of issuance of environmental clearance for undertaking the activities committed during public consultation by the project proponent and as discussed by the EAC, in terms of the provisions of the MoEF&CC Office Memorandum No.22-65/2017-IA.III dated 30 September, 2020. The action plan shall be implemented within three years of commencement of the project.

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Expansion of River Bed Mining Project at Shamtoo- 2 Block/PKL B-12 at Village Shamtoo, District Panchkula, Haryana. Capacity Increase from 3.87 LTPA to 11.60 LTPA over an area of 45.00 ha by GANESH ENTERPRISE S located at PANCHKULA, HARYANA			
Proposal For		Transfer of EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/MIN/517066/2025	SEAC/HR/2024/118	02/01/2025	Mining of minerals (1(a))

3.2.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/MIN/517066/2025 dated 02.01.2025 for obtaining Transfer of Environment Clearance under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 706110 dated 02.01.2025.
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3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

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 14.01.2025 mentioning therein as under:

1. That Sand, Boulder & Gravel Mining lease Shamtoo Block 2/PKL B-12 located at village Shamtoo, Panchkula has been transferred in our name from M/s Ganesh Enterprises.
2. That, Supplementary Agreement in this regard has been executed with the Mines & Geology Department on 20th September 2024.
3. That we undertake that we shall comply with all the terms of conditions of Environment Clearance issued by SEIAA Vide EC Identification no EC24B0107HR5758036N Dated 26.09.2024 and corrigendum issued vide memo no SEIAA (186)/HR/2024/337 Dated 17/12/2024.
4. That we assure to comply with the provisions of the Water Act, 1974, the Air Act, 1981 and any other statutory norms applicable on us.

3.2.5. Recommendation of SEAC

Recommended

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

Recommendation	
1.	After detailed discussion, the committee found the documents such as Transfer Deed, Earlier EC etc. submitted by PP, in order and decided to recommend the proposal to SEIAA for Transfer of EC from M/s Ganesh Enterprises to M/s Rock Bottom Private Limited. as per the documents submitted by PP. However, all other contents and conditions mentioned in the Environment Clearance will remain same.

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Proposed Group Housing Colony Project under TOD policy in the revenue estate of Village-Fazilpur Jharsa and Ghasola, Sector-49, Gurugram, Haryana being developed by Elan Enclave Private Limited by Elan Enclave private limited located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516301/2024	SEAC/HR/2024/279	27/12/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.3.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516301/2024 dated 27.12.2024 for

obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 039468 dated 12.12.2024 during ToR. The ToR was granted to the project on 23.12.2024.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Group Housing Project under TOD policy in the revenue estate of Village- Fazilpur Jharsa and Ghasola, Sector-49, Gurugram developed by M/s Elan Enclave Private Limited.		
S. No.	Particulars	
	Online Proposal Number	SIA/HR/INFRA2/516301/2024
	Latitude	28°24'30.87"N
	Longitude	77° 2'38.26"E
	Plot Area	22,409.432
	Proposed Ground Coverage (20.13%)	4,512.00
	Proposed FAR	80,696.291
	Non FAR Area	1,08,435.809
	Total Built Up area	1,89,132.100
	Total Green Area (20% of plot area)	4,481.886
	Rain Water Harvesting Pits (with size)	6 Nos.
	STP Capacity	650
	Total Parking	728
	Organic Waste Converter	Total 2 no. of Organic waste converters of capacity ,800 K g/day (2×400 Kg/day)
	Maximum Height of the Building (m)	148.0 m
	Power Requirement	5400KW
	Power Backup	Total 4 nos. of DG Sets having total capacity of 1500 k VA
	Water Requirement	481 KLD
	Domestic Water Requirement	310 KLD
	Treated Water	171 KLD

	Waste Water Generated		394 KLD
	Solid Waste Generated		1654 Kg/day
	Biodegradable Waste		662 Kg/day
	Basement		4 no's
	Dwelling Units/ EWS		Total Dwelling Units: 518 No. of Dwelling Units of Residential: 440 No. of Dwelling Units of EWS: 78
	Stories		S/G+44Floor Max.
	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm k SHGC: 0.9
	Total Cost of the project:	i) Land Cost	Rs. 647.25 Crore
		ii) Construction	
	CER (school)		Rs.30 Lakhs.
	CER (Aravali safari/green wall)		Rs.40 Lakhs.
	EMP Budget		EMP Budget: 431 Lakhs.
1. 5. 2. 6. 3. 1. 4. 2. 5. 3.	Incremental Load in respect of:	i) PM 2.5	0.1348g/m ³
		ii) PM 10	0.05827g/m ³
		iii) SO ₂	0.64997 g/m ³
		iv) NO ₂	0.3586 g/m ³
		v) CO	0.0000078 mg/m ³
	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 25 KLD for drinking. Treated water 10 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos. of 10 KLD
		Anti-Smog Gun	01 Nos. of Anti-smoke gun

The case was taken up in 309th meeting held on 10.01.2025. 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 mentioning therein as under:

- v The project had received License from the Directorate of Town & Country Planning, Haryana with License no 50 of 2019 dated 07/03/2019 and is valid up to 06/03/2024. The project also received renewal of License via Memo No. LC-3122-JE (SK)- 2024/29565 dated 18.09.2024 and is renewed upto 06.03.2029. Change of Developer is also obtained from Directorate of Town & Country Planning, Haryana via Memo No. LC-3122/JE(SK)/2024/30291 dated 24.09.2024.
- v Total land area for proposed group housing is 5.5375 Acres /22,409.432 Sq.mt and Built up area for the same comes out to be 1,89,132.100 m2.
- v That, developer has been changed from V.A Agriculture Pvt. Ltd. to Elan Enclave Private Limited from Directorate of Town & Country Planning, Haryana vide Memo No. LC-3122/JE(SK)/2024/30291 dated 24.09.2024. Change of developer is attached as **Annexure –A**.
- v That, we are proposing 2 organic waste convertor having capacity of 800 kg/day (2 x 400kg/day).
- v That, we have proposed 4481.88 Sqm. of green area within our project of 5.5375 Acres. We are proposing 10% block plantation and 10% Avenue/periphery Plantation. with spacing of trees (3x4m).
- v That, we have received the AAI NOC through NOC ID- PALM/NORTH/B/090224/ 206802 on dated: 14.10.2024.
- v That, we have received the Forest NOC from Forest Department through no.2312-G:- on dated: 27.10.2016.
- v That, we have received the Aravali NOC from DC through reference No. 04/M.B. on dated: 10.01.2025.
- v That, we have received the Power Assurance from DHBVN through memo no. ch-69/DGR-26B on dated; 13.12.2024
- v That, we have received the Water Assurance from GMDA on dated; 10.12.2024 and sewer assurance through Memo No. GMDA/SEW/2024/650 on dated; 10.12.2024.
- v That there is no litigation pending against project.
- v That Sultanpur National park and Asola Bhatti wildlife sanctuary is at distance of approx. 15.4 Km in WNW direction and approx. 11.7 Km in E direction respectively.

Table 2 – EMP DETAIL

During Construction Phase			During Operation 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	4.00	Waste Water Management (Sewage Treatment Plant)	120.00	8.00
Garbage & Debris disposal	0.00	2.00	Solid Waste Management (Dust bins & OWC)	25.00	5.00
Tree Plantation	20.00	5.00	Tree Plantation	30.00	4.00

Air, Noise, Soil, Water Monitoring	0.00	1.00	Monitoring for Air, Water, Noise & Soil	00.00	1.00
Rainwater harvesting system (06 pits)	15.00	1.00	Rainwater harvesting system	00.00	1.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	2.00	Stack height for D.G sets and its acoustics	60.00	4.00
Total	90	15		235	21

Table 1.2 EMP Budget outside the Project Site (CER)

Particular	Amount
Government School (CER)	30.00 Lakhs
Aravali Safari /Green wall	40.00 Lakhs
Total	70.00 Lakhs

Table 1.3 Total EMP budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	90	15
During Operation Phase	235	21
Budget for nearby Government School/Aravali Safari/ Green wall	70.00	0.00
Total	395	36

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding License, Land Area, Built up Area, OWC, Green Area, Block Plantation, All Types Of Assurances, Forest Noc, Aravali NOC, Wildlife Sanctuary, HT Line, AAI Noc, Building Height, Revenue Rasta, EMP, CA Certificate, Fire NOC, IGBC Certificate, Structure Stability Certificate, Percolation Data, Ground Water Quality as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply

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

M/s Elan Enclave Pvt. Ltd. (as per Land License No.50 of 2019 issued by DTCP vide Endst No.LC-3122-JE(SK)-2019/6689-6704; dated 07.03.2019 (renewed upto 06.03.2029), and further Change of Developers Order issued vide Endst. No. No.LC-3122-JE(SK)-2024/30291; dated 24.09.2024)

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

3.3.5. Recommendation of SEAC

Recommended

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

N/A

3.3.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire

	Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.

1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.

Transport	
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.
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.
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.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

1 1.	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.
1 2.	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).
1 3.	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.
1 4.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative

	bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
17.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .

2 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	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.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed 4481.88 Sqm. (20% of plot area) PP shall provide green area development. Out of which 10% Block Plantation and 10% Avenue/Periphery Plantation . with spacing of trees.
3 3.	06 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall install Solar panel as per HAREDA norms.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	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) .

3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	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.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

proposed expansion of existing Industrial Unit for manufacturing of Choco Pie & Pepero at Plot No. –4, 5, 6 & 7, Sector – 30A, IMT Rohtak, Haryana by M/s Lotte India Corporation Ltd. by lotte INDIA CORPORATION located at ROHTAK,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516383/2024	SEAC/HR/2024/288	30/12/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516383/2024 dated 30.12.2024 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.244001 dated 19.11.2024.

Table 1 – Basic Detail

Name of the Project: Proposed expansion of existing Industrial Unit for manufacturing of Choco Pie & Pepero at plot no. 4, 5, 6 & 7, Sector-30A, IMT Rohtak, Haryana by M/s. Lotte India Corporation Limited.				
Sr. No.	Particulars	Existing	Proposed	Total
	Online Proposal Number	SIA/HR/INFRA2/516383/2024		
	Latitude	28°52'21.69"N	Nil	28°52'21.69"N
	Longitude	76°39'58.86"E	Nil	76°39'58.86"E
	Total Plot Area (m ²)	75,600	Nil	75,600
	Proposed Ground Coverage (m ²)	24,280.958	16,569.070	40,850.028
	Total Proposed FAR (m ²)	24,908.414	16,569.07	41,477.48
	Total Non-FAR Area (m ²)	373.438	92.444	465.88
	Total Built Up area (m ²)	25,281.852	16,661.514	41,943.366
	Total Green Area with 20 % (m	15,120.00	Nil	15,120.00

	2)			
	Employment (person)	260	200	460
	Rain water harvesting collection chamber (Nos.)	--	--	25
	ETP Capacity (KLD)	200	70	270
	Total Parking (Nos.)	78	99	177
	Organic Waste Converter (kg/day)	80	20	100
	Maximum Height of the Building (m)	8	4.45	12.45
	Power Requirement (KVA)	2000	4000	6,000
	Power Backup (KVA)	DG Sets: 2000 + 1250 & UPS: 3×550	DG Sets: 2×2000 UPS: 2×600	DG Sets: 7,250 (3×2,000+1×1250) UPS :2,850 (3×550 +2×600)
	Total Fresh Water Requirement (KLD)	200	673	873
		60	55	115
		10	15	25
		50	672	722
		10	2	12
	Recycled/Treated Water (KLD)	65	195	260
	Total Waste Water Generated (KLD)	69.5	200.5	270
	a) Industrial use waste water	50	45	95
	b) Domestic waste water	9.5	14.5	24
	c) Utility Cooling Tower waste water	10	141	151
	Solid Waste Generated (kg/day)	94	65	159
	Biodegradable Waste (kg/day)	38	26	64
	Non-Biodegradable waste (kg/day)	56	39	95
	Number of Towers/Blocks	1	1	2
	Stories	G+1	Nil	G+1
	Capacity of Solar Panel (KWp)	125	250	375

	Name of product		Choco-Pie	Pepero	Choco-Pie, & Pepero
	No. of Product of Choco-Pie 23gm, & Pepero / month (Unit-MT) approx.		Choco pie- 850	Pepero -350	Choco-Pie-850 & Pepero 350
	Name of Raw Materials for product of Choco pie & Choco tina				
	a) Wheat Flour / month (Unit-MT) approx.		277	196	473
	b) Powdered Sugar / month (Unit-MT) approx.		295	46	341
	c) Starch / month (Unit-MT) approx.		-	4.1	4.1
	d) Bakery Shortening / month (Unit-MT) approx.		82	84	166
	e) Choco mass / month (Unit-MT) approx.		278	300	578
	f) Liquid Sorbitol / month (Unit-MT) approx.		20	20	40
	Name of raw material product of Pepero MT				
	a) Shortening / month (Unit-MT) approx.		-	8.4	8.4
	b) Butter / month (Unit-MT) approx.		-	4.2	4.2
	c) W.Flour (Low+High Gluten) / month (Unit-MT) approx.		-	50	50
	d) Liquid Glucose / month (Unit-MT) approx.		-	1.54	1.54
	e) Con. Milk / month (Unit-MT) approx.		-	9.24	9.24
	f) Corn Starch / month (Unit-MT) approx.		-	4.1	4.1
	g) Malt Extract / month (Unit-MT) approx.		-	3.5	3.5
	R+U Value of Material used (Glass)		NA	NA	NA
	Total Cost of the Project:	i) Land Cost ii) Construction cost	Rs.410 Cr.	Rs.473.5 Cr.	Rs.883.5 Cr.
	CER (Govt. school)		--	--	30 Lakhs
	EMP Budget		--	--	Rs. 224.5 Lakhs

	Incremental Load in respect of:	PM 2.5	0.05952 (g/m ³)
		PM 10	0.15238 (g/m ³)
		SO ₂	0.41392 (g/m ³)
		NO ₂	0.79652 (g/m ³)
		CO	0.0000214 (mg/m ³)
	Construction Phase	Power Back-up	Existing DG Sets
		Water Requirement & Source	Fresh water - 10 KLD Treated wastewater - 25 KLD Source: Fresh water –HSI IDC Construction Water – HSI IDC
		STP (Modular)	Existing installed ETP
		Anti-Smog Gun	01 Nos. of Anti-smog gun

The case was taken up in 309th meeting held on 10.01.2025. 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 15.01.2025 mentioning therein as under:

- Ø That the land allotment with possession has been obtained from HSI IDC through Ref. No. HSI IDC 15967 on dated 28.03.2013 for plot no. 4,5,6,7 Sector-30-A industrial estate IMT Rohtak having area 75,600 Sq. m. The Building plan for Plot area-75600 Sq. m. has been approved from HSI IDC which is attached as **Annexure-A**.
- Ø That as per Office Memorandum of MOEF&CC F. No. 3-85-2016-IA.III [E 81594] dated 30th April, 2024, if the size of the industrial shed is $\geq 20,000$ sqm of built up area, the project proponent shall be required to obtain prior EC under item 8(a) of schedule EIA notification 2006. Therefore, we are applying for Environmental clearance (EC) to SEAC, Haryana for obtaining Environmental Clearance (EC) for total built-up area of 41,943.366 sqm. and total plot area of 75,600 sqm. under item 8 (a) of schedule EIA notification 2006.
- Ø That the solar panel capacity of existing is 125 KWp additionally proposed 250 KWp, hence after expansion solar panel capacity will be 375 KWp.
- Ø That the total green area is 15,120 Sq. M (~20 % of Plot area). Out of which 9072.00 Sq. M (12 % of plot area) under block Plantation and balance green area of 6048.00 Sq. M (8 % of plot area) under periphery/avenue Plantation. The list of species proposed for plantation is attached as **Annexure-B**.
- Ø That we are proposing the 1 Nos. of OWC having total capacity of 100 kg/day.
- Ø The Building height for the proposed area will be 12.45 m.
- Ø That the complete effluent as well as sewerage will be treated into ETP having capacity 270

KLD.

Ø That NoC from Airport Authority of India (AAI) regarding height clearance is not applicable to project because proposed building height is less than 30 meter.

Ø That there is no Revenue Rasta, HT Line, Trees present inside project site.

Ø That we have obtained power approval from UHBVNL (Uttar Haryana Bijli Vitran Nigam Limited) Bill with No. 874583517992 is attached as an **Annexure-C**.

Ø That we have obtained assurance for Sewer/Water Connection from HSIIDC. Bill with No. Rohtak/WBS/2024/MAY/513899 is attached as an **Annexure-D**.

Ø That we have obtained Structure stability Certificate from structure Engineer.

Ø That project is located within the IMT Rohtak, therefore a Forest NOC is not applicable.

Ø That proposed project is located in Rohtak, which is not in close proximity to the Aravali range, therefore Aravali NOC is not applicable.

Ø That Asola Bhatti wildlife Sanctuary is at a distance of approx. 66.3 Km in SE direction from project site and Sultanpur National Park is at a distance of approx. 46.7 km in SE direction.

Ø That there is no litigation pending against this project.

Table 2 – EMP Budget

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	5.0	3.0	Waste Water Management (Effluent Treatment Plant)	50.0	6.0
Garbage & Debris disposal	0.0	3.0	Solid Waste Management (Dust bins)	15.0	5.0
Tree Plantation	10.0	2.0	Tree Plantation	20.0	3.0
Air, Noise, Soil, Water Monitoring	0.0	1.0	Monitoring for Air, Water, Noise & Soil	0.0	1.0
Rainwater collection chamber	2.0	0.5	Rainwater collection chamber	0.0	1.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.0	2	Stack height for DG Sets and its acoustics	50.0	5.0
CER Budget (Govt. school)	30				
Total	57.0	11.5	Total	135	21
G. Total	Rs 224.5 Lakhs				

3.4.3. Deliberations by the committee in previous meetings

N/A

3.4.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding ETP/STP, ETP capacity enhanced, OWC, litigation, distance WLS/NBS, HT Line, Revenue Rasta, green plan, trees, Process chart, Structure Stability Report, AAI NoC, Aravali NoC, Fire NoC, Groundwater Quality report, CA certificate, land allotment, solar power, OWC, building height, as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Lotte India Corporation Ltd as per allotment letter dated 28.08.2013 issued by HSIIDC
The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.4.5. Recommendation of SEAC

Recommended

3.4.6. Details of Environment Conditions

3.4.6.1. Specific

N/A

3.4.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.

1. 1.	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.
1. 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.

1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.

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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.

Waste Management

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.
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.
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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.

Green Cover

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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

1 1.	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.
1 2.	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).
1 3.	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.
1 4.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
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 maintained 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 collection tanks, if applicable.

2 0.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 3.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 4.	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.
2 5.	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.
2 6.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 7.	As proposed 15,120 Sq. M (~20 % of Plot area) shall be provided for green area development. Out of which 9072.00 Sq. M (12 % of plot area) under block Plantation and balance green area of 6048.00 Sq. M (8 % of plot area) under periphery/avenue Plantation.
2 8.	The PP shall increase capacity of solar Panel to 375 KWp.
2 9.	25 Rain Water Harvesting collection chamber shall be provided for storage of rain water within the project site.
3 0.	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) .
3 1.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 2.	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.

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

Expansion of Affordable Group Housing colony in the revenue estate of village-Badshahpur, Sector-70, Gurugram, Haryana by M/s Pyramid Dream Homes LLP by PYRAMID DREAM HOMES LLP located at GURUGRAM, HARYANA	
Proposal For	Fresh EC

Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/495319/2024	SEAC/HR/2024/195	05/09/2024	Building / Construction (8(a))

3.5.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/495319/2024 dated 05.09.2024 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 990077 dated 29.08.2024. The case was taken up in 301st meeting held on 26.09.2024. However the case was deferred on request of PP.

Table 1 – Basic Detail

Name of the project: EC for proposed Expansion of Affordable Group Housing colony in the revenue estate of Village Badshahpur, Sector-70, Gurugram, Haryana by M/s Pyramid Dream Homes LLP				
Sr. No.	Particulars	As per earlier E C (M ²)	Expansion M ²	Total (in M ²)
	Online Project Proposal Number	SIA/HR/INFRA2/495319/2024		
	Latitude	28° 23' 24.29" N	Nil	28° 23' 24.29" N
	Longitude	77° 00' 58.37"E	Nil	77° 00' 58.37"E
	Plot Area	22,510.60	Nil	22,510.60
	Proposed Ground Coverage	4733.480	573.845	5,307.325
	Proposed FAR	50017.658	2762.158	52,779.816
	Non FAR Area	4501.840	395.244	4,897.084
	Total Built Up area	54518.742	3158.158	57,676.900
	Total Green Area with Percentage	4502.120	207.960	4,710.080
	Rain Water Harvesting Pits	6	Nil	6
	STP Capacity (KLD)	440	50	490
	Total Parking ECS	537	-32	505
	Organic Waste Converter (Kg/day)	04 nos. (3 x 500 kg/day and 1 x 400 kg/day)		
	Maximum Height of the Building (m)	47.86	Nil	47.86

	Power Requirement (KW)	4204.6	Nil	4204.6
	Power Backup	1 Nos.590kVA (590X1)	Nil	1 Nos.590 kVA (590X1)
	Population	5,387	303	5690
	Total Water Requirement (KLD)	437	24	461
	Fresh Water Requirement (KLD)	305	16	321
	Treated Water (KLD)	132	7	139
	Waste Water Generated (KLD)	353	28	381
	Solid Waste Generated (Kg/day)	2433	142	2575
	Biodegradable Waste (Kg/day)	1460	85	1545
	Number of Towers	7	1	8
	Stories	G+14	Nil	G+14
	R+U Value of Material used (Glass)	U Value-1.6 W/sqm. K SHGC: 0.27	Nil	U Value-1.6 W/sq m. K SHGC: 0.27
	Total Cost of the project : (In Crore.)	125	57.86	182.86
	CER lakhs	187.5	20	207.5
	EMP Budget (in Lakhs)	135.38		251.88
	Incremental Load in respect of: i) PM 2.5	0.00257 g/m	-0.00334g/m3	0.00077 g/m3
		0.00684 g/m	-0.0073g/m3	0.00046 g/m3
		0.17112 g/m	-0.17192g/m3	0.0008 g/m3
		0.00898 g/m3	-0.01098g/m3	0.002 g/m3
32.	Construction Phase: i. Power Back-up	--	--	Temporary electrical connection of 19 KW & 01 DG of 125 KV A
33.	ii. Water Requirement & Source	--	--	Fresh water – 10 KLD for drinking & sanitation.

				Source: Fresh water – HUD A/GMDA Construction Water – GMDA
34.	iii. STP (Modular)	--	--	1 Nos. of 5 KLD
35.	iv. Anti-Smoke Gun	--	--	01 Nos. of Anti-smoke gun

The case was taken up in 309th meeting held on 10.01.2025. 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 18.01.2025 mentioning therein as under:

1. The project had received License from the Directorate of Town & Country Planning, Haryana with License no. 109 of 2019 dated 11.09.2019 which is valid up to 10.09.2024. We have also submitted fee to DTCP, Haryana against application for renewal of License No.109 of 2019 through transaction no. TCP31773241227177141 on dated: 27.12.2024.
2. That EC has been granted from State Environment Impact Assessment Authority, Haryana on dated 27.08.2020 for Plot Area- 5.5625 Acres /22,510.603 Sq.M and Built up area 54,518.742 Sq. M.
3. That Project has been granted CTE from HSPCB vide consent No. HSPCB/Consent/: 329962320GUSOCTE8112086 dated: 16.09.2020.
4. That we have Obtained IGBC Certificate from IGBC in Feb, 2022 for additional FAR.
5. That the Site plan has been approved from DTCP, Haryana through Memo. No. 26842 Dated 05.09.2022.
6. That we are applying for expansion of earlier EC for total Builtup area- 57,676.900 Sq. M (54518.742 Sq. M + 3158.158 Sq. M).
7. That the Certified Compliance Report of earlier EC from the Regional Office MOEF&CC, Chandigarh has been obtained on dated 17.12.2024 and we have also submitted Action taken report of non-compliance of CCR to MOEF&CC, Chandigarh on dated 09.01.2025. (Copy of CCR with ATR is attached as **Annexure-A.**)
8. That we will maintain green area as per earlier EC i.e., 4710.080 Sq. M (20.09% of Plot area). The Block plantation is not possible because major development/ Construction work has been completed at project site.
9. That All Assurances are mentioned in the table given below.

S. No.	Assurances/ NoC	Issued From	Memo No.	Date
1	Forest NoC	Divisional Forest Officer	SRN Q6V-L50-FFF8	09.09.2019
2	Aravali NoC	Deputy Commissioner	04/MB	03.01.2020
3	Structure stability Certificate	Structural Engineer	AM/089710/0	29.07.2024.
4	Power	DHBVN	ch-18/SE/R-APDRP/O LNC-HT/GGN-II/EP-16	28.10.2021
5	Sewerage	GMDA	GMDA/SEW-II/2019/5	25.11.2019

			2	
6	Treated water	HSVP	Admn./A-1/2019/NOC/ 12087	04.10.2019
7	Fresh water	GMDA	5061	25.11.2019.
8	AAI NoC	Airport Authority of India	PALM/NORTH/B/092 619/431544	1.10.2019

10. That Asola Bhatti wildlife Sanctuary is at a distance of approx. 14.7 Km in ENE direction from project site and Sultanpur National Park is at a distance of approx. 13.9 km in NW direction.

11. That we are proposing the 4 Nos. of OWC which is having total capacity of 1900 kg/day (3*500 kg/day +1*400 kg/day) instead of 1 Nos. of OWC which is having total capacity of 1,892 Kg/day.

12. That no litigation is pending against our project.

13. That there is no Revenue Rasta and HT-line crosses through project site.

PP also submitted CCR/ATR as under:-

S. No.	Information/documents	Reply	Remarks by SEAC
	PP failed to show copy of the Air Dispersion Modelling during site visit which was submitted to SEIAA during appraisal of the project.	A detail of Air Dispersion Modelling which was submitted to SEIAA at the time of appraisal is attached as Annexure-1 .	PP has submitted Air Dispersion Modelling. Thus, PP has complied with the condition.
	During visit it was noticed that no Ambient Air Quality monitoring system was installed on upwind and downwind directions.	PP has assured to install Ambient Air Quality monitoring system on upwind and downwind directions.	Agreed by PP.
	PP failed to show the copy of the Environmental Cell both at the project and company head quarter level during visit.	Environmental Cell is attached as Annexure-3 .	PP has submitted Environmental Cell. Thus, PP has complied with the condition.
	During visit PP doesn't provide year wise progress of implementation of action plan report for EMP and environmental conditions.	The details of year wise progress report for EMP (Incurred till date) are attached as Annexure-4 .	PP has submitted details of year wise progress report for EMP. Thus, PP has complied with the condition.
	During visit PP doesn't provide Balance sheet/Account statement duly attested & signed by the CA showing the dispersal of funds for EMP.	The dispersal of funds is attached as Annexure-4 and the same is duly certified by CA, is attached as Annexure-5 .	PP has submitted dispersal of fund duly CA certified. Thus, PP has complied with the condition.

	During site visit PP failed to provide/show the financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation.	PP has commenced construction at site dated 20.09.2020 and for the same CTE has been obtained from concerned department before start of construction phase of the project. Project is still in construction phase thus this condition is not applicable to us at present. We will obtain the CTO from concerned department before operation of the project.	Agreed by PP.
	During site visit it was also observed that construction materials were not kept in a designated place, which may cause health hazards to the workers.	PP has assured that all the construction materials will be kept at a designated place.	Agreed by PP.

Table 2- EMP Detail

S. No.	Item	Amount (In Lakhs)
1	Stack height for DG Sets and acoustics	10.0
2	Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.38
3	Waste Water Management (Sewage Treatment Plant)	40.00
4	Rainwater harvesting system	10.00
5	Landscaping & tree plantation	10.00
6	Air, Noise, Soil, Water Monitoring	5.00
7	Solid Waste Management (Dust bins & OWC	10.00
	Total	135.38

Table 1.2 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)	0.0	2	Waste Water Management (Sewage Treatment Plant)	10.0	7	

Garbage & Debris disposal	0.0	0.5	Solid Waste Management	10.0	5	
Tree Plantation	5.0	2	Tree Plantation	20.0	5	
Air, Noise, Soil, Water Monitoring	0.0	2	Monitoring for Air, Water, Noise & Soil	0.0	1	
Rainwater harvesting system	2.0	1	Rainwater harvesting system	0.0	1	
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	5.0	3	Stack height for DG Sets and its acoustics	10.0	5	
CER Budget	20	-				
Sub-Total	32	10.5	Total	50.0	24	
Total	Rs 116.5 Lakhs					

3.5.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :26/09/2024

Deliberations of SEAC 1 :

The case was taken up in 301st meeting held on 26.09.2024. However PP requested vide letter dated 24.09.2024 to defer their case as they could not attend the meeting due to unavailability of certified compliance report of earlier EC. The committee acceded with the request of PP and deferred their case.

3.5.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding License, previous EC, IGBC, CTE, Built-up area, green area, CCR, ATR, Water Assurances, Power Assurance, Forest NOC, Aravali NOC, Wildlife Sanctuary, Sewerage Water, Treated Water, HT Line, AAI NoC, Revenue Rasta, CA Certificate, Structure Stability Certificate, Percolation Data, Ground Water Quality, number of OWC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Pyramid Dream Homes LLP (as per Land License No.109 of 2019 issued by

DTCP vide Endst. dated 11.09.2019 and further Change of Developers Order issued vide Endst.No.LC-4011-A+B-JE (VA)/2020/6348 dated 09.03.2020)

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

3.5.5. Recommendation of SEAC

Recommended

3.5.6. Details of Environment Conditions

3.5.6.1. Specific

N/A

3.5.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of

0.	Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.

1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.

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.
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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
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.
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.
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
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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
1	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities

6.	should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
1 7.	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.
1 8.	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.
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.

4.	
2 5.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 6.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 7.	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).
2 8.	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.
2 9.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 0.	Water intensive and/or invasive species should not be used for landscaping.
3 1.	As proposed 4,710.080 sqm (20.923% of plot area) PP shall provide green area development.
3 2.	06 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 3.	The PP shall install Solar panel as per HAREDA norms.
3 4.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 5.	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) .
3 6.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 7.	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.

3.6. Agenda Item No 6:

3.6.1. Details of the proposal

Extension in Validity of Environmental Clearance (EC) for Proposed Group Housing Project- Expansion (15.556 Acres) at Sector-2, Village Gwal Pahari, Gurugram, Haryana by NUCLEUS CONBUILD PRIVATE LIMITED located at GURUGRAM,HARYANA	
Proposal For	Application for Validity Extension of EC- Form-6

Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516168/2024	SEAC/HR/2024/291	26/12/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.6.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516168/2024 dated 26.12.2024 for obtaining **Extension in Validity of Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.573651 dated 20.12.2024.

3.6.3. Deliberations by the committee in previous meetings

N/A

3.6.4. Deliberations by the SEAC in current meetings

The case was taken up in 309th meeting held on 10.01.2025. However PP requested vide letter dated 06.01.2025 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

3.6.5. Recommendation of SEAC

Deferred for PP not attending the meeting

3.7. Agenda Item No 7:

3.7.1. Details of the proposal

Jyoti Strips Private Limited "Proposed Cold Rolling Mill Complex with Galvanizing and color coating line having total Capacity of Various products 7, 80,000 MTPA" located at # Kila No. 4 to 24, Prithla - Tatarpur Road, Village Tatarpur, Palwal, Haryana over an area of 127294.69 sq.m. (12.729 ha). by JYOTI STRIPS PRIVATE LIMITED located at PALWAL, HARYANA

Proposal For

Fresh EC

Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/IND1/503501/2024	SEAC/HR/2024/230	11/11/2024	Metallurgical Industries (ferrous and non ferrous) (3(a))

3.7.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/IND1/503501/2024 dated 11.11.2024 for obtaining under **Environment Clearance** Category 3(a) of EIA Notification dated 14.09.2006. The PP

submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 937460 dated 08.11.2024.

The case was taken up in 305th meeting held on 29.11.2024. However, PP and consultant did not appeared before the committee. PP requested through email dated 22.11.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

Basic Details

Name of the Project- EC for Proposed Cold Rolling Mill Complex with Galvanizing and Color Coating line having total Capacity of Various products 7, 80,000 MTPA" located at #Kila No. 4 to 24, Prithla Tatarpur Road, Village Tatarpur, Palwal, Haryana over an area of 127294.69 sq. m. (12.729 ha) by M/s Jyoti Strips Private Limited.

Sr. No.	Particulars	Proposed
1	Latitude	28°13' 49.432" N
2	Longitude	77°18' 31.314" E
3	Plot area	Total plot area :- 10.779 Ha Built-up area :- 5.522 Ha
4	Total Green area with percentage	3.89 Ha (36.09%)
5	Rain water	27 Nos Harvesting Pit
6	STP Capacity	75 KLD
7	ETP	ETP 1 – 160 KLD, ETP 2 – 65 KLD
8	Power Requirement	15 MVA
9	Man Power Requirement (Peak Season)	Around 2000 Nos.
10	Power Backup	3000 KVA Genset
11	Total water Requirement	750 KLD
12	Fresh Water	450 KLD
13	Treated water	300 KLD
14	Waste Water Generated	67.5 KLD (Domestic), 176.25 KLD (Trade)
15	Total Cost of the Project	800 Cr
16	EMP Capital Cost	3803.5 Lacs

17	EMP recurring cost	705.3 Lacs
18	Incremental Load in respect of stack emission	
	(i) PM10	0.813 /3
	(ii) PM 2.5	0.588 /3
	(iii) NO2	2.408 /3
	(iv) CO	2.808 /3

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 18.01.2025 mentioning therein as under:

1. That, we have proposed to establish the project/ industrial unit of Jyoti Strips Private Limited "Proposed Cold Rolling Mill Complex with pickling, annealing, galvanizing and colour coating line having total Capacity of Various finished products 7,80,000 MTPA (Seven Lakh Eighty Thousand Tonnes per Annum)" located at # Kila No. 4 to 24, Prithla - Tatarpur Road, Village Tatarpur, Palwal, Haryana. The total capital cost of 800 crore is proposed. The proposed project is listed as S.no. 3(a) Metallurgical industries (ferrous & non-ferrous) of Schedule I and categorized under category B1, EIA Notification dated Sep 14th, 2006 and its subsequent amendments issued by MOEF&CC.
2. That, the land proposed during ToR application was 12.729 Ha, now as per the industrial conversion, the revised land is 10.779 Ha for which the CLU has been accorded by DTCP, Haryana through 3 nos. of CLU, details of which is given as below and the conversion letters are enclosed as **Annexure-I**.
Industrial converted land – 10.779 Ha (5.367 ha + 1.871 ha + 3.540 ha)
For 53674.76 Sq.m.

Sr. No.	Letter No.	Date	Validity	Khasra No.	Area (Sq.m.)
1.	Memo No. PL- 144 3 JE(S)-2017/ 3660	27.02.2017	26.02.2019	Khasra No. 40/13, 14, 17/1, 18, 17/2, 23, 24 and 42/4 of village jatola and 76/8, 9, 10/2, 11/1, 11/2, 11/3, 12/2, 12/1, 13, 18, 19/1, 19/2, 20, 23/2, 24, 77/1 5/1, 15/2, 98/4, 7 and 8/1 of village prithla sector-11	53674.76
2.	Memo No. PL- 144 3-JE(SK) 2019/627 3	06.03.2019	26.02.2020	One year extension of CLU permission issued vide memo no. 3660 dated 27.02.2017 upto 26.02.2020	53674.76
3.	Memo No. PL- 144 3-JE(SK) 2020/389 6	10.02.2020	26.02.2021	Further one year extension of CLU permission issued vide memo no. 3660 dated 27.	53674.76

02.2017 upto 26.02.2021.

For 18714.60 Sq.m.

S.No.	Letter No.	Date	Validity	Khasra No.	Area (sq.m.)
1.	Memo No.PL- 1443-B-PA(SS)-2018/5405	09.02.2018	08.02.2020	Khasra No.38/21, 23/1, 22, 40/2, 3/1, 8/2, 9 of Village Maindapur and 40/7 of Village JATO LA, Sector- 11, Palwal	18714.60
2.	Memo No.PL- 1443-JE(SK)-2020/3893	10.02.2020	09.02.2022	Two-year extension of CLU permission issued vide Memo no.5405 dated 09.02.2018 upto 09.02.2022	18714.60

For 35406.827 Sq.m.

S.No.	Letter No.	Date	Validity	Khasra No.	Area (sq.m.)
1.	Memo no. CLU/PL-168 1A/CTP/8566/2022	29.03.2022	28.03.2024	Khasra no. 38/16/2, 17, 18/1, 18/2, 19, 20, 20, 23/2, 24/1, 25/1, 25/2/2, 40/3/2, 4/1, 4/2/1, 4/2/2, 5/1, 5/2, 6, 8/1, 15/1 of Village Maindapur/ Jatola, Tehsil Hodal	35406.827
2.	Memo No. ECLU/PL- 1681A/CTP/11277/2024	02.04.2024	28.03.2027	Khasra no. 38/16/2, 17, 18/1, 18/2, 19, 20, 20, 23/2, 24/1, 25/1, 25/2/2, 40/3/2, 4/1, 4/2/1, 4/2/2, 5/1, 5/2, 6, 8/1, 15/1 of Village Maindapur/ Jatola, Tehsil Hodal	35406.827

3. That, the fresh water requirement will be 450 KLD which will be sourced from ground water for which prior permission from Haryana Water Resources Authority will be obtained before start of construction and operation of industry.
4. That, the rainwater recharge structures will be developed within the area considering One artificial recharge structure per acre, hence minimum 27 structures (single bore) will be constructed initially based on 90mm/ hour peak rainfall and percolation rate of 5 lps.
5. That, the effluent will be treated in separate treatment facilities. The sewage water will be treated in STP, the treated water will be used for plantation and flushing only. The trade effluent will be treated in ETP 1, ETP 2, WRP & ZLD plant (MVR + ATFD) and treated water will be used for process and cooling only.
6. That, the domestic sewage water generated (67.5 KLD) in the industry will completely be treated in the Sewage Treatment plant (capacity 75 KLD) and treated water will be utilized in flushing through dual pipeline system (30 KLD) and plantation development (37.5 KLD). The ZLD will be maintained.
7. That, the total trade effluent generation will be 176.25 KLD (ETP 1 – 127.5 KLD + ETP 2 – 48.75 KLD) in the industry will completely be treated in the Effluent Treatment plant (ETP 1 – capacity 160 KLD & ETP 2 – capacity 65 KLD). The reject of ETP 1 & ETP 2 will be further treated in ZLD plant which is comprising of MVR and ATFD technology (capacity – 150 KLD). The design capacity of ETP 1, ETP 2 & ZLD plant are considered 25% higher than the wastewater generation.
8. That, the total treated trade water of 270 KLD will be recovered and reused in process and cooling tower only and 44 TPD (16000 TPA) sludge will be generated as Hazardous Waste under Category 35.3, Schedule-I which will be sent to authorized actual users or CTDF. The agreement with authorized actual user will be done prior to the start of operation as per the HW(M&TM)R, 2016.

9. That, the manufacturing process includes pickling, rolling, annealing, galvanizing and color coating. Raw material required for the products specified above will be Hot rolled coils and the process flow chart is enclosed as **Annexure-2**.
10. That, the industry will comply with the Hazardous and other Wastes (Management & Transboundary Movement) Rules, 2016.
11. That, the total used oil/ grease/ spent oil/ oil-soaked cotton waste generated will be 200 TPA as Hazardous Waste under Category 5.1 & 5.2, Schedule-I which will be sent to the actual authorized user.
12. That, the industry will comply with the Solid Waste Management Rules, 2016.
13. That, the 500 kg per day STP sludge will be generated which will be used as manure for plantation. Municipal solid waste of 250 kg/ day will be generated from canteen facility which will be treated in organic waste composter (300 kg capacity) and the generated bio-compost will be used as manure for plantation. The total steel scrap generated from the process will be 181.81 TPD which will be sent to vendors.
14. That, the total power requirement will be 15 MVA which will be sourced from Haryana Vidyut Prasaran Nigam Limited. Initially 10 MVA will be required for which the approval has been obtained vide memo no. R.No.-1936/Ch-03/NCR/FBD-755 dated 10.03.2023, copy enclosed as **Annexure-3**. Clean power and energy efficient equipment will be preferred. A total 2500 kW solar power plant (which is 16.5% of total power load) is proposed at the site or green power will be procured under PPA mode in phased manner along with installation of highly energy efficient lights (LED), VFD, energy efficient motors & fans, etc.
15. That, the entire fuel used in the proposed project will be green fuel.
16. That, the Boiler of 10 TPH is proposed with PNG/ LNG fuel attached with a stack height of 30 m.
17. That, the silent power generator - DG Sets (the revised capacity from 2000 kVA to 3000 kVA of different configuration) are proposed for emergency power failure with dual fuel (PNG+HSD) or CPCB IV emission norms will be installed attached with a stack height of 30 m.
18. That, the PNG fuel/ electrical thermal energy will be used in the industrial process of annealing, galvanizing and color coating furnaces.
19. That, the CNG/ electric based green fleet of vehicles will be used for raw materials and products transportation.
20. That, a pond will be adopted in nearby village for the purpose of groundwater recharge.
21. That, the industry will develop plantation within an area of 3.89 Ha (36.09% of total plot area) at a density of 1000 trees/ hectare with a spacing of 3m x 3.5m having 2-tier along the plant boundary and 4 tier in block plantation. The breakup of plantation area includes block plantation of 1.89 Ha (17.53% of total plot area) and balance is in peripheral green along the boundary and organized green (garden). Local species of 5-6 feet will be planted along the boundary and block area except under HT line area where the shrubs and garden are proposed. The total cost proposed for plantation development will be Rs. 48.75 lakhs. Details enclosed as **Annexure-4**. The land available under the HT line will be completely no-construction zone and only grasses and bushes/ shrubs will be developed thereunder.
22. That, there is one schedule I species – Peafowl observed in the buffer zone of the study area for which the wildlife conservation plan of Rs. 26.75 lakhs is proposed which will be implemented with the DFO, Palwal approval. The approval of wildlife conservation plan will be obtained prior to the start of construction and operation of industry.
23. That, the compliance to public hearing action plan has been prepared with a total 3-year budget of Rs. 3.55 crores out of which Rs. 62 lakhs will be spent on pond rejuvenation, Rs. 18 lakhs on plantation, Rs. 185 lakhs on medical facilities including ambulance and Rs. 140 lakhs on education facilities upgradation in nearby villages namely Tatarpur, Prithla and Jatola.
24. That, the prior approval for building plan and structural stability certificate will be obtained from the concerned authority prior the start of construction of the industry.

25. That, the fire NOC will be obtained prior the start of operation of the industry.
26. That, the Consent to establish will be obtained prior the start of construction and consent to operate and hazardous waste handling authorization prior start of operation of the industry from HSPCB.
27. That, the land area does not involve any forest land and Aravali plantation for which clarification has been obtained from the DFO, Palwal vide letters dated 25.11.2024. Copy enclosed as **Annexure-5**.
28. That, the groundwater quality of nearby area is moderate in terms of salinity, analysis report of the same is enclosed as **Annexure-6**.
29. That, the CA certificate for the cost of land and construction is enclosed as **Annexure-7**.
30. That, there is no litigation pending against the project and /or land in which the project will be set up.
31. That, there is no revenue rasta involved in the industrial converted land of 10.779 Ha.
32. That, there is an existing shed from 2021 onwards for which OC has been obtained from dept of Town & Country Planning vide letter no. PL-1443-B/AD (NK)/2021/14036 dated 16.06.2021. This shed is utilized for trading which does not attract EC. Thus, the case is non-violated case. There are total 9 trees existing at the site which will not be cut during the construction and operation of the industry.
33. That, I hereby give undertaking that the data and information given above are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the Project will be revoked at our risk and cost.

The PP further submitted following details:-

Production Details:

RAW Material Details:

S. No.	Name	Proposed Capacity (TPA)	Total Capacity (TPA)	
	HRPO coils/sheets	120000	120000	
	Cold rolled full hard coils	60000	60000	
	CRCA coils/sheets	90000	90000	
	Galvanized/galvalume coils	240000	240000	
	Colour coated coils	120000	120000	
	CDW	30000	30000	
	HR tube	30000	30000	
	CR tube	60000	60000	
	Stamping	30000	30000	
Total capacity		780,000 TPA		
SN	Name	Quantity, TPA	Source	Transportation

1	Hot Rolled Coils of Stainless Steel	840000	TATA STEEL, SAIL, JSW	By Rail & Road
2	Fuel - PNG/CNG	650 MMBTU	ADANI	By Pipeline

EMP Budget:

S. No.	Environment/ Social Control Measure	COST OF EMP		Remarks
		Proposed (In Lacs R s.)		
		Capital Cost	Recurrin g Cost	
1	Air Emission mitigation measure adopted for point source, area source and line source	1500	500	Twin tower (acidic) scrubber
2	Water discharge mitigation measures to maintain ZLD with effectiveness	200	20	MVR with ATFD technology will be proposed
3	Rainwater harvesting	200	20	27 nos. of artificial recharge structures are proposed
4	Plantation development	48.50	4.50	3421 nos. saplings, plantation
5	Fire fighting	1500	150	Firefighting equipment (hydrant lines, fire tender vehicle and extinguishers) as per NBC code
6	Pond	62	6.0	
7	Plantation	18	2.0	600 trees in each village Devli, Asawati, Pyala, Dundsa, Gadpuri, Pirthala and Baghaula
8	Health	135	1.3	A wellness center fully equipped with emergency facilities, adequate no. of first-aid treatment and medicines will be constructed. Free ambulance facility, routine check-up and free medicine facilities for locals at plant site.

9	Education	140	1.5	Strengthening of Government schools at village Tatarpur, Jatola and Prithla (repairing of buildings, toilets, school furniture and library)
	Total	3803.5	705.3	

3.7.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :29/11/2024

Deliberations of SEAC 1 :

The case was taken up in 305th meeting held on 29.11.2024. However, PP and consultant did not appeared before the committee. PP requested through email dated 22.11.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

3.7.4. Deliberations by the SEAC in current meetings

The Committee held a detailed discussion on the documents submitted by PP and found in order. After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

3.7.5. Recommendation of SEAC

Recommended

3.7.6. Details of Environment Conditions

3.7.6.1. Specific

Specific Conditions:

- | | |
|----|--|
| 1. | <ol style="list-style-type: none"> The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC. A Green Belt/area of 33% of total plot area shall be developed in a time frame of two years covering with native species within plant premises and avenue plantation (as committed by PP). Greening and Paving shall be implemented in the plant area to arrest soil erosion and dust pollution from exposed soil surface. No ground water will be extracted. The project proponent shall maintain ETP and treated water will be reused and maintain the ZLD status. |
|----|--|

6. The Oils cum and oily waste from plant shall be sent to registered re-cyclers.
7. All internal road and connecting road from project site to main highway shall be maintained with suitable Indian Standards as per the traffic load.
8. Performance test shall be conducted on all pollution control systems every year.
9. Particulate matter emission from stacks shall be less than 150 mg/Nm³.
10. Hazardous waste generated i.e. Empty Barrel/Containers contaminated with Chemicals, Used Oil shall be sent to registered re-cyclers and the Oilsoaked clothes/residues shall be sent to TSDF and Acid Recovery Plant shall be maintained.
11. The progress made in CER/EMP Budget expenditure shall be submitted along with six monthly compliance report to the IRO and also upload on the company web site.
12. The gaseous emission from various processes should conform to the load/ mass based standards as prescribed by the Ministry of Environment & forest and the Central/State Pollution Control Board from time to time. At no time the emission level should go beyond the prescribed standards.
13. Particulate matter emission from stacks shall be as per the stipulated guidelines of SPCB/CPCB.
14. Water meter to be installed at every inlet point of fresh water uptake and also at circulation point and regular record to be maintained.
15. The project proponent shall install 24 x 7 continuous effluent monitoring system with respect to standards prescribed in environment (Protection) Rules 1986 and its amendments from time to time and connect it to SPCB and CPCB online servers and calibrate the system from time to time according to equipment suppliers specification through labs recognized under Environment (Protection) Act 1986 or NABL accredited laboratories
16. Garland drain and collection pit shall be provided for each stockpile in case of runoff in the event of heavy rains and to check the water pollution due to surface runoff.
17. A resource efficiency group shall be created to set annual targets for resource conservation and annual reports shall be furnished to RO
18. All internal roads should be concreted/paved. Proper lighting and proper pathway inside the factory premises should be constructed to ensure safe vehicular movement. Provision of separate pathway for entry and exit of vehicles should be considered. Vehicles should conform to pollution under control (PUC) norms. Proper housekeeping shall be maintained within the premises. Solar lighting should be used as far as practicable complying with HAREDA norms, if applicable.
19. Vehicles carrying a raw material shall be covered with tarpaulin to prevent spreading of dust during transportation
20. Regular Sweeping of Road shall be practiced with vacuum sweeping machine or water sprinkling to minimize dust.
21. Adequate measures to be adopted for control of fugitive emissions. Regular water sprinkling should be done to control the fugitive emissions.
22. Health and safety of workers should be ensured. Workers should be provided with adequate personnel protective equipment and sanitation facilities. Occupational health surveillance of workers shall be done on a regular basis and record maintained as per factories act.
23. Adequate measures to be adopted to ensure industrial safety. Proper fire detection & protection systems to be provided to control fire and explosion hazards.
24. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan (DMP) shall be implemented
25. The project proponent carry out heat stress analysis for the workman who work in high temperature work zone and provide personal protection equipment as per the norms of the factory act

3.7.6.2. Standard

3(a)	Metallurgical Industries (ferrous and non ferrous)
Statutory compliance	
1.	The Environment Clearance (EC) granted to the project/ activity is strictly under the provisions of the EIA Notification, 2006 and its amendments issued from time to time. It does not tantamount/ construe to approvals/ consent/ permissions etc., required to be obtained or standards/conditions to be followed under any other Acts/Rules/Subordinate legislations, etc., as may be applicable to the project.
Air Quality Monitoring and Preservation	
1.	The project proponent shall install 24x7 continuous emission monitoring system at process stacks to monitor stack emission as well as 04/06 Nos. Continuous Ambient Air Quality Station (CAAQMS) for monitoring AAQ parameters with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time. The CEMS and CAAQMS shall be connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories. (case to case basis small plants: Manual; Large plants: Continuous and their no's.)
2.	The project proponent shall carryout Continuous Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5 in reference to PM emission, and SO2 and NOx in reference to SO2 and NOx emissions) within and outside the plant area (at least at four locations one within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.
3.	The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
4.	Sampling facility at process stacks and at quenching towers shall be provided as per CPCB guidelines for manual monitoring of emissions.
5.	Appropriate Air Pollution Control (APC) system shall be provided for all the dust generating points including fugitive dust from all vulnerable sources, so as to comply prescribed stack emission and fugitive emission standards.
6.	The project proponent shall provide leakage detection and mechanized bag cleaning facilities for better maintenance of bags.
7.	Sufficient number of mobile or stationery vacuum cleaners shall be provided to clean plant roads, shop floors, roofs, regularly.
8.	Ensure covered transportation and conveying of raw material to prevent spillage and dust generation; Use closed bulkers for carrying fly ash.
9.	Recycle and reuse iron ore fines, coal and coke fines, lime fines and such other fines collected in the pollution control devices and vacuum cleaning devices in the process after briquetting/ agglomeration.
10.	The project proponent use leak proof trucks/dumpers carrying coal and other raw materials and cover them with tarpaulin.
11.	The project proponent shall provide primary and secondary fume extraction system at all heat treatment furnaces.
12.	Wind shelter fence and chemical spraying shall be provided on the raw material stock piles.

1 3.	Design the ventilation system for adequate air changes as per prevailing norms for all tunnels, motor houses, Oil Cellars.
1 4.	Pollution control system in the plant shall be provided as per the CREP Guidelines of CPCB.
1 5.	The project proponent shall adopt the Clean Air practices like mechanical collectors, wet scrubbers, fabric filters (bag houses), electrostatic precipitators, combustion systems (thermal oxidizers), condensers, absorbers, adsorbers, and biological degradation. Controlling emissions related to transportation shall include emission controls on vehicles as well as use of cleaner fuels. Sufficient numbers of additional truck mounted Fog/Mist water cannons shall be procured and operated regularly inside the project premises and also in the surrounding villages to arrest suspended dust in the atmosphere.
1 6.	Bag filters shall be cleaned regularly and efficiency of bag filter system shall be monitored at regular intervals.
1 7.	Water Sprinklers/Water mist system shall be installed near raw material yards, operational units and other strategic locations to control fugitive emissions from the plant.
1 8.	The particulate matter emissions from the process stacks shall be less than 30 mg/Nm ³ and measures shall be undertaken as per the submitted action plan. Efficient Air monitoring equipment shall be installed.
1 9.	Following additional arrangements to control fugitive dust shall be provided: a. Fog / Mist Sprinklers at all on bulk raw material storage area (at the transfer points) like Iron Ore, Coal and for Fly Ash and similar solid waste storage areas. b. Proper covered vehicle shall be used while transport of materials. c. Wheel washing mechanism shall be provided in entry and exit gates with complete recirculation system.
Air Quality Monitoring and Preservation in case of Ferro Alloy Plants	
1.	Briquetting and Jigging plant shall be installed in Ferro Alloys Plant.
2.	The PP shall minimize the evaporation losses in jigging operation to less than 10% using suitable advanced process.
3.	The 4th hole extraction system shall be provided in the Sub Merged Arc Furnaces and EAF.
4.	Industry is going to use silica quartz in large quantities and going to produce Silico Manganese and Ferro Silicon alloy steel. Therefore, it is necessary to control silica/quartz exposures at production Departments, not only emission norms as per Indian Factories Act. The permissible limit for silica/quartz should be within 10 mg/m ³ for total dust as per Indian Factories Act. Therefore, it is recommended to monitor personal and area exposures for silica quartz dust in the process plants. (in case of Silico Manganese and Ferro Silicon alloy steel)
5.	No Ferro-chrome production shall be carried out without prior Environmental clearance from MOEF&CC.
Air Quality Monitoring and Preservation in case of Aluminium Smelter / Aluminium Refinery	
1.	Adopt measures to recover fluoride gas from electrolytic cells and recycle the same in the process.
2.	Practice use of low-sulphur tars for baking anodes
3.	Adopt dry scrubbing combined with incineration in order to control emissions of tar and volatile organic compounds (VOCs). The waste heat shall be recovered from the flue gases of incinerator.
4.	Make efforts to increase the life of pot lining through better construction and operating techniques.
5.	Recycle alumina dust collected in ESPs installed in calciner.

6.	Design the pot roofs with louvers and roof ventilators
Air Quality Monitoring and Preservation in case of DI Pipe	
1.	Ductile Iron (DI) plant shall have the following provisions: a. Bag filter for Zn coating and Mg converter area. b. Wet scrubbers in paint and bitumen coating area. c. Bag Filter in Cement lining area. d. PTFE dipped bags shall be used in the plant. e. PM emissions from BF in Zinc coating area shall be 5 mg/Nm ³ . f. ETP with recycling facility shall be included.
Air Quality Monitoring and Preservation in case of BOF	
1.	Basic Oxygen Furnace (BOF) gas shall be cleaned dry
Water Quality Monitoring and Preservation	
1.	The project proponent shall install 24x7 continuous effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time and connected to SPCB and CPCB online servers and calibrate these system from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
2.	The project proponent shall monitor regularly ground water quality at least twice a year (pre- and post-monsoon) at sufficient numbers of piezometers/sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.
3.	Sewage Treatment Plant shall be provided for treatment of domestic wastewater to meet the prescribed standards.
4.	Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.
5.	Tyre washing facilities shall be provided at the entrance of the plant gates.
6.	Water meters shall be provided at the inlet to all unit processes in the steel plants.
7.	The project proponent shall make efforts to minimise water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.
8.	The proposed project shall be designed as Zero Liquid Discharge Plant. ETP shall be installed and there shall be no discharge of effluent from the plant. Domestic effluent shall be treated in Sewage Treatment Plant. Suitable measures shall be adopted for sewage water handling to ensure no contamination of any kind of water body.
9.	All stockyards shall have impervious flooring and shall be equipped with water spray system for dust suppression. Stock yards shall also have garland drains and catch pits to trap the run off material and shall be implemented as per the action plan submitted in EIA/EMP report.
10.	Rain water harvesting shall be implemented to recharge/harvest water as per the action plan submitted in the EIA/EMP report.
Water Quality Monitoring and Preservation in case of Rolling Mills	
1.	The project proponent shall provide the ETP for effluents of rolling mills to meet the standards prescribed in G.S.R 277 (E) 31st March 2012 (applicable to IF/EAF) as amended from time to time. (in case of rolling mills)
2.	Cold Rolling Mill (CRM), color coating and galvanizing plants shall have CETP to treat and recycle the treated water from CRM complex. Sludge generated at CRM ETP shall be sent to TSDF. (in case of cold rolling mills)
Water Quality Monitoring and Preservation in case of Alluminium Shelter	

1.	Reduce water consumption in bauxite beneficiation and alumina refinery by concentrating the solids in the tailings.
Noise Monitoring and Prevention	
1.	Noise pollution shall be monitored as per the prescribed Noise Pollution (Regulation and Control) Rules, 2000 and amendments thereof, and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
2.	The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.
Energy Conservation Measures	
1.	Use torpedo ladle for hot metal transfer as far as possible. If ladles not used, provide covers for open top ladles.
2.	Restrict Gas flaring to < 1%.
3.	Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly;
4.	Provide LED lights in their offices and residential areas.
Energy Conservation Measures in case of Reheating Furnace	
1.	Ensure installation of regenerative/recuperative type burners on all reheating furnaces.
2.	The project proponent shall provide waste heat recovery system (pre-heating of combustion air) at the flue gases of reheating furnaces.
3.	Practice hot charging of slabs and billets/blooms as far as possible.
4.	Ensure installation of regenerative type burners on all reheating furnaces
Energy Conservation Measures in case of Blast Furnace	
1.	Blast Furnaces shall be equipped with Top Recovery Turbine, dry gas cleaning plant, stove waste heat recovery, cast house and stock house ventilation system and slag granulation facility.
Energy Conservation Measures in case of DRI Kilns (Sponge Iron)	
1.	The project proponent shall provide waste heat recovery system on the DRI Kilns.
2.	The dolochar generated shall be used for power generation.
3.	Tar shall be recovered from producer gas and shall be sold to registered processors and phenolic water shall be incinerated in After Burn Chamber (ABC) of DRI kilns.
4.	The PP shall implement the guidelines on sponge iron plants issued by the CPCB/SPCB in this regard.
Waste Management	
1.	Oil Collection pits shall be provided in oil cellars to collect and reuse/recycle spilled oil. Oil collection trays shall be provided under coils on saddles in cold rolled coil storage area.

2.	Kitchen waste shall be composted or converted to biogas for further use.
3.	Used refractories shall be recycled as far as possible.
4.	100% utilization of fly ash shall be ensured. All the fly ash shall be provided to cement and brick manufacturers for further utilization and Memorandum of Understanding in this regard shall be submitted to the Ministry's Regional Office.
5.	The Plastic Waste Management Rules 2016, inter-alia, mandated banning of identified Single Use Plastic (SUP) items with effect from 01/07/2022. In this regard, CPCB has issued a direction to all the State Pollution Control Boards (SPCBs)/Pollution Control Committees (PCCs) on 30/06/2022 to ensure the compliance of Notification published by Ministry on 12/08/2021. The technical guidelines issued by the CPCB in this regard is available at https://cpcb.nic.in/technical-guidelines-3/ . All the project proponents are hereby requested to sensitize and create awareness among people working within the Project area as well as its surrounding area on the ban of SUP in order to ensure the compliance of Notification published by this Ministry on 12/08/2021. A report, along with photographs, on the measures taken shall also be included in the six monthly compliance report being submitted by the project proponents.
6.	A proper action plan must be implemented to dispose of the electronic waste generated in the industry.
7.	Solid waste utilization: a. PP shall install a slag crusher to convert steel slag into aggregate for use in construction industry, fine sand for use as flux in steel plant, sand in brick making and as lime in cement making. b. PP shall recycle/reuse solid waste generated in the plant as far as possible. c. Used refractories shall be recycled as far as possible.
Waste Management in case of Sinter Plant	
1.	SMS slag after metal recovery in waste recycling facility shall be conditioned and used for road making, railway track ballast and other applications. The project proponent shall install a waste recycling facility to recover metallic and flux for recycle to sinter plant. The project proponent shall establish linkage for 100% reuse of rejects from Waste Recycling Plant.
2.	Carbon recovery plant to recover the elemental carbon present in GCP slurries for use in Sinter plant shall be installed.
3.	Waste recycling Plant shall be installed to recover scrap, metallic and flux for recycling to sinter plant and SMS.
Waste Management in case of Aluminium Smelter/ Aluminium Refinery	
1.	A plan for 100 % utilisation of red mud generated shall be implemented. Under the Plan, MOU with shall be signed with potential buyers including cement companies for supply of red mud.
2.	The red mud generated from the project shall be stored in the red mud pond lined with impervious clay prior to use to prevent leakage, designed as per the CPCB guidelines with proper leachate collection system. Ground water shall be monitored regularly all around the red mud disposal area and report submitted to the Regional Office of the Ministry. Proper care shall be taken to ensure no run off or seepage from the red mud disposal site to natural drainage.
Green Belt	
1.	The project proponent shall prepare GHG emissions inventory for the plant and shall submit the programme for reduction of the same including carbon sequestration by trees.
2.	Project proponent shall submit a study report on Decarbonisation program, which would essentially consist of company's carbon emissions, carbon budgeting/ balancing, carbon sequestration activities and carbon capture, use and storage and offsetting strategies. Further, the report shall also contain time bound action plan to reduce its carbon intensity of its operations and supply chains, energy transition pathway from fossil fuels to Renewable

	energy etc. All these activities/ assessments should be measurable and monitor able with defined time frames.
3.	Greening and Paving shall be implemented in the plant area to arrest soil erosion and dust pollution from exposed soil surface.
Public Hearing and Human Health Issues	
1.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
2.	The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms.
3.	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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
4.	Occupational health surveillance of the workers shall be done on a regular basis and records maintained.
5.	All the commitments made towards socio-economic development of the nearby villages shall be satisfactorily implemented. The action plan based on the social impact assessment study of the project as per the EMP in accordance to the Ministry's OM dated 30.09.2020 shall be strictly implemented and progress shall be submitted to the Regional Office of MoEF&CC. PP shall adopt nearby villages and prepare and implement a robust plan to develop them into model villages in next 10 years.
Environment Management	
1.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 30/09/2020. As part of Corporate Environment Responsibility (CER) activity, company shall adopt nearby villages based on the socio-economic survey and undertake community developmental activities in consultation with the village Panchayat and the District Administration as committed.
2.	The company shall have a well laid down environmental policy duly approve 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.
3.	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.
4.	Performance test shall be conducted on all pollution control systems every year and report shall be submitted to Integrated Regional Office of the MoEF&CC.
Miscellaneous	
1.	The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's website permanently.
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
4.	The project proponent shall monitor the criteria pollutants level namely; PM10, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
5.	Action plan for developing connecting and internal road in terms of MSA as per IRC guidelines shall be implemented
6.	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.
7.	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.
8.	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.
9.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
10.	The recommendations of the approved Site-Specific Wildlife Management Plan (in case of involvement of Schedule-I species) shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report to the concerned Regional Office of the MoEF&CC.
11.	The PP shall put all the environment related expenditure, expenditure related to Action Plan on the PH issues, and other commitments made in the EIA/EMP Report etc. in the company web site for the information to public/public domain. The PP shall also put the information on the left over funds allocated to EMP and PH as committed in the earlier ECs and shall be carried out and spent in next three years, in the company web site for the information to public/public domain.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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.
17.	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.

3.8. Agenda Item No 8:

3.8.1. Details of the proposal

Proposed Hospital Building Site at Site No. H-5, Sector - 30A, Phase - II, HSIIDC, Industrial Model Township (I MT), Rohtak, Haryana by Shri Shivraj Kundu by SHIV RAJ KUNDU located at ROHTAK,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/516135/2024	SEAC/HR/2024/284	27/12/2024	Building / Construction (8(a))

3.8.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516135/2024 dated 27.12.2024 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. 012363 dated 13.12.2024.

Table 1 – Basic Detail

Name of the Project: Proposed Hospital Building Site at Site No.- H5, Sector – 30A, Phase – II, HSIIDC, Industrial Model Township (IMT), Rohtak, Haryana by Shri Shivraj Kundu		
Sr. No.		Particulars
Online Proposal no. : SIA/HR/INFRA2/516135/2024		
1.	Latitude	28°52'22.84"N
2.	Longitude	76°39'32.07"E
3.	Plot Area (as per RLA)	12,504.962 m ²
4.	Proposed Ground Coverage	4,372.72 m ²
5.	Proposed FAR	18,545.41 m ²
6.	Non FAR Area	6,406.308 m ²
7.	Total Built Up area	24,951.718 m ²
8.	Total Green Area with Percentage	2,186.32 m ² (17.48 % of total plot area)
9.	Rain Water Harvesting Pits	1 RWH Tank
10.	STP & ETP Capacity	125 KLD STP & 15 KLD of ETP
11.	Total Parking	227 ECS
13.	Maximum Height of the Building (m)	26.13 m
14.	Power Requirement	1951 kW

15.	Power Backup		4 x 750 kVA
16.	Total Water Requirement		151 KLD
18.	Fresh Water Requirement		101 KLD
19.	Treated Water		50 KLD
20.	Waste Water Generated		107 KLD Domestic Wastewater and 13 KLD Effluent
21.	Solid Waste Generated		400.51 kg/Day
22.	Biodegradable Waste		55.31 kg/day
23.	Bio-medical Waste		92 kg/day
24.	Number of Towers		Only 1 Building – Hospital Building
25.	Dwelling Units		296 no. of beds.
26.	Basement		1
27.	Stories		Hospital Building : (G+B+4F)
28.	R+U Value of Material used (Glass)		1.77
29.	Total Cost of the project:	Land Cost Development cost	INR 7.55 crores INR 100 crores Total: INR 107.55 crores
30.	EMP Budget		231.3 lakhs
31.	Incremental Load in respect of:		PM ₁₀ : 3.32 µg/m ³ PM _{2.5} : 0.13 µg/m ³ SO ₂ : 3.42 µg/m ³ NO ₂ : 4.20 µg/m ³ CO: 3.41 µg/m ³
32.	Status of Construction		Vacant land. No construction
33.	Construction Phase		
	Power Back-up		62.5 kVA
	Water Requirement & Source		5 KLD domestic water to be obtained from local tanker water supplier. 50 KLD treated water will be procured from nearby STP.
	STP (Modular)		Septic tank is proposed
	Anti-Smog Gun		1

The case was taken up in 309th meeting held on 10.01.2025. 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 14.01.2025 mentioning therein as under:

1. That, the proposed Hospital Building Site will be developed over a plot area of **12,504.962 sqm (3.09 Acres)** with a built-up area **24,951.718** sqm. Proposed hospital building will be a four storied building having single basement and will be with an accommodation of 296 beds along with facilities like pharmacy store, pathology, blood bank, ETP/STP, rain water harvesting, parking facilities etc.
2. That, the land allotted to Shri Shivraj Kundu through Regular Letter of Allotment (RLA) no. HSIIDC: 3702 dated 25/03/2021 by Haryana State Industrial and Infrastructure Development Corporation (HSIIDC). Attached as **Annexure I**.
3. That, the Possession Certificate of the project site awarded to Shri Shivraj Kundu vide letter no. Est/IP/Rohtak/PHY/2022/00014 dated 28/01/2023 by HSIIDC. The possession certificate with registry papers of plot are attached as **Annexure II**.
4. That, we have proposed proper treatment facilities for wastewater with separate installation of suitable capacity of STP and ETP.
5. That, ETP water will not to be used except in cooling tower and remaining will be evaporated with installation of proper ME.
6. That, the Proposed hospital building will be with an accommodation of 296 beds.
7. That, the Building plan is approved by Divisional Town Planner, HSIIDC, Rohtak with memo no. 191 – 198 dated 13/08/2024. The approval letter along with site plan is Attached as **Annexure III**.
8. Revised landscape plan (2.5 x 4) is attached as **Annexure IV**.
9. That, the Power assurance certificate given by Uttar Haryana Bijli Vitran Nigam Limited (UHBVNL) vide memo no. Ch-133/15C-1 dated 16/12/2024 to supply an estimated load of 3480 kVA. Attached as **Annexure V**.
10. That, the Letter confirming availability of water supply and sewer line to project site has been communicated by HSIIDC vide letter no. HSIIDC: IMT: RTK:2024:698 dated 13/12/2024. Attached as **Annexure VI**.
11. That, we will dispose the waste material as per Bio-medical and Solid Waste Management rules, 2016.
12. That, we will obtain the agreement with HSPCB authorized Bio-Medical waste vendor for the proper disposal of Bio-Medical waste and we will not dispose the same anywhere else.
13. That we have revised the EMP including CSR budget for school and the revised EMP is attached as **Annexure VII**.
14. That the Structural stability certificate is obtained from structural design engineer dated 08.11.2024 and is attached as **Annexure VIII**.
15. That the Electrical plan is attached as **Annexure IX**.
16. That, the Percolation rate of the soil is 5 LPS.
17. That there is no existing borewell at site, but the nearby water quality is moderate (having TDS approx. 1200 mg/l) in nature. Also, the water level is very high (approx. 5-6 m) and so as per the norms, we have proposed to install rain water collection tank instead of recharge pits and the collected rain water will be used for green belt maintenance.
18. That, there is no notified wildlife sanctuary/national park within 10 km buffer radius from the project site.
19. That, no construction for the proposed land has been started and same will be commenced only after obtaining the Environment Clearance.
20. That, there is no HT line passing from the project site.
21. That, there is no revenue rasta passing from the project site.
22. That, there is no any litigation pending for the project.
23. That, Forest NOC is not applicable as the land is allotted by HSIIDC.
24. That all the data and information furnished in the application, enclosures and other documents for obtaining Environment Clearance of the above said project is true to my

knowledge and are factually correct.

Table 2 – EMP Detail

S.No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	20	2
2	Tractors/Tanker cost for Water sprinkling for dust suppression	1	5
3	Wheel wash arrangement during construction phase	1	0.1
4	Sanitation for labours (mobile toilets/septic tank)	5	0.2
5	Anti-Smog Guns	5	0.5
6	Sedimentation Tank	2	4
7	Handling of construction waste material	1	1.5
Total		35	13.3

EMP Operation Phase:

S. No.	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	Sewage Treatment Plant	75	2
2	Effluent Treatment Plant	20	0.5
3	Rain water Harvesting Tank	20	0.5
5	Solid Waste Management	15	1
6	Bio-Medical Waste Management	25	3
7	Water efficient fixture and measures	5	0.5
Total		160	7.5

EMP During Outside of the Project site

	Component	Capital Cost (Rs in Lakh)	Recurring Cost (Rs in Lakh/Yr)
1.	Facilities for Nearby Government School	15.5	-
TOTAL		15.5	-

Total EMP Budget

	Component	Capital Cost (Rs in Lakh)	Recurring Cost (Rs in Lakh/Yr)
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1.	EMP During Construction Phase	35	13.3
2.	EMP During Operational Phase	160	7.5
3.	EMP During Outside of the Project site	15.5	-
TOTAL		210.5	20.8

3.8.3. Deliberations by the committee in previous meetings

N/A

3.8.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Builtup Area, Land Allotment, Possession Certificate, STP, No. of Beds, ETP, Building Plan, Landscape Plan, Power Assurance, Water, Solid Waste, Bio-Medical Waste, EMP, CSR, Structural Stability Certificate, Electrical Plan, Percolation Rate of the Soil, Borewell,, Wildlife Sanctuary, HT Line, Revenue Rasta, Forest NOC, Litigation as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Shri Shivraj Kundu S/o Shri Zile Singhas per allotment letter no. HSIIDC:3702 dated 25.03.2021

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

3.8.5. Recommendation of SEAC

Recommended

3.8.6. Details of Environment Conditions

3.8.6.1. Specific

N/A

3.8.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town

	planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	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 lightning etc.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
1 0.	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.
1 1.	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.
1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not

1.	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.
1 2.	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.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.

Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	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.
Waste Management	
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.
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.
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.
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.
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.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
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.
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.
1	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing

0.	guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
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.	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.
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.
Miscellaneous	
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.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
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.
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.
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.
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

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.
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.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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.
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.
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.
Specific Conditions	
1.	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.
2.	The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes.
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 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.
6.	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.
7.	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.
8.	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.
9.	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.
10.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11.	Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13.	The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
15.	The PP shall not mix ETP treated effluent with STP water.
16.	The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase.

1 7.	The PP shall follow SOP regarding single use plastic free.
1 8.	The PP shall follow the SOP for reduction of carbon footprints.
1 9.	PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water.
2 0.	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.
2 1.	The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
2 2.	The PP shall carry out quarterly maintenance and cleaning of RWH tank .
2 3.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 4.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 5.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 6.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 7.	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.
2 8.	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.
2 9.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
3 0.	The minimum growth of trees should be 03 meters with sufficient canopy.
3 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.
3 2.	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).
3 3.	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.
3	The species with heavy foliage, broad leaves and wide canopy cover are desirable.

4.	
3 5.	Water intensive and/or invasive species should not be used for landscaping.
3 6.	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.
3 7.	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.
3 8.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 9.	As proposed 2,186.32 m² (17.48 % of total plot area) shall be provided for green area development.
4 0.	01 Rainwater Storage Tank shall be provided for ground water storage as per the CGWB norms.
4 1.	The PP shall provide Solar Panels as per HAREDA norms.
4 2.	The PP shall install required number of Anti-Smog Guns at the project site as per the requirement of HSPCB.
4 3.	The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.9. Agenda Item No 9:

3.9.1. Details of the proposal

The project is Expansion of Affordable Group Housing colony planned in the revenue estate of village Kherki Da ula, Sector-76, Gurugram, Haryana by M/s Pyramid Infratech Pvt. Ltd. by PYRAMID INFRATECH PRIVATE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/496525/2024	SEAC/HR/2024/192	16/09/2024	Building / Construction (8(a))

3.9.2. Project Salient Features

<p>The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496525/202 on dated 16.09.2024 for obtaining ToR under violation category for Expansion under Category 8(a) of EIA Notification 14.09.2006 and is subsequent amendment under violation category. The PP submitted</p>

requisite scrutiny fee of Rs.2,00,000/- vide DD No.695642 dated 12.09.2024.

The case was taken up in 304th meeting held on 13.11.2024. However, neither PP nor consultant appeared before the committee.

During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

The case was taken up in 309th meeting held on 10.01.2025. 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 15.01.2025 mentioning therein as under:

- v The project had received License from the Directorate of Town & Country Planning, Haryana with License no. 26 of 2019 dated 25/02/2019 Valid up to 24/02/2024. and which is further renewed upto 24.02.2025.
- v Earlier, the project was granted Environmental Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2019/393 dated 10/10/2019 for total built up area of 49,055.47 construction of Group Housing colony in an area of 5.00 acres.
- v That, we have obtained CTE from HSPCB through consent No. HSPCB/Consent/: 329962319GUSOCTE7042156 dated:21/11/2019.
- v That, we have obtained IGBC Certificate in June 2024.
- v That, we have already completed construction and development work within project site.
- v That, approved site layout plan has been approved by Superintending Engineer (HQ), HUDA, Panchkula dated 24.12.2021 for a built-up area of 51,658.29 sqm due to addition of IGBC certificate. copy of same is attached as Annexure-1(a).
- v That, the project has also received Zoning Plan from DTCP through Drawing No. DG.TCP 6859 dated 27.02.2019.
- v Now, we have applied for TOR under Violation category for total built-up area is 51,658.29 m². Out of which 49,055.47m² for which EC was obtained and balance built up area under violation is 2,602.82 Sq.m. which was increased by addition of IGBC Certificate.
- v That, PP has assured to abide by order of Supreme Court of India through Writ Petition (Civil) No(s). 1394/2023 dated 17.12.2024 and same is attached as Annexure-1(a).
- v That, SoP for identification and handling of violation cases was issued from MoEFCC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.

3.9.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :13/11/2024

Deliberations of SEAC 1 :

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

3.9.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.9.5. Recommendation of SEAC

Recommended

3.9.6. Details of Environment Conditions

3.9.6.1. Specific

Standard Terms of References (ToR)	
1.	<ol style="list-style-type: none">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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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,

	<p>land, flora and fauna and socio-economic, etc).</p> <ol style="list-style-type: none"> 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. Waste water management (treatment, reuse and disposal) for the project and also the study area. 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. 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. 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. 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. 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 conditions no.1, 2 & 3 above:	
1.	<ol style="list-style-type: none"> The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital. 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: <ol style="list-style-type: none"> Ecological Damage Remediation plan Natural and community resource augmentation plan with quantification The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM10, PM2.5, SO₂, NO₂, CO vis a vis wind rose diagram The PP should submit incremental load statement with respect to existing approved capacity. 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. The PP should submit Land use cover map of site and surrounding study area based on satellite images. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings. The PP should submit Traffic circulation management plan. The PP should submit tangible EMP provisions and compliance thereof. 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.

	<ol style="list-style-type: none"> 11. 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. 12. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted. 13. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern. 14. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time. 15. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory. 16. The PP shall submit the sun simulation path study for building orientation. 17. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads. 18. The PP shall submit the Design and location of lighting arrestors for multi storied buildings. 19. The PP shall submit the Geo Technical studies of project area. 20. The PP shall submit time schedule of completion of RWH and STP. 21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case. 22. The PP shall submit the Geo Tech pictures of the green area.
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3.9.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
Water quality monitoring and preservation	
1.	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.
2.	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.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
Energy Conservation measures	

1.	Outdoor and common area lighting shall be LED.
2.	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.
Waste Management	
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.

3.10. Agenda Item No 10:

3.10.1. Details of the proposal

Expansion of Affordable Group Housing colony planned at village Palra, Sector-70A, Gurugram, Haryana by M/s Pyramid Infratech Pvt. Ltd. by PYRAMID INFRATECH PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/496817/2024	SEAC/HR/2024/292	30/12/2024	Building / Construction (8(a))

3.10.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496817/2024 dated 20.09.2024 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. 695643 dated 12.09.2024. The case was taken up in 309th meeting held on 10.01.2025. 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 15.01.2025 mentioning therein as under:

- v The project had received License from the Directorate of Town & Country Planning, Haryana with License no 84 of 2018 dated 10/12/2018, valid up to 09/09/2024. Total land area for Expansion of Affordable Group Housing is 5.11875 Acres / 20714.813 Sq.mt and Built up area for the same comes out to be 52,769.773 m2.
- v Earlier, the project was granted Environmental Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2019/250 dated 30/08/2019 for total built up area of **49,965.315 m2** construction of Group Housing colony in an area of 5.11875 acres.
- v That, we have obtained IGBC Certificate in Dec 2023.
- v That, we have obtained CTE from HSPCB through consent No. HSPCB/Consent/ : 329962319GUSOCTE7038315 dated:28/11/2019.
- v We have obtained part occupation certificate from DTCP through Memo No.DTP(G)/2023/5530 on dated:17.07.2023 and through Memo No.ZP-1270/PA(DK)/2024/26182 on dated:14.08.2024.
- v That, we have already completed construction and development work within project site.

- v That, revised approved site layout plan is issued from Superintending Engineer (HQ), HUDA, Panchkula dated 24.12.2021 for a built-up area of 51,658.29 sqm due to increase in both FAR and non-FAR area and same is attached as Annexure-1(a).
- v That, the project has also received Zoning Plan from DTCP through Drawing No. DG.TCP 6713 dated 11.12.2018.
- v Now, we have applied for TOR under Violation category for total built-up area of 52769.773 m². Out of which 49,965.315m² for which EC was obtained and balance built up area under violation is 2,804.46 Sq.m
- v That, PP has assured to abide by order of Supreme Court of India through Writ Petition (Civil) No(s). 1394/2023 dated 17.12.2024 and same is attached as Annexure-1(b).
- v That, SoP for identification and handling of violation cases was issued from MoEFCC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.

3.10.3. Deliberations by the committee in previous meetings

N/A

3.10.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.10.5. Recommendation of SEAC

Recommended

3.10.6. Details of Environment Conditions

3.10.6.1. Specific

Standard Terms of References (ToR)

1.	<ol style="list-style-type: none"> 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 (PM₁₀, PM_{2.5}, SoZ, NO_x & 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 conditions no.1, 2 & 3 above:	
1.	<ol style="list-style-type: none"> 1. The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital. 2. 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: <ol style="list-style-type: none"> a. Ecological Damage b. Remediation plan c. Natural and community resource augmentation plan with quantification 3. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, CO vis a vis wind rose diagram 4. The PP should submit incremental load statement with respect to existing approved capacity. 5. 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. 6. The PP should submit Land use cover map of site and surrounding study area based on satellite images. 7. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings. 8. The PP should submit Traffic circulation management plan. 9. The PP should submit tangible EMP provisions and compliance thereof. 10. 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

	<p>available during approval of project.</p> <ol style="list-style-type: none"> 11. 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. 12. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted. 13. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern. 14. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time. 15. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory. 16. The PP shall submit the sun simulation path study for building orientation. 17. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads. 18. The PP shall submit the Design and location of lighting arrestors for multi storied buildings. 19. The PP shall submit the Geo Technical studies of project area. 20. The PP shall submit time schedule of completion of RWH and STP. 21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case. 22. The PP shall submit the Geo Tech pictures of the green area.
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3.10.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
Water quality monitoring and preservation	
1.	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.
2.	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.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
Energy Conservation measures	
1.	Outdoor and common area lighting shall be LED.
2.	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.
Waste Management	
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.

3.11. Agenda Item No 11:

3.11.1. Details of the proposal

Group Housing Colony (Under Violation) in the revenue estate of Village Rohtak, Sector 36A, District Rohtak, Haryana By M/s Sonika Properties Private Limited & others. by SONIKA PROPERTIES PVT LIMITED located at ROHTAK, HARYANA			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/454515/2023	SEAC/HR/2023/004	06/12/2023	Building / Construction (8(a))

3.11.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454515/2023 dated 06.12.2023 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.514787 dated 03.11.2023.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

The case was taken up in 309th meeting held on 10.01.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP alongwith an affidavit dated 14.01.2025 mentioning therein as under:

- v That the project had received License from the Directorate of Town & Country Planning, Haryana vide License No. 65 of 2010 dated 21.08.2010 which was valid till 20.08.2014 which is further renewed upto dated: 20.08.2026 over an area measuring 14.813 Acres.
- v That Project has been already granted environmental clearance from SEIAA, Haryana through vide letter No. SEIAA/HR/2013/448 dated 12/07/2013 for the total built up area 1,15,956.883 Sq.m and total plot area is 59,945.989 Sq.m (14.813 Acre).
- v That we have carried out construction for 1,42,250.833 m² built-up area, thus violation of 26,293.95 Sq.m built-up area is carried out.
- v That now we are applying for EC for 1,46,936.618 Sq.m of built-up area from which 1,42,250.833 Sq.m. built-up constructed and 4,685.785 Sq.m of built-up area proposed to be constructed after grant of fresh EC.
- v That we have consent to establish (CTE) from HSPCB through No. HSPCB/Consent/ : 2821213ROHCTE144757 on dated:18.09.2013
- v We have obtained part occupation certificate from DTCP through Memo No.ZP-647-Vol.-I/AD(RA)/2018/19934 on dated:09.07.2018, through Memo No.ZP-647-Vol.-I/AD(NK)/2019/2284 on dated:24.01.2019 and through Memo No.ZP-647-Vol.-II/JD(NK)/2023/21421 on dated:03.07.2023
- v That we have obtained part consent to operate (CTO) No. HSPCB/Consent/: 329962322ROHCTO24773750 on dated: 15.07.2022.
- v That SoP for identification and handling of violation cases was issued from MoEF&CC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.
- v That the project falls under order dated 17.12.2024 in W.P. (C) No. 1394-/2023 Vanashakti Vs. Union of India by Hon^{ble} Supreme Court.
- v That we will abide the any guideline/order by the Supreme Court regarding violation of any project in future.

3.11.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :05/01/2024

Deliberations of SEAC 1 :

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon^{ble} Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon^{ble} Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

3.11.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.11.5. Recommendation of SEAC

Recommended

3.11.6. Details of Environment Conditions

3.11.6.1. Specific

Standard Terms of References (ToR)

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| 1. | <ol style="list-style-type: none"> 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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 |
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	<p>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.</p> <p>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.</p> <p>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.</p>
Additional Terms of Reference in addition to conditions no.1, 2 & 3 above:	
1.	<ol style="list-style-type: none"> The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital. 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: <ol style="list-style-type: none"> Ecological Damage Remediation plan Natural and community resource augmentation plan with quantification The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM10, PM2.5, SO₂, NO₂, CO vis a vis wind rose diagram The PP should submit incremental load statement with respect to existing approved capacity. 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. The PP should submit Land use cover map of site and surrounding study area based on satellite images. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings. The PP should submit Traffic circulation management plan. The PP should submit tangible EMP provisions and compliance thereof. 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. 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. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory. The PP shall submit the sun simulation path study for building orientation. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads. The PP shall submit the Design and location of lighting arrestors for multi storied

	<p>buildings.</p> <p>19. The PP shall submit the Geo Technical studies of project area.</p> <p>20. The PP shall submit time schedule of completion of RWH and STP.</p> <p>21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.</p> <p>22. The PP shall submit the Geo Tech pictures of the green area.</p>
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3.11.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
Water quality monitoring and preservation	
1.	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.
2.	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.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
Energy Conservation measures	
1.	Outdoor and common area lighting shall be LED.
2.	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.
Waste Management	
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.

3.12. Agenda Item No 12:

3.12.1. Details of the proposal

Proposed commercial complex "Kimberly Suites" over an area measuring 2.875 acres at Village-Bajghera, Sector-112, Gurugram, Haryana by M/s Eminence Township (India) Pvt. Ltd. by EMINENCE TOWNSHIP INDIA PRIVATE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/479569/2024	SEAC/HR/2024/293	30/12/2024	Building / Construction (8(a))

3.12.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/479569/2024 dated 30.12.2024 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. 526046 dated 29.04.2024.

The case was taken up in 309th meeting held on 10.01.2025. 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 17.01.2025 mentioning therein as under:

- v That, the project had received license vide no. 35 of 2012 Dated: 22.04.2012 which is valid upto 21.04.2016 and further renewed dated: 21.04.2025 from the Directorate of Town & Country Planning, Haryana.
- v Earlier, the project was granted Environmental Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2013/460 dated 12/07/2013 for total built up area of **31,734.68** construction of Commercial complex "Kimberly Suites" in an area of 2.875 acres.
- v That, revised approved site layout plan is issued from Superintending Engineer (HQ), HUDA, Panchkula dated 28.06.2017 for a built-up area of **32,544.108** sqm due to increase in both FAR and non-FAR area and same is attached as Annexure-1(a).
- v That, we have obtained CTE from HSPCB through consent No. HSPCB/Consent/ : 329962319GUNOCTE6465331 dated:20/05/2019.
- v That, we have already completed construction activities for Tower-2, Tower-3, Commercial Block, Basement-1 and also obtained OC for the same through Memo No. ZP-800/AD (RA)/2019/16519 dated 11.07.2019.
- v That, CTO has been obtained from HSPCB for 23,656.11 sqm dated 24.05.2024 and for same OC has been obtained.
- v Now, we have applied for TOR under Violation category for total built-up area of 32,544.108 m² in plot area of 2.875 acres.
- v That, the project has also received Zoning Plan from DTCP through Drawing No. DG.TCP 3152 dated 24.04.2012.
- v That, PP has assured to abide by order of Supreme Court of India through Writ Petition (Civil) No(s). 1394/2023 dated 17.12.2024 and same is attached as Annexure-1(b).
- v That, SoP for identification and handling of violation cases was issued from MoEFCC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.

3.12.3. Deliberations by the committee in previous meetings

N/A

3.12.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.12.5. Recommendation of SEAC

Recommended

3.12.6. Details of Environment Conditions

3.12.6.1. Specific

Standard Terms of References (ToR)	
1.	<ol style="list-style-type: none">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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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).

	<ol style="list-style-type: none"> 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.	<ol style="list-style-type: none"> 1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, 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.

	<p>15. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.</p> <p>16. The PP shall submit the design and location of lighting arrestors for multi storied buildings.</p> <p>17. The PP shall submit the Geo Technical studies of project area.</p>
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3.12.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	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 lightning etc.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
Water quality monitoring and preservation	
1.	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.
2.	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.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
Energy Conservation measures	
1.	Outdoor and common area lighting shall be LED.
2.	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.
Waste Management	
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.

3.13. Agenda Item No 13:

3.13.1. Details of the proposal

Expansion of Residential cum commercial complex (under violation category) is located at Sector-79, District-Faridabad, Haryana by M/s Omaxe World Street Pvt Ltd by OMAXE WORLD STREET PRIVATE LIMITED located at FARIDABAD, HARYANA			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/457246/2024	SEAC/HR/2024/024	02/01/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.13.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457246/2024 dated 02.01.2024 for obtaining **Terms of Reference (Under Violation)** under Category 8(b) 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.013119 dated 19.12.2023.

The case was taken up in 287th meeting held on 27.02.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

The case was taken up in 309th meeting held on 10.01.2025. 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 14.01.2025 mentioning therein as under:

1. That, we are going to construct Expansion of residential cum Commercial Complex (Under Violation Category) at Sector-79, District Faridabad, Haryana.
2. That, we would like to submit that we have been granted Phasing plan bearing memo no. ZP-842-Voll-III-A/JD(GK)/2024/38579 Dated 06.12.2024 of commercial colony (under mix land use) measuring 38.540 acres (license no. 17 of 2012 dated 02.03.2012, license no. 62 of 2012 dated 15.06.2012, license no. 51 of 2017 dated 22.07.2017, license no. 52 of 2017 dated 22.07.2017, license no. 133 of 2022 dated 29.08.2022, license no. 23 of 2023 dated 06.02.2023, license no. 24 of 2023 dated 06.02.2023 and license no. 134 of 2024 dated 04.11.2024) falling in sector-79, Faridabad being developed by Omaxe World Street Pvt. Ltd of total area 38.540 acres.

3. That, As per approved Phasing Plan, 13.50 acres area (bearing license no. 133 of 2022 dated 29.08.2022, license no. 23 of 2023 dated 06.02.2023, license no. 24 of 2023 dated 06.02.2023) has shown as Phase -5, 6 & 7 and Building Plan has also approved vide approval Form BR-III dated 17.12.2024.
4. That, we kind request to split off our earlier applied application vide proposal No. SIA/HR/INFRA2/457246/2024 & File No. SEAC/HR/2024 into two parts, one of under violation category (for which we are submitting updated application for violation part only) and for other part we shall apply fresh application of area 13.50 acres for which building Plan and Phasing Plan has duly approved.
5. That, the land area 13.50 acres is vacant and there is no construction activity carried on at site.

PP submitted another affidavit mentioning therein as under:

1. That, we have applied under Expansion in residential cum Commercial Complex (Under Violation Category) over an measuring Plot area 22.29625 acres at Sector-79, District Faridabad, Haryana.
2. That, application for Expansion of Residential & Commercial Project (under violation category) for Terms of reference was submitted vide proposal No. SIA/HR/INFRA2/457246/2024 & File No. SEAC/HR/2024 on 02.01.2024. Meanwhile, project got stayed due to OM issued by MoEFCC Vide file no. F. No. IA3-3/4/2024-IA.III [E 230791] dated 08.01.2024 w.r.t. stay imposed of Hon'ble Supreme Court order dated 02.01.2024 with reference to the SOP dated 07.07.2021 and OM dated 28.01.2022. Now, as per the Supreme court Order dated 17.12.2024 Project is being taken up for grant of Terms of Reference.
3. That, We have split off our earlier applied application vide proposal No. SIA/HR/INFRA2/457246/2024 & File No. SEAC/HR/2024 dated 02.01.2024 into two parts, one of under violation category (for which we are submitting updated application for violation part only) and for other part we shall apply Fresh application of area 13.50 acres for which the building Plan and Phasing Plan has also duly approved.
4. That, as per approved Phasing Plan, Fresh application of area 13.50 acres (bearing license no. 133 of 2022 dated 29.08.2022, license no. 23 of 2023 dated 06.02.2023, license no. 24 of 2023 dated 06.02.2023) has shown as Phase -5, 6 & 7 and Building Plan has also approved vide approval Form BR-III dated 17.12.2024.

3.13.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :27/02/2024

Deliberations of SEAC 1 :

The case was taken up in 287th meeting held on 27.02.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

3.13.4. Deliberations by the SEAC in current meetings

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 MoEF&CC SoP 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 Sector 15 read with Section 19 of the EP Act, 1986.

3.13.5. Recommendation of SEAC

Recommended

3.13.6. Details of Terms of Reference

3.13.6.1. Specific

Standard Terms of References (ToR)	
1.	<ol style="list-style-type: none"> 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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 conditions no.1, 2 & 3 above:	
1.	<ol style="list-style-type: none"> 1. The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital. 2. 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: <ol style="list-style-type: none"> a. Ecological Damage b. Remediation plan

	<p>c. Natural and community resource augmentation plan with quantification</p> <ol style="list-style-type: none"> The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM10, PM2.5, SO₂, NO₂, CO vis a vis wind rose diagram The PP should submit incremental load statement with respect to existing approved capacity. 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. The PP should submit Land use cover map of site and surrounding study area based on satellite images. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings. The PP should submit Traffic circulation management plan. The PP should submit tangible EMP provisions and compliance thereof. 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. 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. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory. The PP shall submit the sun simulation path study for building orientation. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads. The PP shall submit the Design and location of lighting arrestors for multi storied buildings. The PP shall submit the Geo Technical studies of project area. The PP shall submit time schedule of completion of RWH and STP. The PP shall submit affidavit regarding pendency/non pendency of any Court Case. The PP shall submit the Geo Tech pictures of the green area.
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3.13.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Project Details	
1.	Need and benefits of the project.
2.	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
3.	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

Land Environment	
1.	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
Land acquisition and R&R	
1.	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
Environmental Monitoring and Management	
1.	Examine baseline environmental quality along with projected incremental load due to the project.
2.	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
3.	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4.	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
5.	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.
Drainage	
1.	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
Forest	
1.	Submit the details of the trees to be felled for the project, if any .
2.	Submit the present land use and permission required for any conversion such as forest, agriculture etc.
Water Environment	
1.	Ground water classification as per the Central Ground Water Authority.
Water Management	
1.	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
2.	Rain water harvesting proposals should be made with due safeguards for ground water quality.
3.	Maximize recycling of water and utilization of rain water. Examine details.
4.	Examine soil characteristics and depth of ground water table for rainwater harvesting
5.	Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.
Waste Management	

1.	Examine details of solid waste generation treatment and its disposal.
2.	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.
Energy Requirements	
1.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
2.	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
3.	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.
Road and Traffic	
1.	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
2.	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
3.	Examine the details of transport of materials for construction which should include source and availability.
Disaster Management Plan	
1.	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.
Court Cases	
1.	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
Miscellaneous	
1.	Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships .

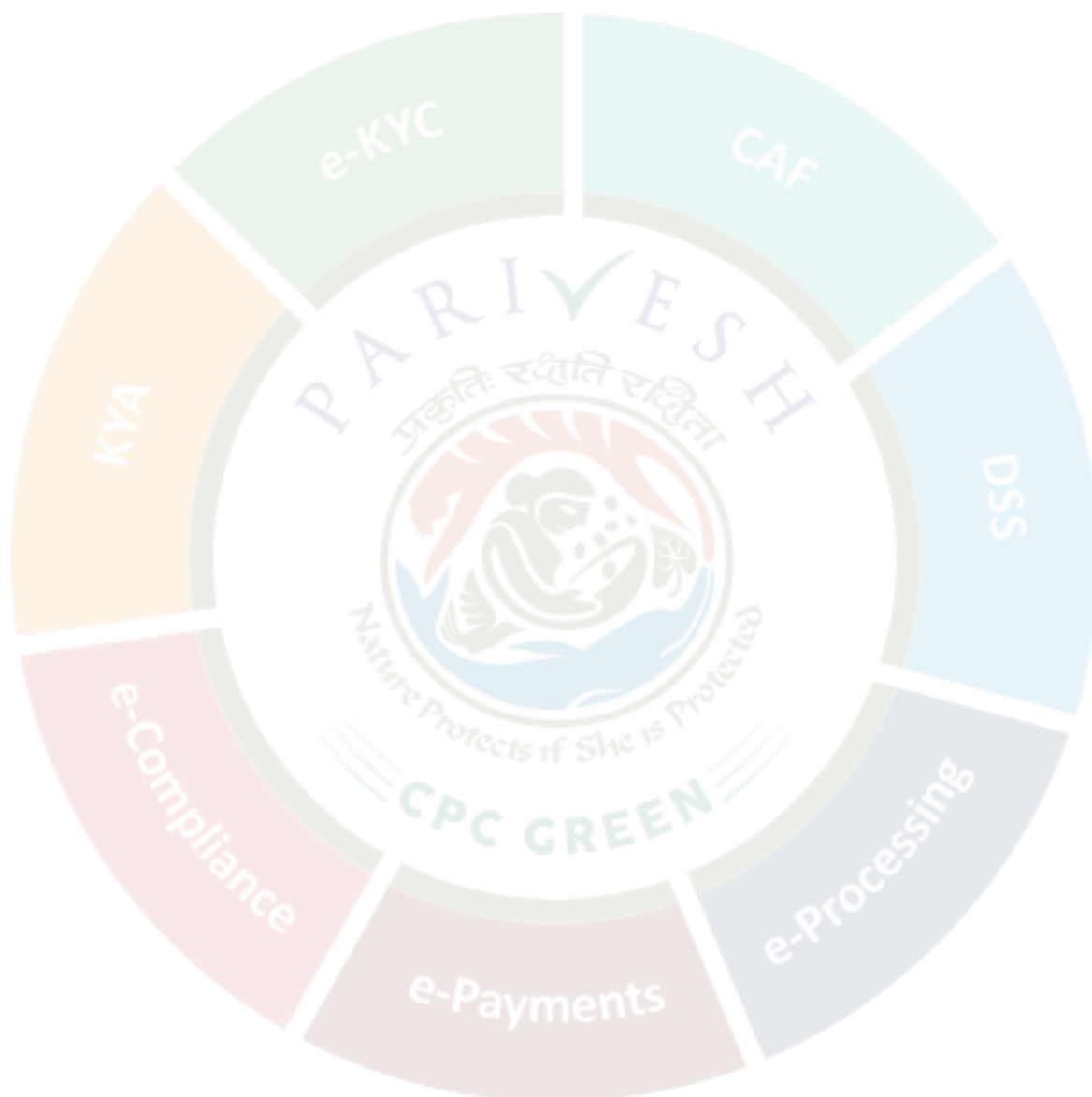
4. Any Other Item(s)

N/A

5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Sh Bhupender Singh Rinwa	Member Secretary, SEAC	scy*****@gmail.com	

2	Vijay Kumar Gupta	Chairman, SEAC	vkg*****@gmail.com	
3	Shri Prabhakar Kumar Verma	SEAC MEMBER	pra*****@gmail.com	
4	Dr Rajbir Singh Bondwal	SEAC MEMBER	raj*****@gmail.com	
5	Dr Vivek Saxena	SEAC MEMBER	viv*****@gmail.com	
6	Sandeep Gupta	SEAC MEMBER	san*****@kuk.ac.in	





Minutes of the 309th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 09.01.2025 and 10.01.2025 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No. 55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006.

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting.

The Minutes of 308th meeting were discussed and approved. In Agenda of this meeting, 30 nos. of projects, received on PARIVESH Portal, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri Prabhaker Verma (Joined through VC)	Member
2.	Dr.Vivek Saxena, IFS (Joined through VC only on 09.01.2025)	Member
3.	Sh.Rajbir Bondwal, IFS (Rtd). (Joined through VC)	Member
4.	Dr. Sandeep Gupta (Joined through VC)	Member
5.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
6.	Sh. Deepak Hooda, Representative from Mines & Geology Department	State Geologist

309.01 EC for proposed Group Housing Project at Plot GH 3B & 3C, at Sector-80, Residential Estate, Manesar, District Gurugram, Haryana by M/s Trehan Promoters & Builders Pvt. Ltd.

Project Proponent : Sh.Alok Pandey
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/516714/2024 dated 31.12.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.583333 dated 27.12.2024.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Group Housing Project at Plot GH 3C & 3C, at Sector - 80, Residential Estate, Manesar, District Gurugram, Haryana by M/s Trehan Promoters & Builders Pvt. Ltd.		
Sr. No.	Particulars	Quantity
1.	Online Proposal Number	SIA/HR/INFRA2/516714/2024
2.	Latitude	28 ⁰ 21'52.64" N
3.	Longitude	76 ⁰ 57'42.67" E
4.	Plot Area	20558.36 m2
5.	Proposed Ground Coverage	4848.80 m2



6.	Proposed FAR	74814.21 m ²
7.	Non-FAR Area	93246.35 m ²
8.	Total Built Up area	168060.56 m ²
9.	Total Green Area with %	7392.288 m ² (35.96 % of total site area)
10.	Rain Water Harvesting Pits	05 Nos.
11.	STP Capacity	330 KLD
12.	Total Parking	1209 ECS
13.	Organic Waste Converter	1000 kg/day (2x500kg/day)
14.	Maximum Height of the Building (m)	200.60 m
15.	Power Requirement	3668 KW
16.	Power Backup	5510 KVA (3 x 1500 KVA + 1 x 1010 KVA)
17.	Total Water Requirement	374 KLD
18.	Fresh Water Requirement	245 KLD
19.	Treated Water	129 KLD
20.	Waste Water Generated	265 KLD
21.	Solid Waste Generated	1.89 TPD
22.	Biodegradable Waste	0.89 TPD
23.	Number of Building Blocks	3
24.	Dwelling Units	320 Nos.
25.	Basement	03 No.
26.	Stories	3B+G+45
27.	Total Cost of the project:	Rs. 586.08 Crores
28.	Incremental Load in respect of:	i) PM 2.5 0.031 µg/m ³
		ii) PM 10 0.051 µg/m ³
		iii) SO ₂ 0.004 µg/m ³
		iv) NO ₂ 0.821 µg/m ³
		v) CO 0.00543 mg/m ³
29.	Construction Phase:	i) Power Back-up 500 kVA
		ii) Water Requirement & Source Treated water tanker supply
		iii) STP (Modular) Yes
		iv) Anti-Smoke Gun 4 no.

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 14.01.2025 mentioning therein as under:

- That, Land has been allotted by HSIIDC vide allotment no. HSIIDC 260 dated 11.03.2024 for plot GH -3C and allotment no. HSIIDC 265-269 dated 15.03.2024 for plot GH -3B.
- That, as per clarification letter from HSIIDC dated 25.09.2024, the project site does not fall in forest land and there is no effect of PLPA act on the proposed land.
- That, as per clarification letter from HSIIDC dated 25.09.2024, fresh water demand during construction and operation phase will be supplied by HSIIDC.



- That, as per clarification letter from HSIIDC dated 25.09.2024, Master sewerage system shall be provided by HSIIDC for sewage discharge.
- That, as per clarification letter from HSIIDC dated 25.09.2024, Master storm drain system shall be provided by HSIIDC.
- That, as per clarification letter from HSIIDC dated 25.09.2024, two 66 kVA HT Line passes through project site which will be shifted within 8 Months. The estimated amount of shifting of two 66 kVA lines has already been deposited by HSIIDC.
- That, the project is on concept basis.
- That, we will install 1000 kg/day (2x500 kg) OWC.
- That, we have increased solar from 40 kWp to 60 kWp.
- That, Revised landscape plan with distance of trees and type of species along with block plantation is attached as **Annexure 1**.
- That, due to proposed development 12 nos. of trees will be cut / transplant with prior permission from competent authority.
- That, Project cost is 586.08 cr. CA certificate is attached as **Annexure 2**.
- That, Structure stability certificate is attached as **Annexure 3**.
- That, AAI NOC has been obtained and attached as **Annexure 4**.
- That, Soil investigation of the project site has been carried out and submitted with EIA Report.
- That, Ground water quality test has been carried out by NABL approved laboratory and submitted with EIA Report.
- That, no litigation is pending on the proposed project.
- That, construction of temporary site office has been started, which is allowed as per MOEF&CC OM dated 29th March 2022. Approval of Building Plans for Temporary Site Office has been obtained from HSIIDC vide Memo No.:- HSIIDC/IPD/IMT /M/2025/1273 dated 10/01/2025. MoEF&CC OM and Approval of Building Plans for Temporary Site Office is attached as **Annexure 5**

Table 2 – EMP Detail

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	9	1.98
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	29	5.98

BUDGET OUTSIDE THE PROJECT SITE CER	
COMPONENT	CAPITAL COST (Rs in Lacs)
Adoption of School in nearby Village	35
Total	35

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (Rs	RECURRING COST (Rs in



	in Lacs)	Lacs)/Annum
Sewage Treatment Plant (330 kld)	66	17.82
Rain Water Harvesting	17.5	2.63
Solid Waste Storage Bins & Composter	15.13	9.99
Horticulture Development (Tree Plantation & Landscaping) Excluding Lawn Area Development	3.10	0.58
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions	-	2.00
TOTAL	101.73	33.02

A detailed discussion was held on the documents submitted regarding land detail, sewerage, HT line, solar power, landscape plan, OWC, storm drainage system, forest NoC, trees, project cost, AAI NoC, structure stability certificate, Soil investigation, Ground water quality test, litigation, construction status, water demand as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Trehan Promotors & Builders Pvt. Ltd. as per Regular Allotment Letter dated 15.03.204 issued by Haryana State Industrial and Infrastructure Development Corporation Ltd.

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

A. Specific conditions:-

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



5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ 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 7392.288 m² (35.96 % of total site area) PP shall provide green area development.**
33. **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall increase **solar from 40 kWP to 60 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 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.02 EC for proposed Affordable Industrial Group Housing Colony "Adore Prima II" located at Revenue estate of Village Nimka & Murtzapur, Sector-72 & 73, Faridabad, Haryana by M/s Adore Homes LLP

Project Proponent : Sh.Swatantra Kesarwani

Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/515458/2024 dated 21.12.2024 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.027089 dated 20.12.2024.

Table 1 – Basic Detail



Name of the Project: Affordable Industrial Group Housing Colony “Adore Prima II” at Revenue Estate of Village Nimka & Murtzapur, Sector - 72 & 73, Faridabad, Haryana Project Proponent: M/s Adore Homes LLP				
S. No.	Particulars		Proposed Details	
1.	Online Proposal Number		SIA/HR/INFRA2/515458/2024	
2.	Latitude		28°21'38.74"N	
3.	Longitude		77°21'31.74"E	
4.	Total Plot Area		16,592.085 sqm (4.10 acres)	
5.	Proposed Ground Coverage		5,225.95 sqm (31.50% of Total Plot Area)	
6.	Proposed FAR		37,331.00 sqm	
7.	Non-FAR Area		17,339.09 sqm	
8.	Total Built-up area		54,670.09 sqm	
9.	Total Green Area with %		2,540.17 sqm (15.31% of Total Plot Area)	
10.	Rain Water Harvesting Pits (with size)		05 no. of recharge pits	
11.	STP Capacity		500 KLD	
12.	Total Parking		364 Four-wheeler Parking + 530 Two-wheeler Parking	
13.	Organic Waste Converter (OWC)		3 units (Capacity: 300 kg)	
14.	Maximum Height of the Building (m)		52.38 m (Till Mumty)	
15.	Power Requirement		2,141.38 kW	
16.	Power Backup		02 No. of DG sets (1 x 750 KVA+ 1 x 380 kVA)	
17.	Total Water Requirement		245 KLD	
18.	Fresh Water Requirement		170 KLD	
19.	Treated Water		75 KLD	
20.	Waste Water Generated		198 KLD	
21.	Solid Waste Generated		1,375 kg/day	
22.	Bio-degradable Waste		825 kg/day	
23.	Number of Buildings		<ul style="list-style-type: none">• 11 Residential Towers• 02 Commercial Blocks• 01 Community Hall• Aanganwadi/Crèche	
24.	Basements		Single level Basement	
25.	Stories		Max. B+S+16 floors	
26.	Dwelling Units		494	
27.	Population		3,220 individuals	
28.	Total Project Cost	i) Land Cost	Total Project Cost (i+ii): ₹150.75 Cr.	
		ii)Construction Cost		
29.	Incremental Load in respect of:		PM2.5	0.0203 µg/m ³
			PM10	0.0523 µg/m ³
			SO2	0.0703 µg/m ³
			NO2	0.3389 µg/m ³
			CO	0.2365 µg/m ³
30.	EMP Budget		<ul style="list-style-type: none">• Capital cost: ₹193.0/- Lakhs• Recurring cost: ₹61.0/- Lakhs• Outside project site: ₹70.0/- Lakhs• Total EMP Budget: ₹324.0/- Lakhs	

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 11.01.2025 mentioning therein as under:

1. That, Environmental Clearance was issued M/s Vashisth Builders & Engineers Ltd. by SEIAA, Haryana vide EC Letter No. SEIAA/HR/2016/755 dated 15.09.2016 for the



development of "Global Industrial Park" over a land area measuring 2,14,153.67 sqm (52.919 acres) having Built-up Area 1,64,669.01 sqm. **(Enclosure A)**

2. That, M/s Adore Homes LLP has submitted an application for the Transfer of above said Environmental Clearance on 07.01.2025 on the below mentioned grounds:
 - a. That, Land License No. 124 of 2012 dated 21.12.2012 was issued in favour of M/s Vashisth Builders & Engineers Ltd., M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd. C/o M/s Vashisth Builders & Engineers Ltd. for the development of Industrial Colony over an area measuring 52.919 acres including development of industrial plots, residential plots and commercial plots **(Enclosure B)**
 - b. That, later, planning was changed along with plotted development with incorporation of affordable group housing. Migration of license was sought in following manner-
 - i. That, 1st migration was taken over an area measuring 39.689 acres (after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 04 of 2018 dated 15.01.2018 in favor of M/s Hightech Construction Co. Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd. in collaboration with M/s Vashisth Builders & Engineers Ltd. **(Enclosure C)**
 - ii. That, 2nd migration was taken on the remaining area measuring 13.23 acres (after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 176 of 2023 dated 01.09.2023 in favour of M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., C/o M/s Vashisth Builders & Engineers Ltd. Thus, making the total Migrated Licensed Area to 52.919 acres **(Enclosure D)**
 - c. That, a DTCP Order dated 17.11.2023 (Endst. No. LC-3479 B-PA(SK)-2023-39657) was issued for Change in Developer from M/s Vashisth Builders & Engineers Ltd. to M/s Adore Homes LLP for the total land area measuring 52.919 acres **(Enclosure E)**
 - d. Further, a Land License No. 78 of 2024 has been issued for an area measuring 3.00 acres in favour of M/s Adore Homes LLP, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023. **(Enclosure F)**
 - e. That, now the Total Licensed Area under M/s Adore Homes LLP is 55.919 acres and phase-wise development layout plan over the land area measuring 55.919 acres has been sanctioned by DTCP, Haryana dated 10.07.2024 **(Enclosure G)**
3. That, since it is development of industrial plotted colony including affordable residential plotted colony as per latest license over 55.919 acres.
 - a. the additional License 78 of 2024, as obtained over 3.0 acres of land, is a part of this 4.10 acres of land proposed for the project, while the remaining 1.10 acres was previously licensed under total land area measuring 52.919 acres vide License No. 04 of 2018 and 176 of 2023.
 - b. A separate Zoning Plan from DTCP is issued vide DTCP 10343 dated 10.07.2024 for the development of Affordable Industrial Group Housing Colony over a land area measuring 4.10 acres **(Enclosure H)**
 - c. The project plans have been sanctioned by DTCP, Haryana dated 07.10.2024 for the land parcel measuring 4.10 acres **(Enclosure I)**
 - d. The project will be availing additional 3% FAR under Solid Waste Management.
4. That, a 24 m wide road will be developed across the project site by M/s Adore Homes LLP, thus dividing plot into two separate land parcels.
5. That, no HT line(s) is passing through the project site.
6. That, no Revenue Rasta(s) is passing through the project site.
7. That, Forest NOC has been obtained from Divisional Forest Officer, Govt. of Haryana dated 08.01.2025 for the land measuring 4.10 acres **(Enclosure J)**



8. That, Assurance has been obtained for Fresh Water Supply from FMDA dated 10.12.2024 (**Enclosure K**)
9. That, Assurance has been obtained for Sewer Discharge Connection from HSVP dated 20.12.2024 (**Enclosure L**)
10. That, Assurance has been obtained for Treated Water Supply for Construction from HSVP dated 20.12.2024 (**Enclosure M**)
11. That, Power Assurance has been obtained from DHBVN dated 30.12.2024 (**Enclosure N**)
12. That, Aravalli NOC is not applicable as the project site is located in Faridabad.
13. That, the Structural Stability Certificate has been issued by the DTCP Empaneled Structural Engineer (**Enclosure O**)
14. That, the Total Cost of the Project is ₹150.75 Cr. and the CA certificate in this regard is attached as **Enclosure P**.
15. That, the Total EMP budget for the project is ₹324.0/- Lakhs, from which ₹70.0/- Lakhs is allocated for outside of the project, which include Adoption & Infrastructural Development of Government School in nearby village, Aravali Safari Project and Green Wall Project.
16. That, the Soil Percolation Rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, total 05 no. of Rainwater Harvesting Pits has been proposed at the site.
17. That, according to the results of baseline monitoring conducted during October 2024, the ground water quality at the nearest sampling location (Approx. 1.4 km from the project site) indicates that the ground water is within the permissible limits.
18. That, the total proposed green area at the project site is 2,540.17 sqm (Approx. 15.31% of Total Plot Area). Out of this, an area measuring 2,091.16 sqm (12.6% of Total Plot Area) will be developed on the Mother Earth ie; Including 1,327.37 sqm (8.0% of Total Plot Area) under Block Green Plantation, and 763.79 sqm (4.6% of Total Plot Area) under Peripheral Plantation.
19. That, there are no trees present at the project site, hence no tree cutting will be involved/required.
20. That, 03 Organic Waste Convertor (OWC) units of capacity 300 kg each will be installed for the treatment of biodegradable waste generated at the project site.
21. That, Solar Photovoltaic Panels of capacity approx. 40 kW will be installed in the project premises.
22. That, the Fire NOC will be obtained before commencement of operation phase.
23. That, there are no Notified Protected Areas, Wildlife Sanctuaries, or National Parks within 10 km radius of the Project site.
24. That, there is no legal case pending against the proposed land or the Project Proponent.

PP also submitted EMP details as under:

TABLE 2: EMP BUDGET DURING CONSTRUCTION PHASE

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater Management, Septic Tanks	20	5
2	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	11	3.5
3	Anti-smog gun(s)	10	5



4	Noise Pollution Control (Maintenance of Machinery)	4	2
5	AQI Monitoring Sensors	1	0.5
6	Environment monitoring & Six-Monthly compliances	-	6
7	Environment Management Cell	-	7
TOTAL		46.0/-	29.0/-

TABLE 3: EMP BUDGET DURING OPERATION PHASE

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater Treatment (STP)	100	10
2	Rainwater Harvesting System	12	5
3	Solid Waste Management (Organic Waste Converter and Waste Bins)	10	3
4	Tree Plantation	25	7
5	Environment Management Cell, Environment Monitoring & Six-Monthly Compliances	-	7
TOTAL		147.0/-	32.0/-

TABLE 4: EMP BUDGET (OUTSIDE PROJECT PREMISE)

Activities	Cost (₹) - in Lakhs
Adoption & Infrastructural Development of Govt. School in nearby Village	50.0
Budget for Aravali Safari Project	10.0
Budget for Green Wall Project	10.0
TOTAL	70.0/-

The total EMP Budget is summarised below:

TABLE 5: TOTAL EMP BUDGET

Particulars	Total Cost (₹ in lakhs)
EMP Budget (Capital cost)	193.0/-
EMP Budget (Recurring cost)	61.0/-
EMP Budget (Outside Project Premise)	70.0/-
TOTAL	324.0/-

A detailed discussion was held on the documents submitted regarding previous EC, License, Zoning Plan, HT Line, Revenue Rasta, Road, Water Assurance, Sewer Discharge, Treated Water, Power Assurance, Aravali Noc, Structural Stability Certificate, Project Cost, Emp Budget, Soil Percolation, Green Area, Trees, OWC, Solar Panel, Fire NOC, Litigation, Wildlife Sanctuaries as well as the submissions made by the PP and the documents submitted.



The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting Environment Clearance to: -

M/s Adore Homes LLP (as per Land License No.78 of 2024 issued by DTCP vide Endst No.LC-3479 D/JE(MK)-2024/20704-718; dated 10.07.2024, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023) and further Change of Developers Order issued vide Endst. No.LC-3479 B-PA(SK)-2023/39657 dated 17.11.2023)

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

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 SO₂ load by 30% if HSD is used
- 9) The PP shall install electric charging points for charging of electric vehicles.
- 10) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 12) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 13) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 15) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
- 25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
- 26) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 27) As proposed **2,540.17 sqm (Approx. 15.31% of Total Plot Area)** shall be provided for green area development. Out of this, an area measuring **2,091.16 sqm (12.6% of Total Plot Area)** will be developed on the Mother Earth ie; Including **1,327.37 sqm (8.0% of**



Total Plot Area) under Block Green Plantation, and 763.79 sqm (4.6% of Total Plot Area) under Peripheral.

- 28) **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
- 29) The PP shall install **Solar Photovoltaic Panels of capacity approx. 40 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.03 EC for proposed Affordable Industrial Group Housing Colony, "Adore Prima" located at Revenue Estate of Village Nimka & Murtzapur, Sector-72, Faridabad, Haryana by M/s Adore Homes LLP by M/s Adore Homes LLP

Project Proponent : Sh.Swatantra Kesarwani
Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/513960/2024 dated 09.12.2024 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. 026922 dated 03.01.2025.

Table 1 – Basic Detail

Name of the Project: Affordable Industrial Group Housing Colony at Revenue estate of Village Nimka & Murtzapur, Sector - 72, Faridabad, Haryana by M/s Adore Homes LLP		
S. No.	Particulars	Proposed Details
1.	Online Proposal Number	SIA/HR/INFRA2/513960/2024
2.	Latitude	28°21'34.81"N
3.	Longitude	77°21'52.29"E
4.	Total Plot Area	22,403.36 sqm (5.536 acres)
5.	Proposed Ground Coverage	5,456.25 sqm (24.35% of Total Plot Area)
6.	Proposed FAR	50,339.54 sqm
7.	Non-FAR Area	18,456.88 sqm
8.	Total Built-up area	68,796.42 sqm
9.	Total Green Area with %	4300 sqm (19.19% of Total Plot Area)
10.	Rain Water Harvesting Pits (with size)	05 no. of recharge pits
11.	STP Capacity	330 KLD
12.	Total Parking	570 Four-wheeler Parking + 820 Two-wheeler Parking
13.	Organic Waste Converter (OWC)	2 unit of 500 kg/day each
14.	Maximum Height of the Building (m)	44.9 m (Till Mumty)
15.	Power Requirement	2500 kW
16.	Power Backup	02 No. of DG sets (1 x 750 KVA+ 1 x 380 kVA)
17.	Total Water Requirement	324 KLD



18.	Fresh Water Requirement	223 KLD
19.	Treated Water	101 KLD
20.	Waste Water Generated	254 KLD
21.	Solid Waste Generated	1,770 kg/day
22.	Bio-degradable Waste	983 kg/day
23.	Number of Buildings	Tower A, B, C, D, E (B+S+14 Floors), Tower F, G, H, I, J, K, L (S +14 Floors), Commercial Block(B+ G+ 1 floor), community Hall(G floor), Creche/Aanganwadi(Under Stilt- Tower F)
24.	Basements	01 basements
25.	Stories	Max. B+S+14 floors
26.	Dwelling Units	638
27.	Population	4,165 individuals
28.	Total Project Cost	i) Land Cost ii)Construction Cost
		₹186.50 Crores
29.	Incremental Load in respect of:	PM2.5 0.0203 µg/m ³ PM10 0.0523 µg/m ³ SO2 0.0703µg/m ³ NO2 0.3389 µg/m ³ CO 0.237 µg/m ³
30.	EMP Budget	Capital cost: ₹165/- Lakhs Recurring cost: ₹65/- Lakhs Outside project site: ₹70/- Lakhs Total EMP Budget: ₹300/- Lakhs

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 11.01.2025 mentioning therein as under:

1. That, Environmental Clearance was issued M/s Vashisth Builders & Engineers Ltd. by SEIAA, Haryana vide EC Letter No. SEIAA/HR/2016/755 dated 15.09.2016 for the development of "Global Industrial Park" over a land area measuring 2,14,153.67 sqm (52.919 acres) having Built-up Area 1,64,669.01 sqm. **(Enclosure A)**
2. That, M/s Adore Homes LLP has submitted an application for the Transfer of above said Environmental Clearance on 07.01.2025 on the below mentioned grounds-
 - a. That, Land License No. 124 of 2012 dated 21.12.2012 was issued in favour of M/s Vashisth Builders & Engineers Ltd., M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd. C/o M/s Vashisth Builders & Engineers Ltd. for the development of Industrial Colony over an area measuring 52.919 acres including development of industrial plots, residential plots and commercial plots. **(Enclosure B).**
 - b. That, later, planning was changed along with plotted development with incorporation of affordable group housing. Migration of license was sought in following manner-
 - i. That, 1st migration was taken over an area measuring 39.689 acres(after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 04 of 2018 dated 15.01.2018 in favor of M/s Hightech Construction Co. Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd. in collaboration with M/s Vashisth Builders & Engineers Ltd. **(Enclosure C)**



- ii. That, 2nd migration was taken on the remaining area measuring 13.23 acres(after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide Land License No. 176 of 2023 dated 01.09.2023 in favour of M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., C/o M/s Vashisth Builders & Engineers Ltd. Thus making the total migrated Licensed Area to 52.919 acres **(Enclosure D)**
- c. That, a DTCP Order dated 17.11.2023 (Endst. No. LC-3479 B-PA(SK)-2023-39657) was issued for Change in Developer from M/s Vashisth Builders & Engineers Ltd. to M/s Adore Homes LLP for the total land area measuring 52.919 acres **(Enclosure E)**
- d. Further, a Land License No. 78 of 2024 has been issued for an area measuring 3.00 acres in favour of M/s Adore Homes LLP, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023. **(Enclosure F)**
- e. That, now the Total Licensed Area under M/s Adore Homes LLP is 55.919 acres and phase-wise development layout plan over the land area measuring 55.919 acres has been sanctioned by DTCP, Haryana dated 10.07.2024 **(Enclosure G)**
3. That, since it is development of industrial plotted colony including Affordable residential plotted colony as per latest license over 55.919 acres. M/s Adore Homes LLP has now purposed to develop a part of this land i.e. 5.536 acres-
 - a. A separate Zoning Plan from DTCP is issued vide Drawing No. DTCP 9691 dated 13.10.2023 for the development of Affordable Industrial Group Housing Colony over a land area measuring **5.536 acres. (Enclosure H)**
 - b. The project plans have been sanctioned by DTCP, Haryana dated 08.01.2024 for the land parcel measuring 5.536 acres.**(Enclosure I)**
 - c. The project will be availing additional 3% FAR under Solid Waste Management.
4. That, Assurance for Fresh Water Supply has been obtained for from FMDA **(Enclosure J)**
5. That, Assurance for Sewer Discharge Connection and Treated water for construction purposes has been obtained for from HSVP.**(Enclosure K)**
6. That, Power Assurance has been obtained from DHBVN dated 30.12.2024 **(Enclosure L)**
7. That, Forest NOC has been obtained from Divisional Forest Officer, Govt. of Haryana dated 08.01.2025 for the complete land measuring 5.536 acres. **(Enclosure M)**
8. That, Aravalli NOC is not applicable as the project site is located in Faridabad.
9. That, the Structural Stability Certificate has been issued by the DTCP Empanelled Structural Engineer.**(Enclosure N)**
10. That, the total cost of the project is Rs 186.5 crores. A CA certificate in this regard is attached as **Enclosure O.**
11. That, the total EMP budget for the project is Rs. 300/- Lakhs, from which 70/- Lakhs is allocated for outside of the project, which include Adoption of Government School in nearby village, Aravali Safari Project and Green Wall Project.
12. That, the soil percolation rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, total 5 no. of Rainwater Harvesting Pits has been proposed at the site.
13. That, according to the results of baseline monitoring conducted during October 2024, the ground water quality at the nearest sampling location (Approx. 1.4 km from the project site) indicates that the ground water is within the permissible limits.
14. That, the total proposed green area at the project site is **4300 sqm** (19.19% of Plot Area). Out of this, an area measuring **2,811.53 sqm**(12.55% of Plot Area) will be developed on the Mother Earth, includes 1,792.27 sqm (8.0% of Plot Area) under



- Block Green Plantation, and 1019.26 sqm (4.55% of Plot Area) area under Peripheral Plantation. Further, no tree cutting is involved in the project.
15. That, 02 Organic Waste Convertor (OWC) unit of capacity 500 kg/day each will be installed for the treatment of biodegradable waste generated at the project site.
 16. That, the Fire NOC will be obtained before commencement of operation phase.
 17. That, 2 karam and 4 karam revenue Rasta(s) is present on along project site will not be encroached.
 18. That, Solar Photovoltaic Panels of capacity approx. 40 kW will be installed in the project premises.
 19. That, no HT line(s) is passing through the project site.
 20. That, No Wildlife Sanctuary falls within 10 km from the Project site.
 21. That, there is no legal case pending against the proposed land or the Project Proponent.

PP also submitted EMP Details of the project as under:

TABLE 2: EMP DETAILS

EMP BUDGET (CONSTRUCTION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	18	5.5
2	Anti-smog gun(s)	14	2
3	Noise Pollution Control (Maintenance of Machinery)	4	2
4	AQI Monitoring Sensors	2	0.5
5	Environment monitoring & Six-Monthly compliances	-	6
6	Environment Management Cell	-	10
TOTAL		38	26

EMP BUDGET (OPERATION PHASE)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater Treatment (STP)	85	18
2	Rainwater Harvesting System	12	2
3	Solid Waste Management (Organic Waste Convertor and Waste Bins)	10	3
4	Tree Plantation	20	5
5	Environment Management Cell, Environment Monitoring & Six-Monthly Compliances	-	11
TOTAL		127	39

EMP BUDGET: OUTSIDE THE PROJECT BOUNDARY

Activities	Total cost (in Lakhs)
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Adoption of Government school in nearby village	
1. Installation of smart classes	
2. Installation of Solar Lighting	
3. Installation of RO Treatment plant, etc.	50
4. Toilets construction	
5. Book distribution	
Budget for Aravali Safari Project	10
Budget for Green Wall Project	10
Total	70

TOTAL EMP BUDGET

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	165/-
EMP Budget (Recurring cost)	65/-
EMP Budget Outside Project Premise	70/-
TOTAL	300/-

A detailed discussion was held on the documents submitted regarding land licenses, EMP, Landscape Plan, Rainwater Harvesting, Solar Power, Building Plan, Zoning Plan, All Types of Assurances and NOCs, STP as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting Environment Clearance to: -

M/s Adore Homes LLP (as per Land License No.78 of 2024 issued by DTCP vide Endst No.LC-3479 D/JE(MK)-2024/20704-718; dated 10.07.2024, in addition to land measuring 39.689 acres of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023) and further Change of Developers Order issued vide Endst. No.LC-3479 B-PA(SK)-2023/39657 dated 17.11.2023)

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

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 SO₂ 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 **4300 sqm (19.19% of Total Plot Area)** shall be provided for green area development. Out of this, an area measuring **2,811.53 sqm (12.55% of Plot Area)** will be developed on the Mother Earth, includes **1,792.27 sqm (8.0% of Plot Area)** under Block Green Plantation, and **1019.26 sqm (4.55% of Plot Area)** area under Peripheral Plantation.
- 28) **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
- 29) **The PP shall install Solar Photovoltaic Panels of capacity approx. 40 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.04 EC for proposed Paint intermediates, additives and plastic additives manufacturing unit located at Plot No – 26-A, Sec-16, HSIIDC, Bahadurgarh, Haryana – 124507 by M/s SAR Global Pvt Ltd

Project Proponent : Sh. Rajesh Chugh

Consultant : Gaurang Environmental Solutions Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/IND3/516317/2024 dated 18.12.2024 for obtaining **Environment Clearance** under Category 5(f) of EIA Notification



dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No. 521604 dated 13.12.2024.

Table 1 – Basic Detail

Name of the Project: M/s “SAR Global Pvt. Ltd” proposes Expansion of Paint intermediates, Additives and Plastic Additives Manufacturing Unit located at Plot No – 26-A, Sec-16, HSIIDC, Bahadurgarh, Haryana – 124507		
Sr. No.	Particulars	Details
1.	Latitude	28°42'30.17"N to 28°42'29.69"N
2.	Longitude	76°53'3.24"E to 76°53'4.22"E
3.	Total Plot Area	1800 sq. m
4.	Plant area	706 sq.m
5.	Total Green Area with percentage	594 Sq. m. (33%)
6.	Rain Water Harvesting Pits	1 No.
7.	ETP Capacity	10 KLD
8.	Organic Waste Converter	NA
9.	Maximum Height of the Building (m)	-
10.	Power Requirement	300 KW (Existing 100 kW + Proposed- 200 kW)
11.	Source	Uttar Haryana Bijli Vitran Nigam (UHBVN)
12.	Power Backup	Existing D.G. set: 1 No. Capacity: 120 KVA Fuel: HSD /PNG/CNG Quantity: 25 l/hr Proposed D.G. set: 1 No. Capacity: 200 KVA Fuel: HSD /PNG/CNG Quantity : 40 l/hr
13.	Total Water Requirement	24 KLD
14.	Domestic Water Requirement	5 KLD
15.	Fresh Water Requirement	24 KLD
16.	Recycled/Treated Water Requirement	Nil
17.	Waste Water Generated	Approx. 4.5 KLD (Domestic) Approx. 9.3 KLD (Trade)
18.	Solid Waste Generated	27 kg/day
19.	Biodegradable Waste	13 kg/day
20.	Number of Floors	NA
21.	Dwelling Units	NA
22.	Salable Units	NA
23.	Basement	NA
24.	Community Center	NA
25.	Convenient Shopping	NA
26.	Stories	NA
27.	R+U Value of Material used (Glass)	NA
28.	Total Cost of the project:	Rs. 7.04 Crore. (Existing 3.44 Crore + Proposed 3.6 Crore)
29.	CER	Rs 14.00 Lakhs
30.	EMP Cost/Budget	Capital Cost: - Rs 99 Lacs



		Recurring Cost: - Rs 15 Lacs
31.	Incremental Load in respect of:	
i.	PM 2.5	1.76 (µg/ m3)
ii.	PM 10	0.53 (µg/ m3)
iii.	SO _x	0.42(µg/ m3)
iv.	NO _x	0.46 (µg/ m3)
v.	CO	2.90 (µg/ m3)

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 09.01.2025 mentioning therein as under:

1. That SAR Global Pvt. Ltd has planned Proposed Expansion of Paint Intermediates, Additives and Plastic Additives Manufacturing Unit admeasuring plot area of 1800sq.m. Plot No – 26-A, Sec-16, HSIIDC, Bahadurgarh, Haryana – 124507.
2. The land is allotted by the HSIIDC in the name of SAR global Pvt. Ltd. vide letter no. HSIIDC:B.O/B.GARH/2014/8669 dated 28/07/2014 (Copy of letter of allotment is enclosed as **Annexure I**).
3. The source of water will be HSIIDC and the sewerage water will be routed to sewerage line of HSIIDC as per the condition no. 18 and 21 of the conveyance deed made on 20th of April, 2012 between HSIIDC and M/s SAR Global Pvt. Ltd. (Copy of conveyance deed is enclosed as **Annexure II**)
4. As earlier the unit was involved our proposal was only for Non EC product i.e Compound Stabilizer /PVC Stabilizer (Blending) and for that we have obtained Consent to Establish and Consent to Operate The company intends to increase the production capacity by addition of new products which is classified under Item 5 (f) (Synthetic Organic Chemical as per EIA Notification 2006 and its subsequent amendments
5. Process flow diagram of all the products with emission source, anticipated pollutants and Mitigation measures is given from page No. 118 to 338 of the Final EIA.
6. List of raw-materials are given from page No. 113 to112 of the Final EIA.
7. List of Products are given from page No. 94 to 102 of the final EIA
8. Details of regulatory compliance **is enclosed as Annexure III**
9. List of solid waste, hazardous waste generated with its management is enclosed as **Annexure IV**. Hazardous waste will be disposed to TSDF site and authorized recycler.
10. No waste or by-product will percolate to the ground and by-product i.e Sodium sulphate and Sodium Nitrate is sellable.
11. There will be different pipeline of domestic and trade effluent and both effluent will not be mixed and domestic effluent will be disposed to sewerage line of HSIIDC as per condition no. 21 of Conveyance deed
12. Domestic effluent will be treat in CETP of HSIIDC and trade effluent will be treated in ETP of 10 KLD
13. At present 50 no. of trees has been planted on the site and 90 no. trees are proposed



Domestic Solid Waste (Municipal Solid waste)

Particulars	Details	Basis	Waste generated kg/day	Management
Domestic workers	65	@0.4 kg/person/day	26	Color coded bins will be provided for the segregation of the waste and the same will be sent to municipal disposal site.
Landscaping waste	0.146 acres	@0.2kg/acre/day	0.0292	
Total			26.0292 say 27 kg/day	

Liquid Effluent

- Domestic waste water

- Domestic waste water

Approx. 4.5 KLD domestic wastewater will be generated from the project and the same will be routed to sewerage line of HSIIDC.

- Industrial Waste Water

Approx. 9.3 KLD Industrial wastewater will be generated from the project

- Management

Industrial wastewater will be treated by ETP of 10 KLD and then disposed through the PAN type evaporator

Hazardous Waste

HW as per HoWM Rules 2016	Category	Quantity	Management
Spent oil	5.1	1 MT/Month	Collection, storage & sold to authorized recycler
Sludge from waste water treatment process	35.3	3 MT/Month	The same will be sent to nearest TSDF Site.
Process wastes, residues and sludges	21.1	7 MT/Month	
Discarded Plastic Bags/ Drums/ Barrels contaminated with hazardous chemicals /wastes	33.1	Drums – 200 no. /Month	Collection, storage & sold to authorized vendor.
Contaminated cotton rags or other cleaning material	33.2	-	The same will be sent to nearest TSDF Site.

Detail of stacks attached to point emission sources

Parameter	Units	DG Set (200 kVA)	Boiler (2 Tonnes/Hr)	Thermo Pack (10 Lac kilo Calorie/hour)
Exhaust release height	m	10	30	33.5
Exhaust diameter	m	0.15	1.2	1.2
Exhaust gas velocity	m/s	8.4	8.5	8.6
Flue gas temperature	°C	135	148	158
Emissions Details				
Particulate Matter 10	g/s	0.0009	0.49	0.41
Particulate Matter 2.5		0.0002	0.16	0.14



Sulphur dioxide	g/s	0.011	0.333	0.333
Oxides of Nitrogen	g/s	0.30	0.615	0.615
Carbon Monoxide	g/s	0.156	-	-

Machinery details

S. No	Item	No	Specs.
1	Reaction Vessel	3	6 KL (S.S)
2	Reaction Vessel	2	10 KL (S.S)
3	Reaction Vessel	1	4 KL (S.S)
4	Glass Line Reactor	1	5 KL
5	High Speed Stirrer	2	5KL
6	Attritor / Similar Grinding Blending Machine	2	1 KL
7	Pneumatic Pump	8	Aluminum / MS
8	Compressor	2	Screw Type
9	Centrifugal Pump	7	SS (Flame Proof)
10	Filter Press	4	M.S Plate Type
11	Electric Genset	1	300 KVA
12	Thermic Fluid Heater	1	10 Lac KCal
13	Steam Boiler	1	2 Ton
14	Cooling Tower		Fiber Glass/Plastic
15	Vaccum Pump	3	S.S (Non Flame Proof)
16	Transformer	1	300 KVA
17	Fire Hydrant	1	S.S (Non Flame Proof)
18	Weighing Balance	7	500 kg - 3 300 kg - 2 100 kg - 2
19	Forklift	1	
21	Storage Tanks	20	MS - 40 KL
22	Under Ground Storage tank	5	MS - 70 KL

EMP Budget

S. No.	Pollution Control System	Capital Cost (Rs. In lacs)	Recurring Cost per Annum (Rs. In Lacs)
1	Air pollution control system including online monitoring system	20.0	4.0
2	Water Pollution control	10.0	1.5
3	Noise Pollution control (acoustic enclosure & silencers)	2.0	0.2
4	Environmental Monitoring	1	4.0
5	Solid & hazardous waste disposal	6.0	1.0
6	Rain water Harvesting & Treatment Measures & piezometer	10.0	2
7	School adoption	14.0	0.8
8	Green Belt & Landscaping	5.0	1.5



9	Socio EMP	31.0	-
Total		Rs 99 Lacs	Rs 15 Lacs

A detailed discussion was held on the documents submitted regarding Land Allotment, Water, Sewerage, Production, Bye-Products, Waste Management, Assurances, NOCs, Raw-Materials, Solid Waste, Hazardous Waste, Domestic and Trade Effluent as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s SAR Global Pvt Ltd as per Conveyance Deed dated 20.04.2012 executed between HSIIDC and M/s SAR Global Pvt Ltd.

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

A. Specific Conditions:-

1. The PP shall get the mandatory registration of boiler as per the Boiler Act 1923 and rules 1950 from the Chief Boiler Inspector.
2. The PP shall ensure effective functioning of safety, drain valve, monitoring instruments of critical parameter through regular checks and maintain the record for it.
3. Effluent shall be treated in the ETP of capacity 10 KLD and should adhere to the HSPCB/CPCB Guidelines.
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. Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. 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. The PP shall prepare an Action Plan for solvent recovery and their emission control and details of solvent to be used.
7. The PP shall make arrangement to control the process emission from the proposed unit.
8. The PP shall monitor the ambient air quality of emissions from the project shall include VOC, other process specific pollutants like NH₃, Cl, HBr, H₂S, HF etc. (as applicable).
9. The PP shall prepare the work zone monitoring arrangements for hazardous chemicals.



10. The PP shall prepare the detailed effluent treatment scheme including segregation of effluent streams for unit adopting ZLD.
11. No lead and chromium based paint shall be manufactured.
12. The PP shall prepare the action plan for odour control and utilization of MEE/Dryers Cells.
13. The PP shall submit the details of incinerator, if to be installed.
14. The PP shall prepare the Risk Assessment Action Plan for safety, storage and handling of hazardous chemicals.
15. The PP shall use material safety data sheets for all the chemicals being used or will be used.
16. The PP shall ensure health and safety of the workers engaged in handling of toxic materials.
17. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 93555 Sqm (33%) shall be provided for green area development.
18. 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.
19. 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.
20. 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.
21. 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
22. Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms and one pond
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
24. The PP shall get permission of 3 TPH boiler from Haryana Boiler Inspection Department
25. The PP shall record the details of total organic solvent used for the process in the unit
26. The PP shall take all precautions to the use of chemicals and their vapors to manage the fire accident.
27. As proposed by the project proponent, zero liquid discharge shall be ensured and no waste/treated water shall be discharged to any surface water body, sea and/or on land. Domestic sewage shall be disposed off to the CETP of HSIIDC.
28. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines
29. Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste



Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.

30. Solvent management shall be carried out as follows:
 - (i) Reactor shall be connected to chilled water condenser system.
 - (ii) Reactor and solvent handling pump shall have mechanical seals to prevent leakages.
 - (iii) The condensers shall be provided with sufficient HTA and residence time so as to achieve more than 99% recovery
 - (iv) Solvents shall be stored in a separate space specified with all safety measures
 - (v) Proper earthing shall be provided in all the electrical equipment wherever solvent handling is done
 - (vi) Entire plant shall be flame proof. The solvent storage tanks shall be provided with breather valve to prevent losses
 - (vii) All the solvent storage tanks shall be connected with vent condensers with chilled brine circulation
31. Process effluent/any wastewater shall not be allowed to mix with storm water. Storm water drain shall be passed through guard pond
32. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm, and solvent transfer through pumps
33. Process organic residue and spent carbon, if any, shall be sent to cement industries. ETP sludge, process inorganic & evaporation salt shall be disposed of to the TSDF
34. The company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.
35. The company shall undertake waste minimization measures as below:-
 - i) Metering and control of quantities of active ingredients to minimize waste.
 - ii) Reuse of by-products from the process as raw materials or as raw material substitutes in other processes
 - iii) Use of automated filling to minimize spillage
 - iv) Use of Close Feed system into batch reactors
 - v) Venting equipment through vapour recovery system
 - vi) Use of high pressure hoses for equipment clearing to reduce wastewater generation
36. The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Fire fighting system shall be as per the norms.
37. Raw material storage should not exceed threshold limit.
38. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
39. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
40. **As proposed 594 Sq. m. (33% of plot area) shall be provided for green area development.**
41. **01 Rain Water Harvesting pit shall be provided for reutilization of ground water.**
42. **PP shall install solar power as per HAREDA norms.**
43. **The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.**



44. 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 are applicable as per guidelines of MoEF&CC, GoI.

309.05 EC for proposed Affordable Residential Plotted colony (under DDJAY-2016) on the area measuring 10.4125 Acres (License no. 168 of 2022 dated 21.10.2022) in Sector 7, Sohna, District Gurugram, Haryana by M/s N B Buildcon Private Limited

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516422/2024 dated 27.12.2024 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. 120150 dated 26.12.2024.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Proposed Affordable Residential Plotted Colony (under DDJAY-2016) on the area measuring 10.4125 Acres (License no.168 of 2022 dated 21.10.2022) in Sector 7, Sohna, District Gurugram, Haryana by M/s N.B. Buildcon Pvt. Ltd.		
Sr. No.	Particulars	Quantity
1.	Online Proposal Number	SIA/HR/INFRA2/516422/2024
2.	Latitude	28°14'52.96" N
3.	Longitude	77°5'22.97" E
4.	Plot Area (m ²)	42137.89
5.	Net Plot Area (m ²)	41921.89
6.	Proposed Ground Coverage (m ²)	7951.82
7.	Proposed FAR (m ²)	26566.8
8.	Proposed Non-FAR Area (m ²)	11351.2
9.	Total Built Up area (m ²)	37918
10.	Total Green Area with Percentage (m ²)	3579.71 m2 (8.5 % of the plot area)
11.	Rain Water Harvesting Pits (No.)	4
12.	STP Capacity (KLD)	460
13.	Total Parking (ECS)	704
14.	Organic Waste Converter (Nos.)	900 KG/Day (2x 450 KG/Day)
15.	Maximum Height of the Building (m)	19.66
16.	Power Requirement (KW)	1400
17.	Power Backup (KVA)	62
18.	Total Water Requirement (KLD)	469
19.	Fresh Water Requirement (KLD)	238
20.	Treated Water (KLD)	231
21.	Waste Water Generated (KLD)	274
22.	Solid Waste Generated (TPD)	1.77
23.	Biodegradable Waste (TPD)	0.83
24.	Number of Building Blocks/Plots	Total No. of Residential Plots-176



		Total No. of Residential Plots is being developed by Builder -62
25.	Stories	ST+G+3
26.	Total Cost of the project:	Rs. 160.21 Crores
27.	Status of Construction	Plotted development like Roads, Services are already developed and OC of the same has been applied. STP of capacity 460 KLD and 4 no. of RWH pits have already been developed on site.
28.	Construction Phase:	Power Back-up
		250 kVA
		Water Requirement & Source
		Treated water tanker supply
		STP (Modular)
		Yes
		Anti-Smog Gun
		4 no.

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 mentioning therein as under:

- That, License no. 168 of 2022 dated 21.10.2022 under DDJAY -2016 policy was granted to project for Plotted colony. After approval of layout plan, obtaining CTE and other statutory approvals, the development of plots was started. There is no change in License.
- That, Consent to Establish of the project was granted vide consent order no HSPCB/Consent/: 329962323GUNNOCCTE37117583 dated 30/05/2023.
- That, plotted development like Roads, Services are already developed and OC of the same has been applied. STP of capacity 460 KLD and 4 no. of RWH pits have already been developed on site.
- That, now we have planned to develop 62 nos. of plots out of 176 nos. of plots
- That, proposed built-up area for 62 plots will be 37918 sqm.
- That, 114 nos. of plots have been sold to individuals. 62 nos. of plots have not been sold which is being developed by us.
- That, building plan of 32 plots has been approved.
- That, Proposed landscape plan with no. of trees is attached as **Annexure 1.**
- That, we have increased solar SPV from 14 kWp to 25 kWp.
- That, CA certificate is attached as **Annexure 2.**
- That, Soil investigation report is attached as **Annexure 3.**
- That, water, Sewer, treated water assurance is attached as **Annexure 4.**
- That, Ground water quality test has been carried out by NABL approved laboratory. Lab report is attached as **Annexure 5.**
- That, no HT Line, no Revenue Rasta passes through the project site.
- That, Revised EMP budget is attached as **Annexure 6.**
- That, Electrification plan is attached as **Annexure 7.**
- That, Maximum height of building is only 19.66 m, so AAI NOC is not required.
- That, we are providing 3579.71 m² area within the project site in addition to that for block plantation we will be using open area of 0.1881 acres
- That, Organic Waste Converter (OWC) of capacity 900 KG/Day (2x 450 KG/Day) has been proposed for treatment of biodegradable wastes.

Table 2 – EMP Detail



REVISED ENVIRONMENT BUDGET

CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	17.24	3.79
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
WASTE STORAGE BINS	1.5	0.75
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	38.74	8.54

BUDGET OUTSIDE THE PROJECT SITE CER	
COMPONENT	CAPITAL COST (Rs in Lacs)
Adoption of School in nearby Village	40
Aravali Safari	10
Aravali Green Wall	10
Total	60

OPERATION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Solid Waste Storage Bins & Composter	14.11	9.31
Horticulture Development (Tree Plantation & Landscaping)	4.07	1.02
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions		2.00
TOTAL	18.18	12.33

EMP BUDGET SUMMARY		
Components	Capital Cost (in Lacs)	Recurring Cost (In Lacs)
During Construction phase	38.74	8.54
During Operation phase	18.18	12.33
Budget Outside the Project Site CER	60	-
Total	116.92	20.87

A detailed discussion was held on the documents submitted regarding License, CTE, RWH Pits, Plots, Built-up Area, Building Plan, CA Certificate, Solar Power, Soil Investigation Report, Water, Sewer, Treated Water Assurance, Ground Water Quality, HT Line, Revenue Rasta, EMP Budget, Electrification Plan, Height of Building, OWC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with



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

M/s N B Buildcon Private Limited (as per Land License No.168 of 2022 issued by DTCP vide Endst No.LC-4449-JE(DS)-2022/32195; dated 21.10.2022 (valid upto 20.10.2027).

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

A. Specific conditions:-

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



9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ 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 **3579.71 m² (8.5 % of the plot area)** PP shall provide green area development. In addition to that for block plantation PP will use open area of **0.1881 acres**
33. **04 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.



34. The PP shall increase solar SPV from **14 kWP to 25 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 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.06 EC for proposed Revision and Expansion of Group Housing Colony Project at Sector 105, Gurgaon, Haryana by M/s 1000 trees Housing private limited

Project Proponent : Sh.Rajeev

Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/502345/2024 dated 22.10.2024 for obtaining **Environment Clearance for Revision and Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 587299 dated 25.07.2024 during ToR. The ToR was granted to the project on 20.09.2024.

Table 1 – Basic Detail

Name of the Project: EC for proposed Revision and Expansion of Group Housing Colony Project at Sector-105, Gurugram, Haryana by M/s 1000 Trees Housing Pvt. Ltd.				
S.No.	PARTICULARS	SANCTIONED IN EC	REVISION/ EXPANSION	TOTAL PROPOSED
1.	Online Proposal no.	SIA/HR/INFRA2/502345/2024		
2.	Latitude	28°29'18.19" N		
3.	Longitude	77° 0'26.94" E		
4.	Total Plot area	52,924.70 sqm		
5.	Net Plot area	51,500.29 sqm	-4.12 sqm	51,496.17 sqm
6.	Ground Coverage Area	6,706.18 sqm	1,575.07 sqm	8,281.25 sqm
7.	FAR Area	87,379.12 sqm	31,213.61 sqm	1,18,592.73 sqm
8.	Non-FAR	46,780.28 sqm	31,662.36 sqm	78,442.64 sqm
9.	Total Built Up area	1,47,639.591 sqm	49,395.78 sqm	1,97,035.37 sqm
10.	Total Green Area with Percentage	16,481.34 sqm (32% of Net Plot Area)		
11.	STP Capacity	630 KLD	130 KLD	760 KLD
12.	Total Parking (ECS)	1292	7	1299
13.	Total Population	4579	2774	7353
14.	Power Requirement (kVA)	17,204	-11593.02	5610.98 (5049.88 KW)
15.	Power Backup	4 DG sets of 2570 kVA	1710 kVA	6 DG sets of 4280 kVA



		(3 X 750 kVA + 1 X 320kVA)		(3 x 1010 KVA + 2 x 500 KVA + 1 x 250KVA)
16.	Rain Water Harvesting System	13 RWH pits		
17.	Total Water Requirement(KLD)	560	125	685
18.	Fresh Water Requirement (KLD)	359	71	430
19.	Total treated Water(KLD)	201	54	255
20.	Waste Water Generated(KLD)	467	107	574
21.	Solid Waste Generated	1935.75 kg/day	630 kg/day	2565.8 kg/day
22.	Organic Waste Convertor	1 unit of 500 kg/day and 1 unit of 1200 kg/day		
23.	Maximum height	57.7 m	107.15 m	
24.	Buildings	11 towers	Tower 1,2,3,4 (2B+G+34 Floors) Tower 5,6(2B+G+33 Floors) Tower 7,9,10,11(2B+G +31 Floors), Tower 8(2B+G+30 Floors), Nursery School(G floor in EWS) & EWS(1+6 floors) 6 Row houses (G+2 floors) Community building(G+1 floors) Commercial Block (LG+UG to 02 floors) Swimming Pool Block(G)	
25.	Stories	2B + G+ 18 floors	max. 2B + G + 34 floors	
26.	Total Cost of the project (crores)	170	939.89	1109.89
27.	CER (lakhs)	90/-		
28.	EMP Budget(lakhs)	925/-		
29.	Incremental Load in respect of:	PM2.5	0.035 µg/m ³	
		PM10	0.063 µg/m ³	
		SO2	0.294 µg/m ³	
		NO2	0.420 µg/m ³	
		CO	0.00029 mg/m ³	

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 mentioning therein as under:

1. That, the project was previously granted an Environment Clearance under expansion vide letter no. SEIAA/HR/2015/93 dated 05.02.2015, in the name of M/s 1000 Trees Housing Pvt Ltd. **(Enclosure A)**
2. That, Licenses have been obtained for the proposed land measuring 13.078 acres **(Enclosure B)**
 - a) Land License no. 127 of 2012 was obtained on 27.12.2012 is in favour of Kanwar Singh, Rohtash, Krishan Pal Ss/o Jabar Singh, Narinder Pal S/o Sajjan Singh, Smt. Sharda Wd/o Dharampal, Ved Parkash S/o Viriender Singh, Anantpal, Vijaypal,



Shamsher Singh Ss/o Ranjeet, Naveen, Nitin Ss/o Umed singh, Smt. Nirmala Wd/o Umed Singh, Nidhi D/a Umed Singh, Shiv Raj, Satish Ss/o Ram Chander, Pankaj, Neeraj Ss/o Ram Parkash, C/o 1000 Trees Housing Pvt. Ltd.

b) Latest renewed copy of land license has been obtained on 08.02.2024 in favour of M/s 1000 Trees Housing Pvt. Ltd and valid upto 26.12.2027

3. That, during the valid period of Consent to establish from HSPCB, site clearance works, minor construction was initiated for temporary site office and part of basement works.
4. That, due to changes in planning and structural design, the construction in the project was discontinued. Construction raised as per the previous approved building plan was scraped.
5. That, project is availing additional FAR benefits under Transit-Oriented Development (TOD) from DTCP (**Enclosure C**) and IGBC Platinum Precertification (**Enclosure D**).
6. That, excavation of basements upto 2 levels are in progress as per the previous sanctioned EC and Consent to Establish dated 23.07.2024.
7. That, revision and expansion of previous EC has been sought over the total built up area **1,97,035.37 sqm.** with plot area remains the same.
8. That, a certified compliance report for the revision and expansion of the project was obtained on 12.12.2024 and the Action Taken Report (ATR) was submitted on 06.01.2025 which also depicts that excavation of basements work upto 2 levels area in progress. (**Enclosure E**)
9. That, the building plans of the project has been approved vide Memo No. ZP-863/AD(VK)/2023/15187 dated 22.05.2024 (**Enclosure F**). The revised planning includes the development of 11 residential towers, 1 EWS block, 6 Row Houses, Community Block, Commercial Building and Nursery School along with all other basic amenities.
10. That, total plot area of the project is 52,924.70 sqm(13.078 acres), from which an area measuring approx. 1,428.53 sqm is falling under proposed road widening. Hence, the net plot area of the project is approx. **51,496.17 sqm.**
11. That, Zoning Plan of the project site has been approved by DTCP, Haryana vide DRG No. DTCP 8765 dated 24.11.2022 for the total land area measuring 13.076 acres. (**Enclosure G**)
12. That, Forest NOC & Aravalli NOC was obtained from Deputy Forest Conservator, Gurugram, Govt. of Haryana dated 03.06.2013 for the complete project. (**Enclosure H**)
13. That, Assurances for fresh water supply, excess treated Sewer Discharge and Storm water discharge have been obtained from GMDA, Haryana. (**Enclosure I**)
14. That, Permission has been obtained for Treated Water Supply from GMDA dated 21.11.2024 (**Enclosure J**)
15. That, Power Assurance has been obtained from DHBVN dated 05.06.2024 (**Enclosure K**)
16. That, NOC for Height Clearance has been obtained from Airport Authority of India (AAI) dated 13.06.2022 (**Enclosure L**)
17. That, the Structural Stability Certificate(BR-V) for the project has been issued by the DTCP Empanelled Structural Engineer (**Enclosure M**)
18. That, the Fire Fighting scheme has been obtained from Director General, Fire Service, Panchkula, Haryana on 03.01.2025. Fire Fighting plan is shared along as **Enclosure N**.
19. That, the total updated cost of the project is Rs 1,110 crores. A CA certificate in this regard is attached as (**Enclosure O**)



20. That, the total proposed green area at the project site is **16,481.34 sqm** (32% of Net Plot Area). Out of this, an area measuring **7,142.67 sqm**(13.85% of Net Plot Area) will be developed on the Mother Earth, which includes an area measuring 6413.5 sqm (12.45% of Net Plot Area) dedicated for Block Green Plantation and 729.17 sqm (1.4% of Net Plot Area) area under Peripheral Plantation. Further, existing trees present on the periphery will be retained.
21. That, Solar power proposed in the project is now increased to approx. 250 kW and will be installed in the project premises, which is approx. 5% of the Total Power Load.
22. That, the soil percolation rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, total 13 no. of Rainwater Harvesting Pits has been proposed at the site.
23. That, according to the results of baseline monitoring conducted during March-May 2024, the ground water quality at the nearest sampling location (Approx. 1.8 km from the project site) indicates that the ground water is within the permissible limits.
24. That, the total EMP budget for the project is Rs. 925/- Lakhs, from which 90/- Lakhs is allocated for outside of the project, which include Adoption of Government School in nearby village, Aravali Safari Project and Green Wall Project.
25. That, 02 Organic Waste Converter units having treatment capacity of 1,200 kg/day and 500 kg/day will be installed for the treatment of Bio-degradable waste at the site.
26. That, no HT Line(s) and Revenue Rasta(s) is passing through the project site.
27. That No Wildlife Sanctuary falls within 10 km from the Project site.
28. That, there is no legal case pending against the proposed land or the Project Proponent.

PP further submitted EMP Details as follows:

Table 1: EMP Budget during Construction Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) for 5 years	Recurring Cost (₹ in Lakhs) per year
1	Wheel wash arrangement and Water for Dust suppression	5	10	2
2	EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	20	20	4
3	Dust Mitigation measures (Anti-Smog Guns, AQM Sensors Sprinkling, PTZ camera etc.)	30	36	7.2
4	Noise Pollution Control (Maintenance of machinery)	5	5	1
5	Environment monitoring & Six-Monthly compliances	-	3	0.6
6	Environment Management Cell	-	16	3.2
TOTAL		60	90	18

Table 2: EMP Budget during Operation Phase



S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) for 5 years	Recurring Cost (₹ in Lakhs) per year
1	Wastewater treatment (STP)	350	100	20
2	Rain water Harvesting system	40	30	6
3	Solid Waste Management (Organic Waste Converter and Waste Bins)	30	15	3
4	Tree Plantation	30	25	5
5	Environment Management cell, Environment monitoring & Six- Monthly compliances	-	65	13
TOTAL		450	235	47

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	60
Budget for Aravali Safari Project	15
Budget for Green Wall Project	15
Total	90

Table 4: EMP Budget Summary

Particulars	Cost (₹) in lakhs
EMP Budget (Capital cost)	510
EMP budget (Recurring cost) for 10 years	325
EMP budget for nearby area/ outside the project boundary	90
Total EMP	925

A detailed discussion was held on the documents submitted regarding License, previous EC, Construction Status, FAR, IGBC Built-Up Area, Plot Area, Zoning Plan, CCR, ATR, Solar Panel, Green Area, all types of NOCs and Assurances, Litigation, HT Line as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Revision and Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. Kanwar Singh S/o Jabar Singh
2. Rohtash S/o Jabar Singh
3. Krishan Pal S/o Jabar Singh
4. Narinder Pal S/o Sajjan Singh
5. Smt.Sharda Wd/o Dharam Pal



6. Ved Prakash S/o Viriender Singh
7. Anantpal S/o Ranjeet
8. Vijay Pal S/o Ranjeet
9. Shamsheer Singh S/o Ranjeet
10. Naveen S/o Umed Singh
11. Nitin S/o Umed Singh
12. Smt. Nirmala Wd/o Umed Singh
13. Nidhi D/o Umed Singh
14. Shiv Raj S/o Ram Chander
15. Satish S/o Ram Chander
16. Pankaj S/o Ram Parkash
17. Neeraj S/o Ram Parkash

in collaboration of M/s 1000 Trees Housing Pvt. Ltd. (as per Land License No.127 of 2012 dated 27.12.2012 issued by DTCP vide Endst. No.LC-2648-JE(VA)-2012/27057-73 dated 28.12.2012 (Renewed upto 26.12.2027).

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

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 SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH Pits**.
 19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 22. The 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 **16,481.34 sqm (32% of Net Plot Area)** PP shall provide green area development. Out of this, an area measuring **7,142.67 sqm (13.85% of Net Plot Area)** will be developed on the Mother Earth, which includes an area measuring **6413.5 sqm (12.45% of Net Plot Area)** dedicated for **Block Green Plantation** and **729.17 sqm (1.4% of Net Plot Area)** area under Peripheral Plantation. Further, existing trees present on the periphery will be retained.
32. **13 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
33. The PP shall increase Solar power **to 250 kW** at the site **(5% of the Total Power Load)**.
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 are applicable as per guidelines of MoEF&CC, GoI.

309.07 EC for proposed 0.75MLD Common Effluent Treatment Plant at Industrial Estate Samalkha, Distt. Panipat, Haryana By HSIIDC by M/s Haryana State Industrial and Infrastructure Development Corporation Limited

Project Proponent : Sh.Gulshan Kumar
Consultant : Shivalik Solid Waste Management Limited

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/502637/2024 dated 30.12.2024 for obtaining **Environment Clearance** under Category 7(h) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No. 534610 dated 16.05.2024 during ToR. The ToR is granted to the project on 25.07.2024.

Salient Feature

Name of the project: Proposed Common Effluent Treatment plant of capacity 0.75 MLD located at Industrial Estate of Samalkha, Distt. Panipat, Haryana by HSIIDC		
Sr. No.	Particulars	Quantity
1.	Online Proposal Number	SIA/HR/INFRA2/502637/2024
2.	Latitude	29°14'53.85"N
3.	Longitude	77° 0'29.58"E
4.	Plot Area	1925 sq. m.
5.	Total Green Area with %	830 sq.m. (43% of total plot area) out of which 340 sq.m. shall be reserved for block plantation
6.	Project Capacity	0.75 MLD
7.	Power Requirement	110KW
8.	Power Backup	125 KVA
9.	Total Water Requirement	9 KLD
10.	Fresh Water Requirement	5 KLD



11.	Treated Water		4 KLD
12.	Waste Water Generated		0.8 KLD
13.	Hazardous Waste Generated		30-50 kg/day CETP sludge
14.	Total Cost of the project:		Rs. 8.85 Crores
15.	EMP Budget	Capital Cost	Rs. 25.5 lacs
		Recurring Cost	Rs. 6.8 lacs
		CER	Rs. 12 lacs
16.	Incremental Load in respect of:	PM 2.5	-
		PM 10	2.11 µg/m ³
		SO ₂	1.09 µg/m ³
		NO ₂	0.71 µg/m ³
		CO	-
17.	Status of Construction		Construction not started
18.	Construction Phase:	Power Back-up	No
		Water Requirement & Source	Treated water tanker supply
		STP (Modular)	-
		Anti-Smog Gun	-

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 mentioning therein as under:

1. That M/s HSIIDC has proposed a project of Common Effluent Treatment Plant of capacity 0.75 MLD at Industrial Estate Samalkha, Distt. Panipat, Haryana over a plot area of 1925 sqm.
2. That the project will involve the treatment of effluent generated from 77 industries (Cast iron, nuts and bolts, iron rods, machine tools and bathroom fittings manufacturing etc.) located at Industrial Estate of Samalkha, Distt. Panipat, Haryana.
3. That presently, the effluent from sewer and storm water network is being pumped to the existing STP of PHED constructed for treatment of domestic wastewater, for which M/s HSIIDC has planned to establish the CETP of 0.75 MLD capacity based on Physico Chemical, Extended Aeration Process including Tertiary Treatment.
4. That presently there is no red category industry in the industrial estate Samalkha. List of industries is attached as **Annexure I**.
5. That the industry situate in the industrial estate shall generate non-toxic effluent which shall be treated in proposed CETP.
6. That the project is located in the notified industrial estate. The Industrial Estate, Samalkha was established in the year 1987.
7. That the water demand of industrial area is calculated on the basis of prevailing norms of HSIIDC for all industrial estate.
8. That we are proposing 4 solar streetlights of 100watts each to save energy and to offset the carbon footprint.
9. That approx. 43% of total plot area i.e., 830 sq. m. area will be developed as a green belt out of which 340 sq.m. area shall be developed as block plantation.
10. That there is no HT line crossing our project.
11. That there is no litigation pending on the project.
12. That as on date, no construction work has been done at the site.



13. That nearest airport is located at a distance of approx. 50 km and the proposed project is not high rise building thus AAI NOC is not applicable to our project.
14. That cost of the proposed project is Rs. 8.85 Cr. CA certificate of same is attached as **Annexure – II**
15. That as the project is located in the notified industrial estate, thus Forest NOC is not applicable for our project.
16. That the proposed project does not fall in the Aravali zone thus Aravali NOC is not applicable.
17. That there is no Wildlife Sanctuary/National Park located within 10km radius of the project.

The PP has submitted EMP Budget details as under:

S.No.	Activity	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs/ Year)
1	Air Pollution Control Measures	2.0	1.0
2	Solid/ Hazardous Waste Management	1.5	1.0
3	Green Belt Development	3.5	1.5
4	Occupational Health & Safety, Fire Fighting System	2.5	0.5
5	Ambient Air, Soil, Noise, Water Quality monitoring, Laboratory Equipment's etc. Installation of Continuous Monitoring of Treated Effluent will be done	15.0	2.5
6	Energy Saving	1.0	0.3
	Total	25.5	6.8
7.	CER Cost	12.0	
	Grand Total	37.5	6.8

A detailed discussion was held on the documents submitted regarding Sewer and Storm Water, Solar, Plot Area, Green Area, HT line, Litigation, Status of Construction, AAI NOC, Project Cost, Forest NOC, Aravali NOC, Wildlife Sanctuary, Nature of Effluents, Waste Management as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Haryana State Industrial & Infrastructure Development Corporation

A. Specific Conditions

1. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be



- composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
2. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
 3. No tree cutting has been proposed in the project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
 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 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.
 6. 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.
 7. The PP shall develop the CETP as the Zero liquid discharge unit.
 8. 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
 9. The PP shall take all preventive measures and shall not allow to mix the Rain Water/storm water with the hazardous waste/CETP Effluent
 10. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 11. The PP shall make treatment plan for Chromium, phenol etc. for better working of CETP.
 12. The Individual plot holder shall primarily treat their effluents as per the quality of outflow.
 13. The PP shall ensure the transportation of effluent from the member unit through closed pipe system after primary treatment.
 14. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 15. As proposed **830 sq.m. (43% of total plot area)**, PP shall provide green area development out of which **340 sq.m.** shall be reserved for block plantation.
 16. **The PP shall propose 4 solar streetlights of 100watts each to save energy and to offset the carbon.**
 17. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
 18. 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>)**
 19. The PP shall get project electrification plan approved from the competent authority before operation of the project.



20. 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 are applicable as per guidelines of MoEF&CC, GoI.

309.08 Environment Clearance for Proposed Group Housing Project at Plot No.1, Category Residential (Multi Storey Apartment (E-Auction)) in Sector 46 at Urban Estate Gurgaon II by M/s Kanodia Hi-tech Private Limited

Project Proponent : Sh. Ashutosh Shukla
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516755/2024 dated 31.12.2024 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. 583333 dated 27.12.2024 .

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Proposed Group Housing Project at Plot No. 1, Category Residential (Multi Storey Apartment (E-Auction)) in Sector 46 At Urban Estate Gurgaon II, Haryana by M/s Kanodia Hi-Tech Private Limited		
Sr. No.	Particulars	Quantity
1.	Online Proposal Number	SIA/HR/INFRA2/516755/2024
2.	Latitude	28°26'14.85" N
3.	Longitude	77°03'11.51" E
4.	Plot Area	7037.79 m2
5.	Proposed Ground Coverage	4222.674 m2
6.	Proposed FAR	36033.485 m2
7.	Non-FAR Area	49031.287 m2
8.	Total Built Up area	85064.77 m2
9.	Total Green Area with %	1547 m2 (21.98 % of plot area) out of which 848 sqm (12 % of plot area) as block plantation
10.	RWH Pits	2 Nos.
11.	STP Capacity	200 KLD
12.	Total Parking	624 ECS
13.	Organic Waste Converter	340 KG/Day (2 x 170 KG/Day)
14.	Maximum Height of the Building (m)	148.15 m
15.	Power Requirement	1739 KW
16.	Power Backup	2500 KVA (2x1250 kva)
17.	Total Water Requirement	133 KLD
18.	Fresh Water Requirement	104 KLD
19.	Treated Water	29 KLD
20.	Waste Water Generated	104 KLD
21.	Solid Waste Generated	802 KG/DAY
22.	Biodegradable Waste	321 KG/DAY
23.	Number of Building Blocks	2
24.	Dwelling Units/ EWS	192 Nos.



25.	Basement		04 No.
26.	Stories		4B+G+4P+Club+33
27.	Total Cost of the project:		Rs. 587 Crores
28.	Incremental Load in respect of:	PM 2.5	0.069 $\mu\text{g}/\text{m}^3$
		PM 10	0.114 $\mu\text{g}/\text{m}^3$
		SO ₂	0.085 $\mu\text{g}/\text{m}^3$
		NO ₂	1.83 $\mu\text{g}/\text{m}^3$
		CO	0.00139 mg/m^3
29.	Status of Construction		Construction not started
30.	Construction Phase:	Power Back-up	250 kVA
		Water Requirement & Source	Treated water tanker supply
		STP (Modular)	Yes
		Anti-Smog Gun	4 no.

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 11.01.2025 mentioning therein as under:

- That, the land has been allotted through E-Auction to M/S Kanodia hi-tech private limited by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000000251 by 08.08.2024.
- That, zoning plan under TOD has been obtained vide Drawing no. D.T.P (G) 2644/2023 dated 13.06.2023.
- That, as per clarification letter from HSVP dated 14.11.2024, the project site does not fall in forest land, and there is no Aravalli notification, PLP Act on the project site.
- That, AAI NOC Obtained vide letter no. AAI/RHQ/NR/ATM/NOC/2024/875/ 3063-66 dated 08.10.2024.
- That, due to proposed development 32 no. of trees will be cut for which prior permission from forest department has already been obtained vide reference no. HVL-K43-YMPV dated 26.12.2024.
- That, fresh Water assurance has been obtained from GMDA vide reference no. EIC II-202006(07)/1/2019-O/o SE WSS(O and M)-Infra II dated 08/01/2025. Copy of the same is attached as **Annexure 1**.
- That, treated water supply assurance has been obtained vide Memo no. GMDA/SEW/2025/25 dated 08.01.2025. Copy of the same is attached as **Annexure 2**.
- That, excess treated water discharge assurance has been obtained vide Memo no. GMDA/SEW/2025/26 dated 08.01.2025. Copy of the same is attached as **Annexure 3**.
- That, storm water assurance has been obtained vide Memo no. GMDA/Drainage/2025/006 dated 08.01.2025. Copy of the same is attached as **Annexure 4**.
- That, the project is on concept basis.
- That, we will install 340 kg/day (2x170 kg/day) OWC.
- That, revised landscape plan with distance of trees and type of species along with block plantation details is attached as **Annexure 5**.
- That, power assurance has been applied. Copy of applied receipt is attached as **Annexure 6**.
- That, structure Stability Certificate is attached as **Annexure 7**.



- That, project cost is 587 Cr. CA certificate is attached as **Annexure 8**.
- That, soil investigation of the project site has been carried out and Report has already submitted with Complete report.
- That, ground water quality test has been carried out by NABL approved laboratory and submitted with complete Report.
- That, no litigation is pending on the proposed project.
- That, no HT Line, No Revenue Rasta passes through project site.

Table 2 – EMP Detail

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	5.55	1.22
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	27.05	5.47

ENVIRONMENT BUDGET (OPERATION STAGE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT (200 KLD)	40	10.80
RAIN WATER HARVESTING SYSTEM Rain Water Storage (2 no.)	7	1.05
SOLID WASTE STORAGE BINS & COMPOSTER	5.46	3.60
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	1.06	0.26
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	53.52	17.72

BUDGET OUTSIDE THE PROJECT SITE (CER)	
COMPONENT	Capital Cost (in lacs)
Adoption of school in nearby village	35

A detailed discussion was held on the documents submitted regarding land detail AAI NOC, trees, Water assurance, treated water, storm water, OWC, landscape plan, power assurance, Structure Stability Certificate, project cost, soil report, ground water report, litigation, HT line, Revenue Rasta, forest, aravali as well as the submissions made by the PP and the documents submitted.



The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Kanodia Hi-Tech Private Limited as per Allotment Letter issued vide Memo No.ZO-002/EO-018/UE-029/GALOT/0000000251 dated: 08/08/2024 issued by the Estate Officer, HSVP, EO HUDA GURGAON II.

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

A. Specific conditions:-

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



- carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 12. The PP shall not carry any construction above or below the Revenue Rasta, if any
 13. The PP shall keep the ROW below the HT Line passing through the project, if any.
 14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
 16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ 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 **1547 m² (21.98 % of plot area)**, PP shall provide green area development out of which **848 sqm (12 % of plot area)** shall be reserved for **block plantation**.



33. **02 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.09 EC for proposed Baba Sarsai Nath Government Medical College, Sirsa, Haryana by Directorate of Medical Education & Research, Haryana by M/s HLL Infra Tech Services Limited

Project Proponent : Sh.Pankaj Kapil
Consultant : Ind Tech House Consult

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.

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 µg/m ³
		PM 10	0.249 µg/m ³
		SO ₂	0.0096 µg/m ³
		NO ₂	4.0 µg/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.

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 mentioning therein as under:

- That, Director Medical Education & Research, Govt. of Haryana, has obtained the lease of the land from the Haryana Agriculture University, Govt. of Haryana, for development of Medical College and Hospital as per Lease Deed no. 269 dated 12.04.2021 for a term of 30 years for a nominal rent of Rs. 215 per annum. The lease area is 21 acres and 13 marlas. Copy of lease deed is attached as **Annexure 1**.
- That, Bhoomi Poojan of Sant Sarsai Nathji Govt. Medical College, Sirsa by Hon'ble Chief Minister on 21.11.2024.
- That, Proposed no. of hospital beds are 539.
- That, Forest NOC has been applied. Applied receipt is attached as **Annexure 2**.
- That, the project is on concept basis.
- That, the revised landscape plan with area of Block Plantation with spacing of trees (3x4m) is attached as **Annexure 3**.
- That, STP and ETP treated water will not mix. ETP treated water will be disposed through MEE. Revised water balance is attached as **Annexure 4**.



- That, Water, power assurance has been applied. Applied copy is attached as **Annexure 5**.
- That, , No HT Line /Revenue Rasta passes through project site.
- That, Ground water quality test has been carried out by NABL approved laboratory. Lab report is attached as **Annexure 6**.
- That, The proposed project cost is 1,010.37 Cr.
- That, Organic Waste Converter (OWC) of capacity **800 kg/day (2 nos. x 400 kg/day each)** has been proposed for treatment of biodegradable wastes.
- That, BIO medial waste will be disposed as per BMW rule 2016 as amended till date. Agreement for BIO medical waste will be done before operation.
- That, EMP budget is attached as **Annexure 7**.

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. 02HRSRSPAN0026SUK003)	27.00
2	Providing need-based facilities for school	25.00
	Total cost of Corporate Env. Responsibility (CER) items	52.00

A detailed discussion was held on the documents submitted regarding number of beds, Forest NOC, EMP budget, project cost, OWC, Bio Medical Waste, Water Assurance, Power



Assurance, HT Line, Reveue Rasta, Building Plan, STP, ETP, Landscape Plan as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

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 specific and general stipulations:

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.10 EC (under Violation category) for proposed Development of Proposed Integrated Bus Terminal cum Commercial Facilities at NIT Faridabad, Haryana by M/s Pacific Development Corporation Limited

Project Proponent : Sh. Sanjay Bafna
Consultant : Not present.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/482739/2024 dated 21.06.2024 for obtaining under **Environmental Clearance (under Violation category)** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 535716 dated 05.07.2024.

This case was again taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. However PP requested vide email dated 24.07.2024 to defer their case. The committee acceded with the request of PP and deferred their case.

The case was taken up in 301st meeting held on 26.09.2024. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.



The case was taken up in 309th meeting held on 09.01.2025. The PP and consultant appeared before the committee and submitted an affidavit mentioning therein as under:

- That, Directorate, State Transport Government of Haryana through its concessioner M/S Pacific Retail Centers (I) Pvt. Ltd. has developed Modern Bus Terminal at NIT, Faridabad Haryana.
- That, Earlier, Environment Clearance was granted to the project vide file no. SEIAA/HR/2019/298 dated 06.09.2019 for plot area 17611 sqm and built-up area 62787.387 sqm on concept basis.
- Now, due to Addition of Green Building FAR, we have constructed additional built-up area of 3410.8 sqm, so now the total built-up area is 66198.187 sqm.
- That, application of EC was submitted vide proposal no. SIA/HR/INFRA2/482739/2024 dated 21.06.2024 for this project in the name of M/s Pacific Development Corporation Limited, However actual Name of the company is Pacific Retail Centers India Pvt. Ltd.
- That, as the company name was incorrectly mentioned in the application submitted by us and there is no procedure to change the company name online, thus we hereby withdraw the said proposal and applied new application with correct name vide proposal no. SIA/HR/INFRA2/516407/2024.

Keeping in view of above facts and circumstances referred by PP in the application, the committee is of the view that the proposal be returned to PP in present form so that they may apply for withdrawal of their present application.

309.11 ToR (under violation) for Expansion of Commercial Complex Project at Sushant Lok, Sector 27, Gurugram, Haryana by M/s Asthetic Township Developers Private Limited

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454594/2023 dated 06.12.2023 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.329483 dated 30.11.2023.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 **(an SoP to be adopted in cases submitted under violation category)** and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above



mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

Table 1 – Basic Detail

Name of the Project: Environment Clearance For "Expansion of Commercial Complex at Sector 27, Sushant Lok-1, Gurugram, Haryana by M/s Asthetic Township Developers Private Limited					
S. No.	Description	As Per EC Letter	Proposed Expansion	Total	Unit
1.	Online Proposal Number	SIA/HR/INFRA2/442729/2023			
2.	Latitude	28°27'57.95" N			
3.	Longitude	77°04'28.91" E			
4.	Plot Area	11,537.57	No Change	11,537.57	SQMT
5.	Proposed Built Up Area	73289.218	4006.587	77295.805	SQMT
6.	Max No of Floors	Basements +G+16	No Change	Basements +G+16	Nos.
7.	Expected Population	5780	No Change	5780	Nos,
8.	Total Cost of Project	163.3	No Change	163.3	CR
9.	Total Water Requirement	337	No Change	337	KLD
10.	Fresh water requirement	42	No Change	42	KLD
11.	Treated Water Requirement	295	No Change	295	KLD
12.	Waste water Generation	131	No Change	131	KLD
13.	Proposed Capacity of STP	160	No Change	160	KLD
14.	Treated Water Available for Reuse	118	No Change	118	KLD
15.	Treated Water Recycled	118	No Change	118	KLD
16.	Additional treated water Req.	177	No Change	177	KLD
17.	No of RWH of Pits Proposed	3	No Change	3	Nos.
18.	Proposed Total Parking	677	8	685	ECS
19.	Proposed Green Area	2423.82	No Change	2423.82	SQMT
20.	Total Solid Waste Generation	1.226	No Change	1.226	TPD
21.	Organic waste	0.49	No Change	0.49	TPD
22.	Total Power Requirement	4004	No Change	4004	KW
23.	DG set backup	5500	No Change	5500	KVA

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 16.01.2025 mentioning therein as under:

- The Company had applied for Environmental Clearance ("EC") seeking EC for construction of commercial complex on a plot area admeasuring 11,537.498 sq. mtr (2.851 acres). The Ministry of Environment and Forest ("MOEF") had vide letter dated



- 07.02.2019 granted expansion of the Project through which the built-up area was expanded to 71,057.12 sqmt. and Floor Area Ratio ("FAR") area of 42,088.21 sqmt.
- That, the Company again sought for prior-EC for expansion of the Project and MOEF vide letter dated 17.11.2022 granted expansion of Project through which total built up area was revised from 71,057.12 sq. mtr. to 73,289.218 sq. mtr. and FAR was reduced to 41,415.201 sq. mtr.
 - That, the Company completed the Project with certain variations from the approved building plans i.e. the built-up area was increased from 73,289.218 sq.mtr. as per prior EC to 77,295.805 sq. mtr. the built-up area of the initially granted EC, which was allowed by Directorate of Town and Country Planning, Haryana ("DTCP") (as there was no increase in pollution load like water, solid waste, DG capacity etc.) after the levy of composition fees of Rs. 35,88,319/- under the Haryana Building Code, 2017. That the Company paid the said composition fees for the regularization of the variations in the approved building plan. Copy of the same is attached as **Annexure 1**.
 - That, DTCP had, vide Memo No. ZP-902/PA(DK)/2023/33047 dated 04/10/2023, granted the occupancy certificate to the Company. Copy of said Occupancy Certificate is attached as **Annexure 2**.
 - That, the Consent to Operate ("CTO") has been obtained vide Letter no. HSPCB/Consent/: 329962323GUNOCTO48233811 dated 24/11/2023 and the same is valid up to 30/09/2025. Copy of CTO is attached as **Annexure 3**.
 - That, section 4, 5 & 6 of the Hon'ble Supreme court order dated 2nd February, 2024 in writ petition No. 1394/2023 (**attached as Annexure 4**) which clearly states that ***the Supreme Court order dated 2nd Jan. 2024 would not come in the way of the competent authorities in considering the proposals for modifications/alterations in the Environmental Clearances, if area of such projects had any valid environmental clearances prior to 07th July, 2021 and such applications for modification/alteration would be considered by the competent authorities strictly in accordance with law as it existed prior to 07th July, 2021.***
 - That, as per Hon'ble Supreme Court Order dated 17th December, 2024 (**Attached as Annexure 5**) stating ***"Therefore, the applications made under clause 10(iii) of the Office Memorandum dated 7th July, 2021 cannot be entertained so long as the order of stay continues to operate. If the applicants have made applications under a provision other than clause 10(iii) of the Office Memorandum dated 7th July, 2021, it is obvious that the interim order does not come in the way of the applicants."***
 - That, our project is for modifications/alterations in the Environmental Clearances which doesn't comes under clause 10(iii) of the Office Memorandum dated 7th July, 2021.
 - That, We shall be abide by decision of Hon'ble Supreme Court.

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 MoEF&CC SoP 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 Sector 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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 (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, 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.

309.12 ToR (under violation) for proposed Development of Proposed Integrated Bus terminal cum Commercial Facilities at Faridabad by M/s Pacific Development Corporation Limited

Project Proponent : Sh.Sanjay Bafna



Consultant : Ind Tech House Consult

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).

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 mentioning therein as under:

- That, Directorate, State Transport Government of Haryana through its concessioner M/S Pacific Retail Centers (I) Pvt. Ltd. has developed Modern Bus Terminal at NIT, Faridabad Haryana.
- That, Earlier, Environment Clearance was granted to the project vide file no. SEIAA/HR/2019/298 dated 06.09.2019 for plot area 17611 sqm and built-up area 62787.387 sqm on concept basis.
- Now, due to Addition of Green Building FAR, we have constructed additional built-up area of 3410.8 sqm, so now the total built-up area is 66198.187 sqm.
- That, CTE was granted to the project vide Letter No. HSPCB/Consent/: 329962319FDBBCTE6967136 dated 21.11.2019 which is valid up to 05/09/2026, attached as **Annexure 1**.
- That, OC has been granted for Phase 1 and Phase 2 vide memo. No. MCF/CTP/2022/2013 dated 26.10.2022 for built-up area 30,603.19 sqm and memo. No. MCF/CTP/2023/367 dated 23.08.2023 for built-up area 35595 sqm respectively, attached as **Annexure 2 and Annexure 3 respectively**.
- That, Phase 1 is currently under operation phase and CTO has been granted for Phase 1 vide letter no. No. HSPCB/Consent/: 329962323FDBDCTO37936198 dated 20.07.2023 which is valid up to 30/09/2025, attached as **Annexure 4**.
- That, STP of Capacity 300 kld, 6 RWH pits, OWC of Capacity 300 kg/day, Solar on terrace 395 kWp and 15% of green area has already been developed on site.
- That, the built-up area has now increased from the Built-up area of the initially granted EC but the population of the project is reduced which resulting in reduction in water demand and solid waste generation so there is no increase in pollution load.
- That, the proposal for application for environmental clearance (under violation) has been applied considering actual design, footfall and project configuration.
- That, section 4, 5 & 6 of the Hon'ble Supreme court order dated 2nd February, 2024 in writ petition No. 1394/2023 (**attached as Annexure 5**) which clearly states that ***the Supreme Court order dated 2nd Jan. 2024 would not come in the way of the competent authorities in considering the proposals for modifications/alterations in the Environmental Clearances, if area of such projects had any valid environmental clearances prior to 07th July, 2021 and such applications for modification/alteration would be considered by the competent authorities strictly in accordance with law as it existed prior to 07th July, 2021.***
- That, as per Hon'ble Supreme Court Order dated 17th December, 2024 (**Attached as Annexure 6**) stating ***"Therefore, the applications made under clause 10(iii) of the Office Memorandum dated 7th July, 2021 cannot be entertained so long as***



the order of stay continues to operate. If the applicants have made applications under a provision other than clause 10(iii) of the Office Memorandum dated 7th July, 2021, it is obvious that the interim order does not come in the way of the applicants."

- That, our project is for modifications/alterations in the Environmental Clearances which doesn't come under clause 10(iii) of the Office Memorandum dated 7th July, 2021,
- That, We shall abide by decision of Hon'ble Supreme Court.
- That, Demand Draft bearing number 536309 from ICICI Bank dated 06/12/2024 was already submitted to SEAC dated 07.12.2024 with old proposal no. SIA/HR/INFRA2/482739/2024 which is withdrawn. Receipt of the same is attached as **Annexure 7**.

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 MoEF&CC SoP 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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 (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, 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.

309.13 ToR (under Violation) for the “Accord Superspeciality Hospital” located at Village Budhena, Sector 86, Faridabad, Haryana by M/s SCL Healthcare Private Limited.

Project Proponent : Sh.Rahul Gautam
Consultant : Aplinka Solutions & Technologies Pvt. Ltd

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.

Brief Facts of the Case:

- The building approval plan of the project for total plot area of 19,323.47 sq.m and built-up area of 18,753.74 sq.m has been obtained, whereas the BUA mentioned in the obtained OC from the Municipal Corporation, Faridabad exceeded 20,000 sqm and sums up to 21,451.027 sqm. and there is overall increase of 2,697.287 sqm of BUA.
- The built-up area was less than 20,000 sq. m. therefore, Environment Clearance was not applicable.
- The hospital project is currently operational for a built-up area more than 20,000 sqm over a Plot Area measuring 19,323.47 sqm.
- All necessary permissions and NOCs have been obtained, including CTE and CTO.
- The application for renewal of CTO dated 30.06.2024 was rejected by HSPCB on the grounds that the PP has submitted an application vide Proposal No.SIA/HR/INFRA2/469852/2024 under Violation Category., therefore, CTO renewal will be issued only after grant of Environment Clearance.
- In light of the MoEF&CC OM dated 08.01.2024, w.r.t., the Hon'ble Supreme Court's Judgement dated 02.01.2024 imposing a stay on the MoEF&CC SOPs for handling Violation Cases dated 07.07.2021, the further proceedings of the Proposal have been stalled.



- The approved zoning plan and Permission for Change of Land Use (CLU) were obtained on 20.08.2018 and 29.08.2018, respectively for setting up of a Hospital & Research Institute from Urban Local Bodies, Haryana over land measuring 19,323.47 sq. m.
- The Layout plan was approved on 14.11.2018 by Municipal Corporation, Faridabad, Haryana vide Diary No. 155 for total plot area of 19,323.47 sq. m and built-up area of 18,753.748 sq.m.
- CTE obtained on 21.04.2020 from HSPCB for built up area of 18,753.74 sq. m.
- The Power Assurance was obtained from Dakshin Haryana Bijili Vitran Nigam (DHBVN) vide Memo No. Ch-61/SE/R-APDRP/OLNC-HT/Addendum-SOL-497 on 14.09.2021.
- No Objection Certificate from the fire safety point of view for Group C- Institutional Building obtained from Fire Station Officer vide Memo No.FS/2021/179 on 29.11.2021.
- The construction of the project was rapidly completed in February 2022 in the light of COVID-19 pandemic.
- The Consent to Operate was obtained on 22.03.2022 from HSPCB for built up area of 18,753.74 sq. m
- Occupancy Certificate was obtained on 10.03.2022 for built up area of 21,451.027 sq. m.
- The Bio Medical Waste Authorization Certificate was obtained vide authorization No. BMW-22-FDBD-21277580 on 04.04.2022.
- The Hazardous and Other Wastes (Management & Transboundary Movement) Rules, 2016 Authorization Certificate was obtained vide No.: HWM/FDBD/2022/23256015 on 21.05.2022.
- The Environmental Clearance vide proposal no.SIA/HR/INFRA2/469852/2024, under Schedule 8(a): Building & Construction Project; Category B1 (under violation) was submitted on 18.04.2024 after coming to know about the discrepancy.
- The Honourable MoEF&CC issued an OM dated 08.01.2024 with subject stated that "*Stay imposed by Hon'ble Supreme Court with reference to the SOP dated 7th July 2021 and OM dated 28th January 2022-reg*". So, there is no further processing of files related to projects that have violated environmental regulations.

The case was taken up in 300th meeting held on 12.09.2024. The PP and consultant appeared before the committee and presented their case. The PP has stated that the hospital project is operational with 374 Beds, catering to a remarkable number of patients and considering the absence of other hospitals within 2.5 km from the project site, the project adds significance of the medical facility in the region. All the approvals have been obtained for built-up area 18,753.74 sq. m. and there had been no intentions to violate the law and the violation was entirely unintentional and occurred unknowingly.

The committee discussed the case and directed the PP to submit the following details/information in the form of affidavit:



1. PP shall halt operations at the project site for a built-up area of approx. 1,500 sqm that has been constructed additional to 20,000 sqm built up area and shall inform this fact to concerned agencies.
2. PP shall submit the detail in relation to freezing the area which is to be sealed/closed down in the hospital area.
3. PP shall submit the site plan and the floor details with the dimensions of the area which is to be sealed/closed down.
4. PP shall appear before the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA), Haryana to seek appraisal of the Terms of Reference (ToR) under violation, once the Standard Operating Procedures (SOPs) for violations are in place.
5. PP shall abide by the instructions as shall be outlined in the later guidelines established by the Ministry of Environment, Forest and Climate Change (MoEF&CC) in relation to violation project.

After detailed discussion, the case was deferred with direction to PP to submit the documents as discussed above.

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 mentioning therein as under:

1. That, an application vide proposal no. SIA/HR/INFRA2/469852/2024, under Schedule 8(a): Building & Construction Project; Category B1 (under violation) was submitted on 18.04.2024 for grant of Term of Reference (ToR) under violation for Accord Superspeciality Hospital.
2. That, the project was deferred in 300th SEAC meeting Haryana and observations were communicated following scrutiny.
3. That, a reply to ADS was submitted was duly submitted on 28.12.2024.
4. **That, the project approvals have been obtained as mentioned below:**
 - a) That, the Permission for Change of Land Use (**Annexure 1**) and approved zoning plan (**Annexure 2**) were obtained on 29.08.2018 and 20.08.2018 respectively for setting up of a Hospital & Research Institute from Urban Local Body, Haryana for a land measuring 19,323.47 sq. m.
 - b) That, the Layout plan (**Annexure 3**) was approved on 14.11.2018 by Municipal Corporation, Faridabad, Haryana vide Diary No. 155 for total plot area of 19,323.47 sq. m and built-up area of 18,753.748 sq. m.
 - c) That, since, the built-up area less than 20,000 sq. m. therefore Environment Clearance was not applicable. Consequently, Consent to Establish (**Annexure 4**) was obtained from HSPCB, Haryana on 21.04.2020 for built up area of 18,753.74 sq. m. and construction commenced accordingly.
 - d) That, to expedite completion in light of the COVID-19 pandemic, construction work progressed rapidly at the project site and it was completed by February 2022.
 - e) That, the expansion of the area was carried out in compliance with government notifications issued vide F.No.Z.2801320/2021-MS dated 19.07.2021 (**Annexure 5**) during the COVID-19 period, specifically aimed at addressing the urgent need for facilities such as oxygen cylinders and other critical healthcare requirements;



- considering the gravity of the pandemic situation and the pressing necessity to ensure adequate infrastructure to combat the crisis effectively.
- f) That, the Consent to Operate (CTO) application was submitted on 21.02.2022 even before the issuance of the Occupation Certificate and Consent to Operate (**Annexure 6**) was obtained on 22.03.2022 from HSPCB over built up area 18,753.74 sq. m., in response to the heightened demand for hospital services during the COVID-19 pandemic.
- g) That, due to an inadvertent error, the achieved built-up area exceeded the permissible limits, reaching 21,451.027 sq. m., as reflected in the Occupancy Certificate (OC) issued after compounding by the Municipal Corporation, Faridabad, on 10.03.2022 (**Annexure 7**).
5. **That, all the approvals (except Occupancy Certificate) have been obtained for built-up area 18,753.748 sq. m. and there had been no intentions to violate the law, and the discrepancy was unintentional.**
- That, there is no change in plot area.
 - That, the number of floors has been reduced to B+G+6 as sanctioned (B + G +7).
 - That, the 374 number of beds remain same.
 - That, the extra built up area that was compounded in OC due to the addition of the services block (i.e., STP/ ETP, AHU and services block) of the project.
6. That, upon realizing this discrepancy, the Environmental Clearance application was submitted on 18.04.2024.
7. That, the Honorable MoEF&CC issued an OM dated 08.01.2024 with subject stated that "*Stay imposed by Hon'ble Supreme Court with reference to the SOP dated 7th July 2021 and OM dated 28th January 2022-reg*" (**Annexure 10**) and thus, the EC application status for grant of ToR is not concluded.
8. That, we have recently submitted our application for the renewal of CTO vide Application no. 72004825 dated 30.06.2024 to the HSPCB, Haryana. However, it was rejected due to the pending grant of ToR under violation.
9. That, the present applicant hospital project had approached the Hon'ble High court vide CWP 27491 of 2024 and CWP 24827 of 2024 (**Annexure 8** and **Annexure 9**), and the Hon'ble Court vide orders dated 15.10.2024 and 25.09.2024 disposed of the petition with a direction to SEIAA to consider and decide the application filed by the petitioner on 18.04.2024 in accordance with law as expeditiously as possible, preferably, within a period of thirty days.
10. That, recently, Hon'ble Supreme Court, in its order dated 17.12.2024 in W.P.(C) No. 1394/2023, clarified that applications made under clause 10(iii) of the OM dated 07.07.2021 cannot be entertained while the stay is in effect, but those under other provisions remain valid (**Annexure 11**).
11. That, our application falls under the clause 10 (iv) and 11 (iii) of the OM dated 07.07.2021 (**Annexure 12**).
12. That, this project is a public interest healthcare facility operating with 374 beds, catering to approximately 90,000 outpatient cases and 17,000 inpatient cases since January 2024, while employing approximately 1,100 individuals. Considering the absence of other hospitals within 2.5 km from the project site, the project adds significance of the medical facility in the region.
13. That, the environmental parameters remain unaffected, with no increase in pollution load or bed count.
14. 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 granted 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 Clearance cannot be allowed to operate" (Annexure 13).

15. That, we hereby agree to adhere to the order for this project issued by Supreme Court and High Court abide by the same in true spirit.

Prayer:

16. 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.

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 MoEF&CC SoP 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 Sector 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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 (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, 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.

309.14 EC (Under Violation) for Construction of Proposed Residential Group Housing Project at Sector 99, Village Dhankot, District-Gurgaon, Haryana by M/s Assotech Moonshine Urban Developers Pvt. Ltd. by Pravin Kumar

Project Proponent : Shivani Priyam
Consultant : P and M Solutions

Brief History of the Case:

1. The letter dated 11.09.2024 from PP received for grant of environment clearance for the **Residential Group Housing Project at Sector 99, Village Dhankot, District-Gurgaon, Haryana**.
2. The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/491897/2024 dated 29.08.2024 for obtaining under **Environmental Clearance (Under Violation)** Category 8(a) of EIA Notification dated 14.09.2006.
3. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.031899 dated 18.01.2023.
4. The Name of the Company was Moonshine Urban Developers Pvt. Ltd, which has been changed to Assotech Moonshine Urban Developers Pvt. Ltd vide fresh Certificate of Incorporation Consequent upon change of name vide CIN-U70109DL2006PTC152223.
5. The EC was granted on 27.12.2012 vide letter no. SEIAA/HR/2012/500, having validity till 27.12.2019 issued by SEIAA Haryana for a total built-up area of 147207.86 square meter
6. The validity of EC has been expired on 26.12.2019 and out of the total permitted area of the construction of the project equivalent to 147207.86 sq.m, the company has constructed only 134122.38 sq.m. and still constructed below the maximum permitted area of construction as per original EC validity period.
7. The EWS building part (2414.95 sq.m) of the project was **constructed after the validity of the EC**.
8. The project has been granted Standard ToR(**Under Violation**)on 21.06.2023 (Proposal no.SIA/HR/INFRA2/417687/2023).
9. The application/proposal no.SIA/HR/INFRA2/491897/2024 for Environment Clearance was submitted under "Violation Category" by PP and it was to be dealt in terms of the SOP/OMs dated 07.07.2021 and 28.01.2024 issued by the MoEF&CC.
10. However, the said OMs were stayed by the Hon'ble Supreme Court of India vide its order dated 02.01.2024 in the matter WP No.1394 of 2023 titled as Vanshakti Vs. UoI.



It is pertinent to mention here that the Hon'ble Supreme Court of India issued a clarification vide order dated 02.02.2024, in the context of its order dated 02.01.2024. In consequence of the order dated 02.02.2024, the PP has submitted through an application that the EC in the present case was granted prior to 07.07.2021 i.e. on 27.12.2012 but could not be extended. Therefore, requested to grant of Environmental Clearance under violation category.

The matter was discussed in the 300th meeting of SEAC, Haryana held on 12.09.2024. In this regard, it is submitted that MoEF&CC has not issued any clarification/OM with regard to the Hon'ble Supreme Court order dated 02.02.2024. Therefore, the committee is of the view that the matter be referred to SEIAA alongwith representation of the PP for approval to appraise the case **under violation as per the Terms & Conditions prior to issue of SOP for violation category dated 07.07.2021.**

Table 1 - Basic Detail

Name of the Project: Residential Group Housing Project at Sector 99, Village-Dhankot, District-Gurgaon, Haryana by M/s Assotech Moonshine Urban Developer Pvt. Ltd.			
S. No.	Particulars		Details
1.	Online Proposal Number		SIA/HR/INFRA2/491897/2024
2.	Latitude		28°27'11.32"N to 28°27'29.56"N
3.	Longitude		76°57'38.86"E to 76°57'43.94"E
4.	Total Plot Area		48230.43 Square meter
5.	Proposed Ground Coverage@ 20 % of plot area		9680.37 Square meter
6.	Proposed FAR		84394.31 sqm
7.	Non FAR Area		62813.55 sqm
8.	Total Built Up area (7+8)		147207.86 sqm
9.	Total Green Area with (@33 %of plot area)		16270.30 sqm
10.	Rain Water Harvesting Structure (with size)		11 RWH pits
11.	Total Parking		965 ECS
12.	Maximum Height of the Building (m)		86.55 m
13.	Power Requirement		3580 KW
14.	Power Backup		2 no. of DG set of Total 1000 kVA (2*500 KVA)
15.	Total Water Requirement		420 KLD
16.	Fresh Water Requirement		294 KLD
17.	Treated Water		126 KLD
18.	Waste Water Generated		325 KLD
19.	STP Capacity		400 KLD
20.	Solid Waste Generated		1604 kg/day
21.	Bio-degradable Waste		1283 kg/day
22.	Organic Waste Convertor		1 units (2000 kg/day)
23.	Number of Buildings		7 numbers of Residential Towers + 23 no. of Villas + EWS Tower + Convenient Shopping Centre
24.	Stories		Max. G +24 Floor
25.	Population		3227 individuals
26.	Total Cost of the project:	Land Cost	Total Project Cost (i + ii + iii): Rs.557.84 Cr.
		Construction Cost	



		Misc. Cost	
27.	Incremental Load in respect of:	PM2.5	0.185 µg/m ³
		PM10	4.44 µg/m ³
		SO2	1.75 µg/m ³

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 mentioning therein as under:

- 1) That the company was originally incorporated under the name "Moonshine Urban Developers Pvt. Ltd." Subsequently, the word "Assotech" was added to the company's name, and it was renamed as "Assotech Moonshine Urban Developers Pvt. Ltd." This change was duly formalized through the issuance of a fresh Certificate of Incorporation by the Registrar of Companies, bearing Corporate Identification Number (CIN) U70109DL2006PTC152223.
- 2) That the project is situated at Village Dhankot, Tehsil Gurugram, Sector 99, (Dwarka Expressway) District Gurugram, Haryana, and License No. 95 of 2011, issued by DTCP, Haryana, which is valid till 27.10.2024. The promoter has duly filed the application dated 17.06.2024 for the renewal of the said license with DTCP Haryana.
- 3) That the total area of the project is 12.062 acres, Further, the total area of the plot is inclusive of a Nalah, a 24-meter-wide service road, a 24-meter-wide road, and an 18-meter-wide green belt touching the project land boundary, as per the zoning plan issued by the DG, TCP(HR), vide drawing no. 3776 dated 02.04.2013. A gift deed for a Nalah, a 24-meter-wide service road, a 24-meter-wide road, and an 18-meter-wide green belt is passed and approved by DTCP vide its letter No. DTP(G)/Pat(J)/2024/5524
- 4) That the EC was granted on 27.12.2012 vide letter no. SEIAA/HR/2012/500 issued by SEIAA Haryana for a total builtup area of 147207.86 square meter comprising of 7 no. s of Residential Towers + 23 no. of Villa + EWS Tower+ Convenient Shopping Centre+Nursery School and Community Building with the allied facilities like waste management system, storm water management system, water supply system, sewerage system, Fire Fighting Management, adequate parking facility and green area.
- 5) That the validity of EC expired on 26.12.2019 and out of the total permitted area of the construction of the project equivalent to 147207.86 Sq.m, the company has constructed only 134122.38 Sq.m.. We are still below the maximum permitted area of construction as per original EC validity period.
- 6) That company has constructed only 2414.95 square-meters comprising of 107 units of EWS housing.
- 7) That the company has completed the construction and installation of 400 KLD STP, 33 KVA. substation and has obtained power connection Dakshin Haryana Vidyut Vitran Nigam Ltd (DHVVNL) and also obtained Fire safety certificate.
- 8) The company has obtained height clearance NOC from AAI originally on 13.03.2012 for an height of 98- meter, which has been renewed by AAI on 03.11.2020 with a rider that no further NOC is required for time extension if the condition of the height clearance mentioned is not breached.



- 9) That the company has approached SEIAA, Haryana for grant of fresh EC under the guidelines of granting EC of the projects falling under violation category.
- 10) The Environment clearance for the project was granted on 27.12.12 valid till 27.12.2019 via letter no. SEIAA/HR/2012/500. The EWS building part (2414.95 sq.m) of the project was constructed after the expiry of the EC.
- 11) That I am aware about the facts and circumstance of the present application and am competent to swear the instant Affidavit and the contents of the same are true and correct and nothing material has been concealed by me thereof.
- 12) That at time of issue Environment Clearance by SEIAA, Haryana in its letter dated 27.12.2012 the end date of the validity was not mentioned.
- 13) That there is no increase in pollution load as we have never surpass the maximum build-up area permitted in Environment Clearance letter dated 27.12.12 i.e. 147207.86 sq.m.
- 14) That The TOR has already been granted by SEIAA, Haryana dated 21.06.2023.

The PP further submitted the Calculation of Penalty on category of projects which are in violation, but are permissible as Standard Operating Procedure (SOP) dated 07.07.2021:-

- a. Penalty provisions of violation cases for new projects: 0.5 % of total project cost incurred on the date of filling of the application.
- b. Total cost of the project : Rs.557.84 crores
- c. Project Cost as per as certified by CA for EWS building: 4.76 crores
- d. Project Cost as per as certified by CA for EWS building(under violation part): Rs.2.75 crore/-
- e. Calculation of Penalty 0.5% of Rs.2.75 crores =:1.37 lakh.

Summary of Natural Resource Augmentation Plan and Community Resource Augmentation Plan with budgetary provision for remediation

S. No Amount	Aspects	(Rs in lakh)
1	Air Environment	2.0
2.	Water Environment	2.0
3	Soil Environment	2.0
4	Noise Environment	1.0
Total		7.0

**Total Cost incurred for remediation plan including penalty:-
Rs.1.37 Lakh + Rs.7.0 Lakh = Rs.8.37 Lakh**

The reply of alongwith the documents were placed before the committee. A detailed discussion was held on the submissions made by PP, Penalty Amount, Plan submitted by PP towards Remediation Plan and Natural and Community Resource Augmentation, as well as the documents submitted regarding License, Green Area, EMP, CA certificate, Litigation, ToR points, detail of plot area.



After detailed discussion, the committee recommended for penalty amount of **Rs.1.37 lakh** as per SOP dated 07.07.2021. The aforesaid amount will be submitted in the form of Demand draft in HSPCB in compliance with MoEF&CC, GoI OM dated 28.07.2022. Further, SEAC also recommended an amount of **Rs.7 lac** towards Remediation Plan and Natural and Community Resource Augmentation Plan to be spent within a span of three years. The Project Proponent also to submit a Bank Guarantee of **Rs.8.37 lac** equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with the HSPCB prior to the grant of EC as recommended by the SEAC and which shall be finalized by the regulatory authority/SEIAA.

Based on the information furnished by the project proponent, it is further **recommended to SEIAA** that appropriate action may be taken on the Environment Damage Compensation as per Environment Protection Act, 1986 with relevant notification and in view of the various orders passed by Hon'ble NGT and updated relevant provisions on the violation and non-compliances as well as keeping in view above referred reply and documents submitted by the PP/Consultant.

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

M/s Assotech Moonshine Urban Developers Pvt. Ltd. as per ToR letter dated 21.06.2023 issued by SEIAA, Haryana

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

Specific Conditions:

1. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority/SEIAA.
2. Remediation Plan shall be completed in 3 years whereas bank guarantee shall be for 5 years.
3. Approval/permission of the CGWA/SGWA shall be obtained, if applicable before drawing ground water for the project activities. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.
4. The PP should submit the 6 monthly action taken report on the compliance of environmental conditions to the Regional Officer, MoEF&CC, Haryana State Pollution Control Board and Chairman, SEIAA.
5. The PP shall bear the cost of NCRAP and will be responsible to maintain and manage the same.



6. The PP shall also submit the details of status of development of Green plan, species planted, survival status along with existing trees species wise and also maintain the record date wise along with digital mapping.
7. The PP shall also maintain the record of trees/plants to be planted as per the Remediation plan and Natural and Community Resource Augmentation plan along with digital mapping, latitude, longitude details.
8. The PP shall submit the prosecution details filled under EP Act, 1986.
9. The PP shall not start construction and development works without getting EC under violation Act/provisions of notification.
10. The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project.
11. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 05 kms radius of the site in different scenarios of space and time.
18. 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



19. 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.
20. 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.
21. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
22. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
23. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
24. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
25. 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.
26. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
27. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
28. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project
29. The PP may provide electric charging stations to facilitate electric vehicle commuters.
30. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
31. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
32. A minimum of 1 tree for every 80sqm of land should be planted and maintained. 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.
33. As proposed **16270.30 sqm (33% of plot area)** shall be provided for Green Area development for whole project, excluding plot areas.
34. **11 Rain Water Harvesting Recharge Pits** shall be provided for ground water recharging as per the CGWB norms
35. **The PP shall provide Solar power as per HAREDA norms**
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 get project **electrification plan** approved from the competent authority before operation of the project.
38. The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree plantation campaign **"Ek Ped Maa Ke Naam"** and shall upload the details of the same in the **MeriLiFE Portal (<http://merilife.nic.in>)**
39. The PP shall 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.



Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.15 Transfer of EC from M/s Vashishth Builders and Engineers Pvt. Ltd. to M/s Adore Homes LLP. "Global Industrial Park" project located at Sector 72 & 73, District Faridabad, Haryana by M/s ADORE homes LLP

Project Proponent : Sh.Swatantra Kesarwani

Consultant : Amlinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/517653/2025 dated 07.01.2025 for obtaining **Transfer of Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 026924 dated 07.01.2025.

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 11.01.2025 mentioning therein as under:

1. That, **Land License No. 124 of 2012** dated 21.12.2012 was issued in favour of M/s Vashishth Builders & Engineers Ltd., M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd. C/o M/s Vashishth Builders & Engineers Ltd. for the development of Industrial Colony over an area measuring 52.919 acres including development of industrial plots, residential plots and commercial plots. **(Enclosure A)**
2. That, Environmental Clearance was issued to M/s Vashishth Builders & Engineers Ltd. by SEIAA, Haryana vide EC Letter No. SEIAA/HR/2016/755 dated 15.09.2016 for the development of "Global Industrial Park" over a land area measuring 2,14,153.67 sqm (52.919 acres) having Built-up Area 1,64,669.01 sqm **(Enclosure B)**
3. That, later, planning was changed along with plotted development with incorporation of affordable group housing. Migration of license was sought in following manner-
 - a. That, 1st migration was taken over an area measuring **39.689 acres** (after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide **Land License No. 04 of 2018** dated 15.01.2018 in favor of M/s Hightech Construction Co. Pvt. Ltd., M/s Sunshine Town Planners Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd. in collaboration with M/s Vashishth Builders & Engineers Ltd. **(Enclosure C)**
 - b. That, 2nd migration was taken on the remaining area measuring **13.23 acres** (after migration part of License No. 124 of 2012 over an area measuring 52.919 acres) vide **Land License No. 176 of 2023** dated 01.09.2023 in favour of M/s Hightech Construction Co. Pvt. Ltd., M/s SPS Infrastructure Pvt. Ltd., C/o M/s Vashishth Builders & Engineers Ltd. Thus, making the total Licensed Area to 52.919 acres **(Enclosure D)**
4. That, a DTCP Order dated 17.11.2023 (Endst. No. LC-3479 B-PA(SK)-2023-39657) was issued for Change in Developer from M/s Vashishth Builders & Engineers Ltd. to M/s Adore Homes LLP for the total land area measuring 52.919 acres **(Enclosure E)**
5. Further, a **Land License No. 78 of 2024** has been issued for an area measuring **3.00 acres** in favour of M/s Adore Homes LLP, in addition to land measuring 39.689 acres



- of License No. 04 of 2018 and 13.23 acres of License No. 176 of 2023 for **totalling 55.919 acres (Enclosure F)**
6. That, now the **Total Licensed Area under M/s Adore Homes LLP is 55.919 acres** and phase-wise development layout plan over the land area measuring 55.919 acres has been sanctioned by DTCP, Haryana dated 10.07.2024 **(Enclosure G)**
 7. That, now M/s Adore Homes LLP has applied for the Transfer of Environmental Clearance on 07.01.2025 as was previously issued to M/s Vashishth Builders & Engineers Ltd.
 8. That, M/s Vashishth Builders and Engineers Pvt. Ltd. (Transferor) has submitted no objection certificate for the transfer of the said Environmental Clearance **(Enclosure H)**
 9. That, M/s Adore Homes LLP agrees to comply with all the terms and conditions of Environmental Clearance vide Letter No. SEIAA/HR/2016/755 dated on 15.09.2016 previously granted to M/s Vashishth Builders and Engineers Pvt. Ltd. for "Global Industrial Park" project over a land measuring 52.919 acres at Sector-72 & 73, District Faridabad, Haryana **(Enclosure I)**
 10. That, there is no legal case pending against the proposed land or the Project Proponent

A discussion was held on the documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to **recommend the proposal to SEIAA for Transfer of EC** from:

M/s Vashishth Builders and Engineers Pvt. Ltd. To M/s Adore Homes LLP (as per Land License No.78 of 2024 issued by DTCP vide Endst No.LC-3479 D/JE(MK)-2024/20704-718; dated 10.07.2024, in addition to land measuring 39.689 acres of License No.04 of 2018 and 13.23 acres of License No.176 of 2023) further Change of Developers Order issued vide Endst.No.LC-3479B-PA(SK)-2023/39657 dated 17.11.2023)

Whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

309.16 Amendment in ToR for proposed 150 KLD Grain based Fuel Ethanol Distillery Plant under EBP program at Village & P. O. Gorla, Tehsil Matanhail District Jhajjar, Haryana by M/s K2 Ethanol Pvt. Ltd.

Project Proponent : Sh. Rajpal Yadav
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/IND2/513507/2024 dated 06.12.2024 for obtaining **Amendment in ToR** under Category 5(g) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 002235 dated 10.09.2024 during ToR. The ToR was granted to the project on 19.10.2024.

The case was taken up in 307th Meeting of SEAC, Haryana held on 20.12.2024. However, the case was deferred on request of PP.



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 14.01.2025 mentioning therein as under:

- That, Proposed 150 KLD Grain based Fuel Ethanol Distillery Plant under EBP Programme at Village & P.O. - Gorla, Tehsil – Matanhail, District – Jhajjar, Haryana.
- That, Proposed Production Capacity – 150 KLD Grain based Ethanol, 4 MW Cogeneration Power
- That, Application for ToR was submitted on 18/09/2024 and Standard auto ToR was granted on 19/10/2024 vide ToR Identification No. TO24B2504HR5862073N [File No. SEAC/HR/2024/218].
- That, due to change in land area, overall layout plan and revised water balance, application for amendment in ToR has been submitted on 06/12/2024.
- That, Details of proposed amendment is as below:

S. No.	Particulars	As per TOR	As per Amendment application
1	Plot area	61,555 sqm	44,000 sq m
2	Industrial effluents	852 KLD	849 KLD
3	Total fresh water demand	716 KLD	652 KLD
4	Proposed Green area	20313 sqm [33% of plot area]	14,520 sqm [33% of plot area]
5	Boiler Details – No. of boiler & capacity Fuel	• 1 @ 35 TPH • Biomass and/or coal	• 1 working + 1 standby @35 TPH each • Biomass only

- That, as Nahar Wildlife Sanctuary (Notified eco sensitive zone) is situated at a distance of 2.55 Km, SE direction of the project Site. So, we have applied TOR application to MoEF&CC vide proposal no. IA/HR/IND2/516846/2025 but the ministry transferred the proposal to SEIAA, Haryana vide new proposal no. SIA/HR/IND2/516846/2025 which was withdrawn. The same is attached as **Annexure 1.**

A discussion was held on the submission as well as documents submitted by PP in support of his contention. After discussion, the committee **agreed to recommend** the case to **SEIAA, Haryana** for **Amendment in ToR**. The other conditions of ToR earlier granted shall remain same.

309.17 EC for proposal for Sand mining Project at Rayawali -Sadhanpur block
Comprising of 7 Villages namely Rayawali, Sadhanpur, Jatwar, Samru, Khera
Jattan, Bodyo and Tepla over an area of 90.29 acres (36.55 hectares) in District-
Ambala, Haryana by M/s P S Enterprises

Project Proponent : Sh. Fakir Chand Garg
Consultant : P and M Solutions

The Project Proponent submitted online Proposal No. SIA/HR/MIN/517051/2025 dated 03.01.2025 for obtaining **Environment Clearance** under Category 1(a) of EIA Notification dated



14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.706021 dated 24.10.2024 during ToR. The ToR was granted to the project on 28.10.2024.

Table 1- Basic Detail

Sr. No.	Particulars		
1.	Online Proposal no	SIA/HR/MIN/517051/2025	
2.	Category/Item no. (In Schedule)	1(a) Mining of Minerals (Non-Coal Mining) Category B1	
3.	Area of Project	90.29 acres (36.55 hectares)	
4.	Date of LOI Granted by Mines & Geology Department, Haryana	21-07-2023	
5.	Date of Approval of mine plan Granted by Mines & Geology Department, Haryana	02.01.2025	
6.	Location of Project	Villages Rayawali, Sadhanpur, Jatwar, Samru, Khera Jattan, Bodyo and Tepla	
7.	Project Details Khasra No.	Name of Village	Details of Khasra Nos./ Killa No.
		Rayawali	For Mining areas 44/2/1/2 min
		Sadhanpur	For Mining areas 16 min, 17 min, 75 min, 14 min, 19 min, 23 min, 38 min, 49 min, 66 min, 191 min, 67 min, 183 min, 181 min, 101 min, 102 min, 103 min, 104 min
		Jatwar	For Mining areas 4//, 17 min, 18 min, 23 min, 6//, 3 min, 8 min, 13 min, 17 min, 18 min, 23 min, 24 min, 17//, 6 min, 7 min, 13 min, 14 min, 18//, 1 min, 2 min, 3 min, 4 min, 5 min, 6 min, 7 min, 8 min, 9 min, 10/1, 10/2, 28//, 21 min, 29//, 18 min, 19 min, 20 min, 21, 22, 23, 24 min, 25 min, 30//, 16 min, 25 min, 37//, 25 min, 38//, 4 min, 5, 6 min, 7 min, 38//, 12 min, 13 min, 14 min, 15 min, 18 min, 19 min, 20 min, 21 min, 39//, 1 min, 2 min, 3 min, 4 min, 5 min, 40//, 1 min, 2 min, 3 min, 4 min, 5 min, 61//, 1 min, 21 min, 22 min, 62//, 4 min, 5 min, 6 min, 7 min, 13 min, 14 min, 17 min, 18 min, 23 min, 24 min, 25 min, 67//, 1 min, 2 min, 3 min, 4 min, 6 min, 7, 8, 14 min, 15 min, 16 min, 68//, 10 min, 11 min, 12 min, 19 min, 20, 22 min, 23 min, 109//, 17 min, 23 min, 24 min, 25 min, 108//, 21 min, 111//, 5 min, 112//, 1 min, 2 min, 3 min, 8 min, 13 min, 14 min, 17 min, 18 min, 23 min, 24 min, 128//, 2 min, 3 min For Ancillary areas 40// 24, 25, 41// 21, 22, 59// 4, 5, 6, 7, 14, 15, 58// 1/1, 1/2, 9, 10/1, 10/2,
		Samru	For Mining areas



			33//, 2 min	
		Khera Jatan	For Mining areas 27 min	
		Bodyo	For Mining areas 1//, 16 min, 25 min, 2//, 20, 21, 22 min, 4//, 1, 2 min, 9 min, 10 min, 11 min, 20 min, 5//, 5 min, 6 min, 15 min, 16 min, 25 min, 6//, 5 min, 29/4 min, 29/3 min, 31 min, 23 min, 24 min, 11//, 3 min, 4 min, 5 min, 6 min, 10//, 1 min, 10 min, 11 min, 12 min, 28/9 min, 28/10 min	
		Tepla	For Mining areas 2//, 14 min, 16, 17 min, 24 min, 25, 11//, 5 min	
8.	Project Cost	Rs.14 Crores		
9.	Water Requirement	Activity	Total Water Requirement (in KLD)	
		Drinking	0.59	
		Dust Suppression	3.00	
		Plantation	3.00	
		Total	6.59 or 7.00 KLD	
10.	Environment Management Plan	INR 25 lakhs (Capital Cost INR 14 lakhs (Recurring Cost)		
11.	CER Budget	35 lakh		
12.	Mineral	Sand		
13.	Production Capacity	13,79,000 TPA		
14.	Corner Coordinates	Boundary Pillars	Longitude	Latitude
		A28	76°55'50.603" E	30°28'3.065"N
		A29	76°55'54.723" E	30°27'55.149"N
		Z1	76°55'49.587" E	30°28'2.914"N
		Z4	76°55'54.595" E	30°27'53.355"N
		A30	76°56'1.085" E	30°27'49.807"N
		A31	76°56'3.611" E	30°27'46.279"N
		A32	76°56'4.043" E	30°27'44.187"N
		A33	76°56'2.738" E	30°27'40.482"N
		A34	76°56'0.834" E	30°27'39.601"N
		A35	76°55'56.999" E	30°27'39.269"N
		A36	76°55'51.979" E	30°27'40.313"N
		Z5	76°55'58.967" E	30°27'49.416"N
		Z6	76°56'0.088" E	30°27'49.212"N
		Z7	76°56'2.807" E	30°27'43.768"N
		Z8	76°55'58.854" E	30°27'40.498"N
		Z9	76°55'50.874" E	30°27'41.402"N
		A37	76°55'49.300" E	30°27'37.700"N
		A38	76°55'48.800" E	30°27'28.800"N
		A39	76°55'50.700" E	30°27'27.100"N
		A40	76°55'51.600" E	30°27'25.300"N
		A41	76°55'51.700" E	30°27'24.000"N
		A42	76°55'48.700" E	30°27'23.600"N
		A43	76°55'41.700" E	30°27'23.000"N
		A44	76°55'38.600" E	30°27'22.400"N
		A52	76°55'13.900" E	30°27'5.700"N



		A53	76°55'7.700" E	30°27'5.500"N
		A54	76°54'59.200" E	30°27'7.100"N
		A55	76°54'51.600" E	30°27'5.800"N
		A56	76°54'50.000" E	30°27'3.900"N
		A57	76°54'47.481" E	30°27'2.566"N
		A58	76°54'45.599" E	30°27'1.571"N
		A59	76°54'43.500" E	30°27'0.600"N
		A60	76°54'41.000" E	30°26'59.300"N
		A61	76°54'38.500" E	30°26'56.600"N
		A62	76°54'34.900" E	30°26'53.800"N
		A63	76°54'34.100" E	30°26'49.800"N
		A64	76°54'39.400" E	30°26'49.500"N
		A66	76°54'56.200" E	30°26'39.900"N
		A77	76°55'8.537" E	30°26'7.123"N
		A78	76°55'9.615" E	30°26'5.955"N
		A79	76°55'11.390" E	30°26'1.704"N
		A80	76°55'8.755" E	30°25'57.469"N
		Z10	76°55'48.400" E	30°27'38.000"N
		Z11	76°55'47.800" E	30°27'28.800"N
		Z12	76°55'49.600" E	30°27'27.000"N
		Z13	76°55'49.900" E	30°27'24.800"N
		Z14	76°55'41.700" E	30°26'24.200"N
		Z15	76°55'38.300" E	30°27'23.000"N
		Z22	76°55'13.600" E	30°27'6.700"N
		Z23	76°55'8.400" E	30°27'6.700"N
		Z24	76°54'58.600" E	30°27'9.100"N
		Z25	76°54'54.200" E	30°27'10.600"N
		Z26	76°54'51.100" E	30°27'9.900"N
		Z27	76°54'49.000" E	30°27'8.200"N
		Z28	76°54'47.300" E	30°27'4.100"N
		Z29	76°54'41.500" E	30°27'1.100"N
		Z30	76°54'40.500" E	30°27'0.200"N
		Z31	76°54'36.600" E	30°26'57.700"N
		Z32	76°54'33.900" E	30°26'55.100"N
		Z33	76°54'32.100" E	30°26'51.100"N
		Z34	76°54'32.900" E	30°26'49.300"N
		Z35	76°54'34.900" E	30°26'48.400"N
		Z36	76°54'38.700" E	30°26'48.200"N
		Z37	76°54'50.600" E	30°26'41.400"N
		Z45	76°55'3.009" E	30°26'8.112"N
		Z46	76°55'7.698" E	30°26'6.547"N
		Z47	76°55'9.131" E	30°26'5.177"N
		Z48	76°55'10.521" E	30°26'1.755"N
		Z49	76°55'7.201" E	30°25'57.877"N
		A45	76°55'34.500" E	30°27'20.600"N
		A46	76°55'62.200" E	30°27'18.400"N
		A47	76°55'31.400" E	30°27'15.400"N
		A48	76°55'30.100" E	30°27'13.200"N
		A49	76°55'27.600" E	30°27'10.700"N
		A50	76°55'24.900" E	30°27'9.300"N
		A51	76°55'17.500" E	30°27'6.400"N
		Z16	76°55'34.300" E	30°27'21.300"N
		Z17	76°55'31.300" E	30°27'19.300"N



		Z18	76°55'30.300" E	30°27'15.100"N
		Z19	76°55'26.400" E	30°27'11.700"N
		Z20	76°55'22.000" E	30°27'8.900"N
		Z21	76°55'17.600" E	30°27'7.500"N
		A72	76°54'39.040" E	30°26'26.988"N
		A73	76°54'37.447" E	30°26'25.335"N
		A74	76°54'34.776" E	30°26'24.095"N
		Z41	76°54'39.125" E	30°26'28.283"N
		Z42	76°54'35.091" E	30°26'25.796"N
		Z43	76°54'35.011" E	30°26'24.193"N
		A65	76°54'51.685" E	30°26'33.322"N
		A67	76°54'53.600" E	30°26'35.000"N
		A68	76°54'50.024" E	30°26'30.639"N
		A69	76°54'47.541" E	30°26'26.628"N
		A70	76°54'44.792" E	30°26'24.201"N
		A71	76°54'43.460" E	30°26'24.027"N
		A75	76°54'57.910" E	30°26'11.858"N
		Z38	76°54'49.100" E	30°26'33.500"N
		Z39	76°54'45.535" E	30°26'27.703"N
		Z40	76°54'42.243" E	30°26'26.850"N
		Z44	76°54'56.444" E	30°26'15.914"N
		Z2	76°55'50.603" E	30°27'59.565"N
		Z3	76°55'51.719" E	30°27'57.080"N
		Z4	76°55'54.595" E	30°27'53.355"N
15	Machinery Required	Chain mounted Excavators, JCB, Water Tankers & Trucks/Tippers		
16	Power Requirement	Electric connection will be taken for office and security purpose from Electricity Board		

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 14.01.2025 mentioning therein as under:

- 1) The letter of Intent for the project was issued by the Mines & Geology Department, Haryana Vide memo no DMG/HY/Cont./Rayawali-Sadhanpur Block/AMB./2023/4188, Dated 21-07-2023.
- 2) That, the Replenishment study has been approved along with mining plan has been approved by the Mines & Geology Department Vide letter no Vide letter no DMG/HY/Rayawali/Sadhanpur/MP/AMB/62 Dated 02.01.2025 for a period of 5 years and a production of 13,79,000 TPA and depth 3 meters.
- 3) That, as per the communication from the DFO,Ambala ;out the allotted mining area Khasra no. 6//8min,13 min,17 min,18 min & 23 min have been handed over by PWD to Forest Department for plantation , we undertake that no mining shall be done in these Khasra no.'s until a resolution is reached with respect to these Khasra numbers.
- 4) That no court case is pending against the project site.
- 5) That, the mining activity shall be performed as per approved mining plan and replenishment study.
- 6) The EMP Budget and CSR Budget is being submitted along with this affidavit.
- 7) That, we have submitted the Conservation Plan to Chief Wildlife Warden, Haryana on 06.01.2025.



- 8) That we have already Requested Sarpanch's of village Jatwar and Khera boda to provide land for plantation.
- 9) That, we shall submit the Khasra no and Latitude Longitude of the land allotted for us mining to SEIAA, Haryana as and when the land is allotted to us.
- 10) The District Survey report for the District Ambala has been approved by DC, Ambala & SEIAA, Haryana and the mining site is in accordance with the villages mentioned in DSR and as per the LOI Issued by the Mines & Geology Department, Haryana.

Geological Reserves

Lease area available for mining In acres	Total proved Geological reserves MT=Area x depth x BD (A)	Blocked area of 50m strip after each km, 25% blocked in river banks, lease boundary, ancillary area etc= acres	Blocked Geological Reserves in blocked area (B) MT	Total Mineable reserves A-B=C MT	Proposed year-wise production (Per Year) MT
77.68	16,77,888	13.83	2,98,728	13,79,160	13,79,000

Manpower Details

S. No.	Category	Numbers
1	Manager II Class	1
2	Foreman/Mate	1
3	Skilled personnel	6
4	Semi-skilled personnel	41
5	Unskilled	5
6	Clerical staff/supervisor	5
Total		59

Plantation Plan

Year	Total Plantation
1st year	1000
2nd year	1000
3rd year	1000
4th year	1000
5th year	1000
Total	5,000

- This plantation shall be done along the haul road to create dust and noise barrier.
- Apart from this 60% of the total plantation area i.e. 7 ha (approximately 7000 trees) will be developed as community plantation in the nearby village.
- PP has already written to the sarpanches of Village Jatwar and Khera Boda to provide land for the same.
- The said land will be developed as community plantation with Fruit bearing plants and medicinal plants such as amla, mango, Guava,Ber Etc.
- The land developed shall be handed over to the panchayat for their further use as deemed fit.

Land Use pattern



S. No.	Particulars	Present land use (Acres.)	At the end of 5 th year (Acres.)
1.	Pit area	0.00	0.00
2.	Dump area	0.00	0.00
3.	Infrastructure (Office, Temp. shelter etc), Mineral storage, ancillary area	12.61	12.61
4.	Restricted area/blocked area	13.83	13.83
5.	Plantation	0.0	5.0*
6.	Area available for mining	63.85	63.85
Total		90.29	90.29

List of Machinery

S. No.	Name of machinery	Capacity	Nos.
1	Chain Mounted Excavators	1.30-2.0 m ³	05
2	Tippers/ Trucks	25 tons	41
3	Water Tanker	4000 liters	2
4	Light vehicles	--	2

Revised CSR Budget

S. No.	Proposed Actions	EMP Budget (in Lakhs)
1	Infrastructure development in nearby Govt. School i.e. Classroom, Labs construction or upgradation. Clean Water Facility, Sanitation, Sports Equipment. Upgradation of Digital Infrastructure of nearby Govt. School	25.00
2	Distribution and installation of Solar Lights	5.00
3	Medical check up camps for villagers	10.00
Total		35.00

Revised EMP Budget

S. No.	Proposed Actions	EMP Budget (in Lakhs)	
		Capital	Recurring
1	Green belt Development	5.00	2.00
2	Haulage Route Maintenance	10.00	5.00
3	Environmental Monitoring	4.00	4.00
4	Dust Suppression	2.00	2.00
5	Construction of 8 RWH pits in nearby villages for groundwater recharge	4.00	1.00
Total		25.00	14.00



The Committee thoroughly discussed the documents submitted by the PP such as details, contents of affidavit and documents submitted by the PP at length. The PP has proposed rate of production as 13,79,000 MT/Year **Rayawali-Sadhanpur Block Comprising of 7 Villages namely Rayawali, Sadhanpur, Jatwar, Samru, Khera Jattan, Bodyo and Tepla in District Ambala, Haryana**. Sh. Deepak Hooda, State Geologist and Sh. Gurjeet Singh, District Mining Officer representatives from the Mines & Geology Department, Haryana who were also present during the meeting has authenticated the documents issued by Mining Department. Further, Sh. Deepak Hooda, State Geologist has duly collaborated the version of Committee that the land only can be used for mining as per District Survey Report, Mining Plan along with Replenishment Study approved for the proposed area. He clarified that before the mining lease was put up for auction Ground Truthing was done wherein all the department have given there on objection for the khasra numbers in the lease. However, now the forest has claimed that khasra no. 6//8min,13 min,17 min,18 min & 23 min of Jatwar have been transferred to them for plantation by PWD and the department has written to PWD & DFO Ambala that we have only auctioned the land which is part of River bed and where plantation cannot be done.

Further, the PP requested the committee to grant Environment Clearance for the period of mine Plan validity i.e. 5 years. After detailed deliberations, the Committee decided that EC cannot be granted for 5 years until and unless scientific Replenishment study is done as per Enforcement & Monitoring Guidelines for Sand Mining, 2020. The PP shall submit the scientific grid based/drone based replenishment study for the project site with elevation of the river bed within 1 year after the start of the mining at the project site, for further extension of time period as per approved mining plan of the project.

After detailed deliberations, the Committee directed the PP that they shall not do mining activity on the said above stated khasras disputed with forest department till the final decision in this matter and further decided to recommend the case to SEIAA for granting of EC under Category B1,1(a) **for one year**, under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Sand **at Rayawali-Sadhanpur Block Comprising of 7 Villages namely Rayawali, Sadhanpur, Jatwar, Samru, Khera Jattan, Bodyo and Tepla over an area of 90.29 acres (36.55 hectares) in District Ambala, Haryana to M/s P S Enterprises** with 13,79,000 MT/year production as mentioned in LOI/Mining Plan/EIA Report/ToR/DSR/Replenishment Report for plan period with **maximum depth upto 3.0m** as mentioned in Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 13,79,000 MT/year with the following specific and general stipulations:

A: Specific Conditions:-



1. The PP shall construct the pucca link roads connected to the main road at the mining site before the start of mining.
2. The plantation shall be done on both sides of the road to prevent dust spreading
3. The PP shall construct the Haul roads of width 10 meters.
4. The PP shall provide only one exit and one entry to the Mining Project area and all the mining shall be dispatched through E-billing.
5. The PP shall maintain an un-mined block of 50 meters width after every block of 1000 meters over which mining is undertaken or at such distance as may be directed by the Director or any officer authorized by him.
6. The PP shall restrict mining within the central 3/4th width of the river/rivulet.
7. The PP shall not permit any mining in an area up to width of 500 meters from the active edges of embankments in case of River Yamuna, 250 mtrs. in case of Tangri, Markanda and Ghaggar and 100 mtrs. on either side of all other rivers/rivulets.
8. Traffic management plan as submitted shall be implemented in letter and spirit.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
10. 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.
11. The PP shall take precautions to suppress the dust in and around the mining site. The PP shall use mixed cannon water sprinkle for dust suppression instead of conventional sprinkles for efficient dust suppression.
12. The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.
13. 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.
14. The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.
15. Action plan for the public hearing issues shall be complied in letter and spirit.
16. The Proponent will provide adequate sanitary facility in the form of mobile toilets to the labours engaged for the project work.
17. The Project proponent shall comply all the measures, conditions suggested in the approved mining plan with post closure mine plan, Environmental Management Plan (EMP) in a letter and spirit.
18. Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
19. The PP shall comply with Sand Mining Rules 2016 and NGT directions from time to time.
20. The PP shall submit the Wildlife Conservation Plan to the Competent Authority for approval before start of mining operations.
21. The PP shall restrict maximum mining depth upto 3 meters above the Ground Water Table as per approved Mining Plan.
22. The PP shall submit the scientific grid based/drone based replenishment study for the project site in the river bed within 1 year after the start of the mining at the project site, for further extension of time period as per approved mining plan of the project.
23. The PP shall develop green area in the community/panchayti area of nearby village and project site area as green belt in consultation with local people and other stake holders to meet with the demand of public hearing and shall do plantation of 12500 Plants on the project site as proposed.



Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.18 Transfer of EC from M/s Ganesh Enterprises to Rock Bottom Mines Pvt Ltd. of River Bed Mining Project at Shamtoo- 2 Block/PKL B-12 at Village Shamtoo, District Panchkula, Haryana. Capacity Increase from 3.87 LTPA to 11.60 LTPA over an area of 45.00 ha. By M/s Ganesh Enterprises

Project Proponent : Sh. Fakir Chand Garg
Consultant : P and M Solutions

The Project Proponent submitted online Proposal No. SIA/HR/MIN/517066/2025 dated 02.01.2025 for obtaining **Transfer of Environment Clearance** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 706110 dated 02.01.2025.

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 14.01.2025 mentioning therein as under:

1. That Sand, Boulder & Gravel Mining lease Shamtoo Block 2/PKL B-12 located at village Shamtoo, Panchkula has been transferred in our name from M/s Ganesh Enterprises.
2. That, Supplementary Agreement in this regard has been executed with the Mines & Geology Department on 20th September 2024.
3. That we undertake that we shall comply with all the terms of conditions of Environment Clearance issued by SEIAA Vide EC Identification no EC24B0107HR5758036N Dated 26.09.2024 and corrigendum issued vide memo no SEIAA (186)/HR/2024/337 Dated 17/12/2024.
4. That we assure to comply with the provisions of the Water Act, 1974, the Air Act, 1981 and any other statutory norms applicable on us.

After detailed discussion, the committee found the documents such as Transfer Deed, Earlier EC etc. submitted by PP, in order and decided to recommend the proposal to SEIAA for Transfer of EC from **M/s Ganesh Enterprises to M/s Rock Bottom Private Limited.** as per the documents submitted by PP. However, all other contents and conditions mentioned in the Environment Clearance will remain same.

309.19 EC for proposed Group Housing Colony Project under TOD policy in the revenue estate of Village-Fazilpur Jharsa and Ghasola, Sector-49, Gurugram, Haryana being developed by Elan Enclave Private Limited by M/s Elan Enclave Private Limited

Project Proponent : Sh.Rahul
Consultant : Vardan Environet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516301/2024 dated 27.12.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification



dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 039468 dated 12.12.2024 during ToR. The ToR was granted to the project on 23.12.2024.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Group Housing Project under TOD policy in the revenue estate of Village- Fazilpur Jharsa and Ghasola, Sector-49, Gurugram developed by M/s Elan Enclave Private Limited.		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/516301/2024
2.	Latitude	28°24'30.87"N
3.	Longitude	77° 2'38.26"E
4.	Plot Area	22,409.432
5.	Proposed Ground Coverage (20.13%)	4,512.00
6.	Proposed FAR	80,696.291
7.	Non FAR Area	1,08,435.809
8.	Total Built Up area	1,89,132.100
9.	Total Green Area (20% of plot area)	4,481.886
10.	Rain Water Harvesting Pits (with size)	6 Nos.
11.	STP Capacity	650
12.	Total Parking	728
13.	Organic Waste Converter	Total 2 no. of Organic waste converters of capacity ,800 Kg/day (2×400 Kg/day)
14.	Maximum Height of the Building (m)	148.0 m
15.	Power Requirement	5400KW
16.	Power Backup	Total 4 nos. of DG Sets having total capacity of 1500 kVA
17.	Water Requirement	481 KLD
18.	Domestic Water Requirement	310 KLD
19.	Treated Water	171 KLD
20.	Waste Water Generated	394 KLD
21.	Solid Waste Generated	1654 Kg/day
22.	Biodegradable Waste	662 Kg/day
23.	Basement	4 no's
24.	Dwelling Units/ EWS	Total Dwelling Units: 518 No. of Dwelling Units of Residential: 440 No. of Dwelling Units of EWS: 78
25.	Stories	S/G+44Floor Max.
26.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9
27.	Total Cost of the project:	i) Land Cost ii) Construction Rs. 647.25 Crore
28.	CER (school)	Rs.30 Lakhs.
29.	CER (Aravali safari/green wall)	Rs.40 Lakhs.
30.	EMP Budget	EMP Budget: 431 Lakhs.
	Incremental Load in respect of:	i) PM 2.5 0.1348µg/m ³ ii) PM 10 0.05827µg/m ³ iii) SO ₂ 0.64997 µg/m ³ iv) NO ₂ 0.3586 µg/m ³ v) CO 0.0000078 mg/m ³



	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 25 KLD for drinking. Treated water 10 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos. of 10 KLD
		Anti-Smog Gun	01 Nos. of Anti-smoke gun

The case was taken up in 309th meeting held on 10.01.2025. 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 mentioning therein as under:

- ❖ The project had received License from the Directorate of Town & Country Planning, Haryana with License no 50 of 2019 dated 07/03/2019 and is valid up to 06/03/2024. The project also received renewal of License via Memo No. LC-3122-JE (SK)-2024/29565 dated 18.09.2024 and is renewed upto 06.03.2029. Change of Developer is also obtained from Directorate of Town & Country Planning, Haryana via Memo No. LC-3122/JE(SK)/2024/30291 dated 24.09.2024.
- ❖ Total land area for proposed group housing is 5.5375 Acres /22,409.432 Sq.mt and Built up area for the same comes out to be 1,89,132.100 m².
- ❖ That, developer has been changed from V.A Agriculture Pvt. Ltd. to Elan Enclave Private Limited from Directorate of Town & Country Planning, Haryana vide Memo No. LC-3122/JE(SK)/2024/30291 dated 24.09.2024. Change of developer is attached as **Annexure –A**.
- ❖ That, we are proposing 2 organic waste convertor having capacity of 800 kg/day (2 x 400kg/day).
- ❖ That, we have proposed 4481.88 Sqm. of green area within our project of 5.5375 Acres. We are proposing 10% block plantation and 10% Avenue/periphery Plantation. with spacing of trees (3x4m).
- ❖ That, we have received the AAI NOC through NOC ID- PALM/NORTH/B/090224/206802 on dated: 14.10.2024.
- ❖ That, we have received the Forest NOC from Forest Department through no.2312-G:- on dated: 27.10.2016.
- ❖ That, we have received the Aravali NOC from DC through reference No. 04/M.B. on dated: 10.01.2025.
- ❖ That, we have received the Power Assurance from DHBVN through memo no. ch-69/DGR-26B on dated; 13.12.2024
- ❖ That, we have received the Water Assurance from GMDA on dated; 10.12.2024 and sewer assurance through Memo No. GMDA/SEW/2024/650 on dated; 10.12.2024.
- ❖ That there is no litigation pending against project.
- ❖ That Sultanpur National park and Asola Bhatti wildlife sanctuary is at distance of approx. 15.4 Km in WNW direction and approx. 11.7 Km in E direction respectively.



Table 2 – EMP DETAIL

During Construction Phase			During Operation 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	4.00	Waste Water Management (Sewage Treatment Plant)	120.00	8.00
Garbage & Debris disposal	0.00	2.00	Solid Waste Management (Dust bins & OWC)	25.00	5.00
Tree Plantation	20.00	5.00	Tree Plantation	30.00	4.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Monitoring for Air, Water, Noise & Soil	00.00	1.00
Rainwater harvesting system (06 pits)	15.00	1.00	Rainwater harvesting system	00.00	1.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	2.00	Stack height for D.G sets and its acoustics	60.00	4.00
Total	90	15		235	21

Table 1.2 EMP Budget outside the Project Site (CER)

Particular	Amount
Government School (CER)	30.00 Lakhs
Aravali Safari /Green wall	40.00 Lakhs
Total	70.00 Lakhs

Table 1.3 Total EMP budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	90	15
During Operation Phase	235	21
Budget for nearby Government School/Aravali Safari/ Green wall	70.00	0.00
Total	395	36

A detailed discussion was held on the documents submitted regarding License, Land Area, Built up Area, OWC, Green Area, Block Plantation, All Types Of Assurances, Forest Noc,



Aravali NOC, Wildlife Sanctuary, HT Line, AAI Noc, Building Height, Revenue Rasta, EMP, CA Certificate, Fire NOC, IGBC Certificate, Structure Stability Certificate, Percolation Data, Ground Water Quality as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Elan Enclave Pvt. Ltd. (as per Land License No.50 of 2019 issued by DTCP vide Endst No.LC-3122-JE(SK)-2019/6689-6704; dated 07.03.2019 (renewed upto 06.03.2029), and further Change of Developers Order issued vide Endst. No. No.LC-3122-JE(SK)-2024/30291; dated 24.09.2024)

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

A. Specific conditions:-

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



8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ 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 **4481.88 Sqm. (20% of plot area)** PP shall provide green area development. Out of which **10% Block Plantation** and **10% Avenue/Periphery Plantation**. with spacing of trees
33. 06 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall install Solar panel 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.20 EC for Proposed expansion of existing Industrial Unit for manufacturing of Choco Pie & Pepero at Plot No. 4, 5, 6 & 7, Sector – 30A, IMT Rohtak, Haryana by M/s Lotte India Corporation Ltd

Project Proponent : Sh. Arvind
Consultant : Vardan Environet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516383/2024 dated 30.12.2024 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.244001 dated 19.11.2024.

Table 1 – Basic Detail

Name of the Project: Proposed expansion of existing Industrial Unit for manufacturing of Choco Pie & Pepero at plot no. 4, 5, 6 & 7, Sector-30A, IMT Rohtak, Haryana by M/s. Lotte India Corporation Limited.				
Sr. No.	Particulars	Existing	Proposed	Total
1.	Online Proposal Number	SIA/HR/INFRA2/516383/2024		
2.	Latitude	28°52'21.69"N	Nil	28°52'21.69"N
3.	Longitude	76°39'58.86"E	Nil	76°39'58.86"E
4.	Total Plot Area (m ²)	75,600	Nil	75,600
5.	Proposed Ground Coverage (m ²)	24,280.958	16,569.070	40,850.028
6.	Total Proposed FAR (m ²)	24,908.414	16,569.07	41,477.48
7.	Total Non-FAR Area (m ²)	373.438	92.444	465.88
8.	Total Built Up area (m ²)	25,281.852	16,661.514	41,943.366



9.	Total Green Area with 20 % (m ²)	15,120.00	Nil	15,120.00
10.	Employment (person)	260	200	460
11.	Rain water harvesting collection chamber (Nos.)	--	--	25
12.	ETP Capacity (KLD)	200	70	270
13.	Total Parking (Nos.)	78	99	177
14.	Organic Waste Converter (kg/day)	80	20	100
15.	Maximum Height of the Building (m)	8	4.45	12.45
16.	Power Requirement (KVA)	2000	4000	6,000
17.	Power Backup (KVA)	DG Sets: 2000 +1250 & UPS: 3×550	DG Sets: 2×2000 UPS: 2×600	DG Sets: 7,250 (3×2,000+1×1250) UPS :2,850 (3×550 +2×600)
18.	Total Fresh Water Requirement (KLD)	200	673	873
	a) Industrial use water Requirement (KLD)	60	55	115
	b) Domestic Water Requirement (KLD)	10	15	25
	c) Utility Cooling Tower Water Requirement (KLD)	50	672	722
	d) Horticulture Water Requirement (KLD)	10	2	12
19.	Recycled/Treated Water (KLD)	65	195	260
20.	Total Waste Water Generated (KLD)	69.5	200.5	270
	a) Industrial use waste water	50	45	95
	b) Domestic waste water	9.5	14.5	24
	c) Utility Cooling Tower waste water	10	141	151
21.	Solid Waste Generated (kg/day)	94	65	159
22.	Biodegradable Waste (kg/day)	38	26	64
23.	Non-Biodegradable waste (kg/day)	56	39	95
24.	Number of Towers/Blocks	1	1	2
25.	Stories	G+1	Nil	G+1
26.	Capacity of Solar Panel (KWp)	125	250	375
27.	Name of product	Choco-Pie	Pepero	Choco-Pie, & Pepero
28.	No. of Product of Choco-Pie 23gm, & Pepero / month (Unit-MT) approx.	Choco pie- 850	Pepero -350	Choco-Pie-850 & Pepero 350
29.	Name of Raw Materials for product of Choco pie & Choco tina			
	a) Wheat Flour / month (Unit-MT) approx.	277	196	473
	b) Powdered Sugar / month (Unit-MT) approx.	295	46	341



	c) Starch / month (Unit-MT) approx.	-	4.1	4.1
	d) Bakery Shortening / month (Unit-MT) approx.	82	84	166
	e) Choco mass / month (Unit-MT) approx.	278	300	578
	f) Liquid Sorbitol / month (Unit-MT) approx.	20	20	40
30.	Name of raw material product of Pepero MT			
	a) Shortening / month (Unit-MT) approx.	-	8.4	8.4
	b) Butter / month (Unit-MT) approx.	-	4.2	4.2
	c) W.Flour (Low+High Gluten) / month (Unit-MT) approx.	-	50	50
	d) Liquid Glucose / month (Unit-MT) approx.	-	1.54	1.54
	e) Con. Milk / month (Unit-MT) approx.	-	9.24	9.24
	f) Corn Starch / month (Unit-MT) approx.	-	4.1	4.1
	g) Malt Extract / month (Unit-MT) approx.	-	3.5	3.5
31.	R+U Value of Material used (Glass)	NA	NA	NA
32.	Total Cost of the Project:	i) Land Cost ii) Construction cost	Rs.410 Cr.	Rs.473.5 Cr. Rs.883.5 Cr.
33.	CER (Govt. school)	--	--	30 Lakhs
34.	EMP Budget	--	--	Rs. 224.5 Lakhs
35.	Incremental Load in respect of:	PM 2.5	0.05952 ($\mu\text{g}/\text{m}^3$)	
		PM 10	0.15238 ($\mu\text{g}/\text{m}^3$)	
		SO ₂	0.41392 ($\mu\text{g}/\text{m}^3$)	
		NO ₂	0.79652 ($\mu\text{g}/\text{m}^3$)	
		CO	0.0000214 (mg/m^3)	
36.	Construction Phase	Power Back-up	Existing DG Sets	
		Water Requirement & Source	Fresh water - 10 KLD Treated wastewater - 25 KLD Source: Fresh water –HSI IDC Construction Water – HSI IDC	
		STP (Modular)	Existing installed ETP	
		Anti-Smog Gun	01 Nos. of Anti-smog gun	

The case was taken up in 309th meeting held on 10.01.2025. 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 15.01.2025 mentioning therein as under:



- That the land allotment with possession has been obtained from HSIIDC through Ref. No. HSIDC 15967 on dated 28.03.2013 for plot no. 4,5,6,7 Sector-30-A industrial estate IMT Rohtak having area 75,600 Sq. m. The Building plan for Plot area-75600 Sq. m. has been approved from HSIIDC which is attached as **Annexure-A**.
- That as per Office Memorandum of MOEF&CC F. No. 3-85-2016-IA.III [E 81594] dated 30th April, 2024, if the size of the industrial shed is $\geq 20,000$ sqm of built up area, the project proponent shall be required to obtain prior EC under item 8(a) of schedule EIA notification 2006. Therefore, we are applying for Environmental clearance (EC) to SEAC, Haryana for obtaining Environmental Clearance (EC) for total built-up area of 41,943.366 sqm. and total plot area of 75,600 sqm. under item 8 (a) of schedule EIA notification 2006.
- That the solar panel capacity of existing is 125 KWp additionally proposed 250 KWp, hence after expansion solar panel capacity will be 375 KWp.
- That the total green area is 15,120 Sq. M (~20 % of Plot area). Out of which 9072.00 Sq. M (12 % of plot area) under block Plantation and balance green area of 6048.00 Sq. M (8 % of plot area) under periphery/avenue Plantation. The list of species proposed for plantation is attached as **Annexure-B**.
- That we are proposing the 1 Nos. of OWC having total capacity of 100 kg/day.
- The Building height for the proposed area will be 12.45 m.
- That the complete effluent as well as sewerage will be treated into ETP having capacity 270 KLD.
- That NoC from Airport Authority of India (AAI) regarding height clearance is not applicable to project because proposed building height is less than 30 meter.
- That there is no Revenue Rasta, HT Line, Trees present inside project site.
- That we have obtained power approval from UHBVNL (Uttar Haryana Bijli Vitran Nigam Limited) Bill with No. 874583517992 is attached as an **Annexure-C**.
- That we have obtained assurance for Sewer/Water Connection from HSIIDC. Bill with No. Rohtak/WBS/2024/MAY/513899 is attached as an **Annexure-D**.
- That we have obtained Structure stability Certificate from structure Engineer.
- That project is located within the IMT Rohtak, therefore a Forest NOC is not applicable.
- That proposed project is located in Rohtak, which is not in close proximity to the Aravali range, therefore Aravali NOC is not applicable.
- That Asola Bhatti wildlife Sanctuary is at a distance of approx. 66.3 Km in SE direction from project site and Sultanpur National Park is at a distance of approx. 46.7 km in SE direction.
- That there is no litigation pending against this project.

Table 2 – EMP Budget

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	5.0	3.0	Waste Water Management (Effluent Treatment Plant)	50.0	6.0
Garbage & Debris	0.0	3.0	Solid Waste	15.0	5.0



disposal			Management (Dust bins)		
Tree Plantation	10.0	2.0	Tree Plantation	20.0	3.0
Air, Noise, Soil, Water Monitoring	0.0	1.0	Monitoring for Air, Water, Noise & Soil	0.0	1.0
Rainwater collection chamber	2.0	0.5	Rainwater collection chamber	0.0	1.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti- smog gun)	10.0	2	Stack height for DG Sets and its acoustics	50.0	5.0
CER Budget (Govt. school)	30				
Total	57.0	11.5	Total	135	21
G. Total	Rs 224.5 Lakhs				

A detailed discussion was held on the documents submitted regarding ETP/STP, ETP capacity enhanced, OWC, litigation, distance WLS/NBS, HT Line, Revenue Rasta, green plan, trees, Process chart, Structure Stability Report, AAI NoC, Aravali NoC, Fire NoC, Groundwater Quality report, CA certificate, land allotment, solar power, OWC, building height, as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Lotte India Corporation Ltd as per allotment letter dated 28.08.2013 issued by HSIIDC

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

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 SO₂ 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 collection tanks, if applicable**.
- 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 15,120 Sq. M (~20 % of Plot area)** shall be provided for green area development. Out of which **9072.00 Sq. M (12 % of plot area)** under **block Plantation** and **balance green area of 6048.00 Sq. M (8 % of plot area)** under **periphery/avenue** Plantation.
- 28) **The PP shall increase capacity of solar Panel to 375 KWp.**
- 29) **25 Rain Water Harvesting collection chamber** shall be provided for storage of rain water within the project site.
- 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.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.21 EC for proposed Expansion of Affordable Group Housing colony in the revenue estate of village-Badshahpur, Sector-70, Gurugram, Haryana by M/s Pyramid Dream Homes LLP

Project Proponent : Sh.Rajesh Kumar
Consultant : Vardan Environet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/495319/2024 dated 05.09.2024 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 990077 dated 29.08.2024.

The case was taken up in 301st meeting held on 26.09.2024. However the case was deferred on request of PP.



Table 1 – Basic Detail

Name of the project: EC for proposed Expansion of Affordable Group Housing colony in the revenue estate of Village Badshahpur, Sector-70, Gurugram, Haryana by M/s Pyramid Dream Homes LLP				
Sr. No.	Particulars	As per earlier EC (M ²)	Expansion M ²	Total (in M ²)
1.	Online Project Proposal Number	SIA/HR/INFRA2/495319/2024		
2.	Latitude	28° 23' 24.29" N	Nil	28° 23' 24.29" N
3.	Longitude	77° 00' 58.37"E	Nil	77° 00' 58.37"E
4.	Plot Area	22,510.60	Nil	22,510.60
5.	Proposed Ground Coverage	4733.480	573.845	5,307.325
6.	Proposed FAR	50017.658	2762.158	52,779.816
7.	Non FAR Area	4501.840	395.244	4,897.084
8.	Total Built Up area	54518.742	3158.158	57,676.900
9.	Total Green Area with Percentage	4502.120	207.960	4,710.080
10.	Rain Water Harvesting Pits	6	Nil	6
11.	STP Capacity (KLD)	440	50	490
12.	Total Parking ECS	537	-32	505
13.	Organic Waste Converter (Kg/day)	04 nos. (3 x 500 kg/day and 1 x 400 kg/day)		
14.	Maximum Height of the Building (m)	47.86	Nil	47.86
15.	Power Requirement (KW)	4204.6	Nil	4204.6
16.	Power Backup	1 Nos.590kVA (590X1)	Nil	1 Nos.590 kVA (590X1)
17.	Population	5,387	303	5690
18.	Total Water Requirement (KLD)	437	24	461
19.	Fresh Water Requirement (KLD)	305	16	321
20.	Treated Water (KLD)	132	7	139
21.	Waste Water Generated (KLD)	353	28	381
22.	Solid Waste Generated (Kg/day)	2433	142	2575
23.	Biodegradable Waste (Kg/day)	1460	85	1545
24.	Number of Towers	7	1	8
25.	Stories	G+14	Nil	G+14
26.	R+U Value of Material used (Glass)	U Value-1.6 W/sqm. K SHGC: 0.27	Nil	U Value-1.6 W/sqm. K SHGC: 0.27
27.	Total Cost of the project : (In Crore.)	125	57.86	182.86
28.	CER lakhs	187.5	20	207.5
29.	EMP Budget (in Lakhs)	135.38	116.5	251.88
30.	Incremental Load in respect of:			
	i) PM 2.5	0.00257 µg/m	- 0.00334µg/m ₃	0.00077 µg/m ₃
	ii) PM 10	0.00684 µg/m	- 0.0073µg/m ₃	0.00046 µg/m ₃
	iii) SO ₂	0.17112 µg/m	-	0.0008 µg/m ₃



			0.17192µg/m ³	
	iv) NO ₂	0.00898 µg/m ³	- 0.01098µg/m ³	0.002 µg/m ³
32.	Construction Phase: i. Power Back-up	--	--	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
33.	ii. Water Requirement & Source	--	--	Fresh water – 10 KLD for drinking & sanitation. Source: Fresh water – HUDA/GMDA Construction Water – GMDA
34.	iii. STP (Modular)	--	--	1 Nos. of 5 KLD
35.	iv. Anti-Smoke Gun	--	--	01 Nos. of Anti-smoke gun

The case was taken up in 309th meeting held on 10.01.2025. 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 18.01.2025 mentioning therein as under:

1. The project had received License from the Directorate of Town & Country Planning, Haryana with License no. 109 of 2019 dated 11.09.2019 which is valid up to 10.09.2024. We have also submitted fee to DTCP, Haryana against application for renewal of License No.109 of 2019 through transaction no. TCP31773241227177141 on dated: 27.12.2024.
2. That EC has been granted from State Environment Impact Assessment Authority, Haryana on dated 27.08.2020 for Plot Area- 5.5625 Acres /22,510.603 Sq.M and Built up area 54,518.742 Sq. M.
3. That Project has been granted CTE from HSPCB vide consent No. HSPCB/Consent/: 329962320GUSOCTE8112086 dated: 16.09.2020.
4. That we have Obtained IGBC Certificate from IGBC in Feb, 2022 for additional FAR.
5. That the Site plan has been approved from DTCP, Haryana through Memo. No. 26842 Dated 05.09.2022.
6. That we are applying for expansion of earlier EC for total Builtup area- 57,676.900 Sq. M (54518.742 Sq. M + 3158.158 Sq. M).
7. That the Certified Compliance Report of earlier EC from the Regional Office MOEF&CC, Chandigarh has been obtained on dated 17.12.2024 and we have also submitted Action taken report of non-compliance of CCR to MOEF&CC, Chandigarh on dated 09.01.2025. (Copy of CCR with ATR is attached as **Annexure-A.**)
8. That we will maintain green area as per earlier EC i.e., 4710.080 Sq. M (20.09% of Plot area). The Block plantation is not possible because major development/ Construction work has been completed at project site.
9. That All Assurances are mentioned in the table given below.



S. No.	Assurances/ NoC	Issued From	Memo No.	Date
1	Forest NoC	Divisional Forest Officer	SRN Q6V-L50-FFF8	09.09.2019
2	Aravali NoC	Deputy Commissioner	04/MB	03.01.2020
3	Structure stability Certificate	Structural Engineer	AM/089710/0	29.07.2024.
4	Power	DHBVN	ch-18/SE/R-APDRP/OLNC-HT/GGN-II/EP-116	28.10.2021
5	Sewerage	GMDA	GMDA/SEW-II/2019/52	25.11.2019
6	Treated water	HSVP	Admn./A-1/2019/NOC/12087	04.10.2019
7	Fresh water	GMDA	5061	25.11.2019.
8	AAI NoC	Airport Authority of India	PALM/NORTH/B/092619/431544	1.10.2019

10. That Asola Bhatti wildlife Sanctuary is at a distance of approx. 14.7 Km in ENE direction from project site and Sultanpur National Park is at a distance of approx. 13.9 km in NW direction.
11. That we are proposing the 4 Nos. of OWC which is having total capacity of 1900 kg/day (3*500 kg/day + 1*400 kg/day) instead of 1 Nos. of OWC which is having total capacity of 1,892 Kg/day.
12. That no litigation is pending against our project.
13. That there is no Revenue Rasta and HT-line crosses through project site.

PP also submitted CCR/ATR as under:-

S. No.	Information/documents	Reply	Remarks by SEAC
1.	PP failed to show copy of the Air Dispersion Modelling during site visit which was submitted to SEIAA during appraisal of the project.	A detail of Air Dispersion Modelling which was submitted to SEIAA at the time of appraisal is attached as Annexure-1 .	PP has submitted Air Dispersion Modelling. Thus, PP has complied with the condition.
2.	During visit it was noticed that no Ambient Air Quality monitoring system was installed on upwind and downwind directions.	PP has assured to install Ambient Air Quality monitoring system on upwind and downwind directions.	Agreed by PP.
3.	PP failed to show the copy of the Environmental Cell both at the project and company head quarter level during visit.	Environmental Cell is attached as Annexure-3 .	PP has submitted Environmental Cell. Thus, PP has complied with the condition.
4.	During visit PP doesn't provided year wise progress of implementation of action plan report for EMP and environmental conditions.	The details of year wise progress report for EMP (Incurred till date) are attached as Annexure-4 .	PP has submitted details of year wise progress report for EMP. Thus, PP has complied with the condition.
5.	During visit PP doesn't provided Balance	The dispersal of funds is attached as Annexure-4	PP has submitted dispersal of fund duly CA certified. Thus,



	sheet/Account statement duly attested & signed by the CA showing the dispersal of funds for EMP.	and the same is duly certified by CA, is attached as Annexure-5 .	PP has complied with the condition.
6.	During site visit PP failed to provide/show the financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation.	PP has commenced construction at site dated 20.09.2020 and for the same CTE has been obtained from concerned department before start of construction phase of the project. Project is still in construction phase thus this condition is not applicable to us at present. We will obtain the CTO from concerned department before operation of the project.	Agreed by PP.
7.	During site visit it was also observed that construction materials were not kept in a designated place, which may cause health hazards to the workers.	PP has assured that all the construction materials will be kept at a designated place.	Agreed by PP.

Table 2- EMP Detail

S. No.	Item	Amount (In Lakhs)
1	Stack height for DG Sets and acoustics	10.0
2	Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.38
3	Waste Water Management (Sewage Treatment Plant)	40.00
4	Rainwater harvesting system	10.00
5	Landscaping & tree plantation	10.00
6	Air, Noise, Soil, Water Monitoring	5.00
7	Solid Waste Management (Dust bins & OWC	10.00
	Total	135.38

Table 1.2 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	0.0	2	Waste Water Management	10.0	7



Management (Modular STP)			(Sewage Treatment Plant)		
Garbage & Debris disposal	0.0	0.5	Solid Waste Management	10.0	5
Tree Plantation	5.0	2	Tree Plantation	20.0	5
Air, Noise, Soil, Water Monitoring	0.0	2	Monitoring for Air, Water, Noise & Soil	0.0	1
Rainwater harvesting system	2.0	1	Rainwater harvesting system	0.0	1
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	5.0	3	Stack height for DG Sets and its acoustics	10.0	5
CER Budget	20	-			
Sub-Total	32	10.5	Total	50.0	24
Total	Rs 116.5 Lakhs				

A detailed discussion was held on the documents submitted regarding License, previous EC, IGBC, CTE, Built-up area, green area, CCR, ATR, Water Assurances, Power Assurance, Forest NOC, Aravali NOC, Wildlife Sanctuary, Sewerage Water, Treated Water, HT Line, AAI NoC, Revenue Rasta, CA Certificate, Structure Stability Certificate, Percolation Data, Ground Water Quality, number of OWC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Pyramid Dream Homes LLP (as per Land License No.109 of 2019 issued by DTCP vide Endst. dated 11.09.2019 and further Change of Developers Order issued vide Endst.No.LC-4011-A+B-JE (VA)/2020/6348 dated 09.03.2020)

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

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 SO₂ load by 30% if HSD



- is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
 19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 22. The 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 **4,710.080 sqm (20.923% of plot area)** PP shall provide green area development.
 32. **06 Rain Water Harvesting Pits** 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 are applicable as per guidelines of MoEF&CC, GoI.

309.22 EC for proposed Extension in Validity of Environmental Clearance (EC) for Proposed Group Housing Project- Expansion (15.556 Acres) at Sector-2, Village Gwal Pahari, Gurugram, Haryana by M/s Nucleus Conbuild Private Limited

Project Proponent : Not Present



Consultant : Vardan Environet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516168/2024 dated 26.12.2024 for obtaining **Extension in Validity of Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.573651 dated 20.12.2024.

The case was taken up in 309th meeting held on 10.01.2025. However PP requested vide letter dated 06.01.2025 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

309.23 EC for Proposed Cold Rolling Mill Complex with Galvanizing and Color Coating line having total Capacity of Various products 7, 80,000 MTPA" located at #Kila No. 4 to 24, Prithla Tatarpur Road, Village Tatarpur, Palwal, Haryana over an area of 127294.69 sq.m. (12.729 ha) by M/s Jyoti Strips Private Limited

Project Proponent: Sh.Sanjay Batra
Consultant : Enkay Enviro Services Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/IND1/503501/2024 dated 11.11.2024 for obtaining under **Environment Clearance** Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 937460 dated 08.11.2024.

The case was taken up in 305th meeting held on 29.11.2024. However, PP and consultant did not appeared before the committee. PP requested through email dated 22.11.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

Basic Details

Name of the Project- EC for Proposed Cold Rolling Mill Complex with Galvanizing and Color Coating line having total Capacity of Various products 7, 80,000 MTPA" located at #Kila No. 4 to 24, Prithla Tatarpur Road, Village Tatarpur, Palwal, Haryana over an area of 127294.69 sq.m. (12.729 ha) by M/s Jyoti Strips Private Limited.		
Sr. No.	Particulars	Proposed
1	Latitude	28°13' 49.432" N
2	Longitude	77°18' 31.314" E
3	Plot area	Total plot area :- 10.779 Ha Built-up area :- 5.522 Ha
4	Total Green area with percentage	3.89 Ha (36.09%)
5	Rain water	27 Nos Harvesting Pit



6	STP Capacity	75 KLD
7	ETP	ETP 1 – 160 KLD, ETP 2 – 65 KLD
8	Power Requirement	15 MVA
9	Man Power Requirement (Peak Season)	Around 2000 Nos.
10	Power Backup	3000 KVA Genset
11	Total water Requirement	750 KLD
12	Fresh Water	450 KLD
13	Treated water	300 KLD
14	Waste Water Generated	67.5 KLD (Domestic), 176.25 KLD (Trade)
15	Total Cost of the Project	800 Cr
16	EMP Capital Cost	3803.5 Lacs
17	EMP recurring cost	705.3 Lacs
18	Incremental Load in respect of stack emission	
	(i) PM10	0.813 $\mu\text{g}/\text{m}^3$
	(ii) PM 2.5	0.588 $\mu\text{g}/\text{m}^3$
	(iii) NO2	2.408 $\mu\text{g}/\text{m}^3$
	(iv) CO	2.808 $\mu\text{g}/\text{m}^3$

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 18.01.2025 mentioning therein as under:

1. That, we have proposed to establish the project/ industrial unit of Jyoti Strips Private Limited "Proposed Cold Rolling Mill Complex with pickling, annealing, galvanizing and colour coating line having total Capacity of Various finished products 7,80,000 MTPA (Seven Lakh Eighty Thousand Tonnes per Annum)" located at # Kila No. 4 to 24, Prithla - Tatarpur Road, Village Tatarpur, Palwal, Haryana. The total capital cost of 800 crore is proposed. The proposed project is listed as S.no. 3(a) Metallurgical industries (ferrous & non-ferrous) of Schedule I and categorized under category B1, EIA Notification dated Sep 14th, 2006 and its subsequent amendments issued by MOEF&CC.
2. That, the land proposed during ToR application was 12.729 Ha, now as per the industrial conversion, the revised land is 10.779 Ha for which the CLU has been accorded by DTCP, Haryana through 3 nos. of CLU, details of which is given as below and the conversion letters are enclosed as **Annexure-1**.
Industrial converted land – 10.779 Ha (5.367 ha + 1.871 ha + 3.540 ha)

For 53674.76 Sq.m.

Sr. No.	Letter No.	Date	Validity	Khasra No.	Area (Sq.m.)
1.	Memo No. PL-1443 JE(S)-2017/3660	27.02.2017	26.02.2019	Khasra No. 40/13, 14, 17/1, 18, 17/2, 23, 24 and 42/4 of village jatola and 76/8, 9, 10/2, 11/1,	53674.76



				11/2, 11/3, 12/2, 12/1, 13, 18, 19/1, 19/2, 20, 23/2, 24, 77/15/1, 15/2, 98/4, 7 and 8/1 of village prithla sector-11	
2.	Memo No. PL-1443-JE(SK) 2019/6273	06.03.2019	26.02.2020	One year extension of CLU permission issued vide memo no. 3660 dated 27.02.2017 upto 26.02.2020	53674.76
3.	Memo No. PL-1443-JE(SK) 2020/3896	10.02.2020	26.02.2021	Further one year extension of CLU permission issued vide memo no. 3660 dated 27.02.2017 upto 26.02.2021.	53674.76

For 18714.60 Sq.m.

S.No.	Letter No.	Date	Validity	Khasra No.	Area (sq.m.)
1.	Memo No.PL-1443-B-PA(SS)-2018/5405	09.02.2018	08.02.2020	Khasra No.38/21, 23/1, 22, 40/2, 3/1, 8/2, 9 of Village Maindapur and 40/7 of Village JATOLA, Sector- 11, Palwal	18714.60
2.	Memo No.PL-1443-JE(SK)-2020/3893	10.02.2020	09.02.2022	Two-year extension of CLU permission issued vide Memo no.5405 dated 09.02.2018 upto 09.02.2022	18714.60

For 35406.827 Sq.m.

S.No.	Letter No.	Date	Validity	Khasra No.	Area (sq.m.)
1.	Memo no. CLU/PL-1681A/CTP/8566/2022	29.03.2022	28.03.2024	Khasra no. 38/16/2, 17, 18/1, 18/2, 19, 20, 20, 23/2, 24/1, 25/1, 25/2/2, 40/3/2, 4/1, 4/2/1, 4/2/2, 5/1, 5/2, 6, 8/1, 15/1 of Village Maindapur/ Jatola, Tehsil Hodal	35406.827
2.	Memo No. ECLU/PL-1681A/CTP/11277/2024	02.04.2024	28.03.2027	Khasra no. 38/16/2, 17, 18/1, 18/2, 19, 20, 20, 23/2, 24/1, 25/1, 25/2/2, 40/3/2, 4/1,	35406.827



				4/2/1, 4/2/2, 5/1, 5/2, 6, 8/1, 15/1 of Village Maindapur/ Jatola, Tehsil Hodal	
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3. That, the fresh water requirement will be 450 KLD which will be sourced from ground water for which prior permission from Haryana Water Resources Authority will be obtained before start of construction and operation of industry.
4. That, the rainwater recharge structures will be developed within the area considering One artificial recharge structure per acre, hence minimum 27 structures (single bore) will be constructed initially based on 90mm/ hour peak rainfall and percolation rate of 5 lps.
5. That, the effluent will be treated in separate treatment facilities. The sewage water will be treated in STP, the treated water will be used for plantation and flushing only. The trade effluent will be treated in ETP 1, ETP 2, WRP & ZLD plant (MVR + ATFD) and treated water will be used for process and cooling only.
6. That, the domestic sewage water generated (67.5 KLD) in the industry will completely be treated in the Sewage Treatment plant (capacity 75 KLD) and treated water will be utilized in flushing through dual pipeline system (30 KLD) and plantation development (37.5 KLD). The ZLD will be maintained.
7. That, the total trade effluent generation will be 176.25 KLD (ETP 1 – 127.5 KLD + ETP 2 – 48.75 KLD) in the industry will completely be treated in the Effluent Treatment plant (ETP 1 – capacity 160 KLD & ETP 2 – capacity 65 KLD). The reject of ETP 1 & ETP 2 will be further treated in ZLD plant which is comprising of MVR and ATFD technology (capacity – 150 KLD). The design capacity of ETP 1, ETP 2 & ZLD plant are considered 25% higher than the wastewater generation.
8. That, the total treated trade water of 270 KLD will be recovered and reused in process and cooling tower only and 44 TPD (16000 TPA) sludge will be generated as Hazardous Waste under Category 35.3, Schedule-I which will be sent to authorized actual users or CTDF. The agreement with authorized actual user will be done prior to the start of operation as per the HW(M&TM)R, 2016.
9. That, the manufacturing process includes pickling, rolling, annealing, galvanizing and color coating. Raw material required for the products specified above will be Hot rolled coils and the process flow chart is enclosed as **Annexure-2**.
10. That, the industry will comply with the Hazardous and other Wastes (Management & Transboundary Movement) Rules, 2016.
11. That, the total used oil/ grease/ spent oil/ oil-soaked cotton waste generated will be 200 TPA as Hazardous Waste under Category 5.1 & 5.2, Schedule-I which will be sent to the actual authorized user.
12. That, the industry will comply with the Solid Waste Management Rules, 2016.
13. That, the 500 kg per day STP sludge will be generated which will used as manure for plantation. Municipal solid waste of 250 kg/ day will be generated from canteen facility which will be treated in organic waste composter (300 kg capacity) and the generated bio-compost will be used as manure for plantation. The total steel scrap generated from the process will be 181.81 TPD which will be sent to vendors.
14. That, the total power requirement will be 15 MVA which will be sourced from Haryana Vidyut Prasaran Nigam Limited. Initially 10 MVA will be required for which the approval has been obtained vide memo no. R.No.-1936/Ch-03/NCR/FBD-755 dated 10.03.2023, copy enclosed as **Annexure-3**. Clean power and energy efficient equipment will be preferred. A total 2500 kW solar power plant (which is 16.5% of



- total power load) is proposed at the site or green power will be procured under PPA mode in phased manner along with installation of highly energy efficient lights (LED), VFD, energy efficient motors & fans, etc.
15. That, the entire fuel used in the proposed project will be green fuel.
 16. That, the Boiler of 10 TPH is proposed with PNG/ LNG fuel attached with a stack height of 30 m.
 17. That, the silent power generator - DG Sets (the revised capacity from 2000 kVA to 3000 kVA of different configuration) are proposed for emergency power failure with dual fuel (PNG+HSD) or CPCB IV emission norms will be installed attached with a stack height of 30 m.
 18. That, the PNG fuel/ electrical thermal energy will be used in the industrial process of annealing, galvanizing and color coating furnaces.
 19. That, the CNG/ electric based green fleet of vehicles will be used for raw materials and products transportation.
 20. That, a pond will be adopted in nearby village for the purpose of groundwater recharge.
 21. That, the industry will develop plantation within an area of 3.89 Ha (36.09% of total plot area) at a density of 1000 trees/ hectare with a spacing of 3m x 3.5m having 2-tier along the plant boundary and 4 tier in block plantation. The breakup of plantation area includes block plantation of 1.89 Ha (17.53% of total plot area) and balance is in peripheral green along the boundary and organized green (garden). Local species of 5-6 feet will be planted along the boundary and block area except under HT line area where the shrubs and garden are proposed. The total cost proposed for plantation development will be Rs. 48.75 lakhs. Details enclosed as **Annexure-4**. The land available under the HT line will be completely no-construction zone and only grasses and bushes/ shrubs will be developed thereunder.
 22. That, there is one schedule I species – Peafowl observed in the buffer zone of the study area for which the wildlife conservation plan of Rs. 26.75 lakhs is proposed which will be implemented with the DFO, Palwal approval. The approval of wildlife conservation plan will be obtained prior to the start of construction and operation of industry.
 23. That, the compliance to public hearing action plan has been prepared with a total 3-year budget of Rs. 3.55 crores out of which Rs. 62 lakhs will be spent on pond rejuvenation, Rs. 18 lakhs on plantation, Rs. 185 lakhs on medical facilities including ambulance and Rs. 140 lakhs on education facilities upgradation in nearby villages namely Tatarpur, Prithla and Jatola.
 24. That, the prior approval for building plan and structural stability certificate will be obtained from the concerned authority prior the start of construction of the industry.
 25. That, the fire NOC will be obtained prior the start of operation of the industry.
 26. That, the Consent to establish will be obtained prior the start of construction and consent to operate and hazardous waste handling authorization prior start of operation of the industry from HSPCB.
 27. That, the land area does not involve any forest land and Aravali plantation for which clarification has been obtained from the DFO, Palwal vide letters dated 25.11.2024. Copy enclosed as **Annexure-5**.
 28. That, the groundwater quality of nearby area is moderate in terms of salinity, analysis report of the same is enclosed as **Annexure-6**.
 29. That, the CA certificate for the cost of land and construction is enclosed as **Annexure-7**.



30. That, there is no litigation pending against the project and /or land in which the project will be set up.
31. That, there is no revenue rasta involved in the industrial converted land of 10.779 Ha.
32. That, there is an existing shed from 2021 onwards for which OC has been obtained from dept of Town & Country Planning vide letter no. PL-1443-B/AD (NK)/2021/14036 dated 16.06.2021. This shed is utilized for trading which does not attract EC. Thus, the case is non-violated case. There are total 9 trees existing at the site which will not be cut during the construction and operation of the industry.
33. That, I hereby give undertaking that the data and information given above are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the Project will be revoked at our risk and cost.

The PP further submitted following details:-

Production Details:

S. No.	Name	Proposed Capacity (TPA)	Total Capacity (TPA)
a)	HRPO coils/sheets	120000	120000
b)	Cold rolled full hard coils	60000	60000
c)	CRCA coils/sheets	90000	90000
d)	Galvanized/galvalume coils	240000	240000
e)	Colour coated coils	120000	120000
f)	CDW	30000	30000
g)	HR tube	30000	30000
h)	CR tube	60000	60000
i)	Stamping	30000	30000
Total capacity		780,000 TPA	

RAW Material Details:

SN	Name	Quantity, TPA	Source	Transportation
1	Hot Rolled Coils of Stainless Steel	840000	TATA STEEL, SAIL, JSW	By Rail & Road
2	Fuel - PNG/CNG	650 MMBTU	ADANI	By Pipeline

EMP Budget:

S. No.	Environment/ Social Control Measure	COST OF EMP		Remarks
		Proposed (In Lacs Rs.)		
		Capital Cost	Recurri ng Cost	
1	Air Emission mitigation measure adopted for point source, area source and line source	1500	500	Twin tower (acidic) scrubber



2	Water discharge mitigation measures to maintain ZLD with effectiveness	200	20	MVR with ATFD technology will be proposed
3	Rainwater harvesting	200	20	27 nos. of artificial recharge structures are proposed
4	Plantation development	48.50	4.50	3421 nos. saplings, plantation
5	Fire fighting	1500	150	Firefighting equipment (hydrant lines, fire tender vehicle and extinguishers) as per NBC code
6	Pond	62	6.0	
7	Plantation	18	2.0	600 trees in each village Devli, Asawati, Pyala, Dundsa, Gadpuri, Pirthala and Baghaula
8	Health	135	1.3	A wellness center fully equipped with emergency facilities, adequate no. of first-aid treatment and medicines will be constructed. Free ambulance facility, routine check-up and free medicine facilities for locals at plant site.
9	Education	140	1.5	Strengthening of Government schools at village Tatarpur, Jatola and Prithla (repairing of buildings, toilets, school furniture and library)
	Total	3803.5	705.3	

The Committee held a detailed discussion on the documents submitted by PP and found in order. After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

Specific Conditions:

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**



2. A Green Belt/area of **33% of total plot area** shall be developed in a time frame of two years covering with native species within plant premises and avenue plantation (as committed by PP).
3. Greening and Paving shall be implemented in the plant area to arrest soil erosion and dust pollution from exposed soil surface.
4. No ground water will be extracted.
5. The project proponent shall maintain ETP and treated water will be reused and maintain the ZLD status.
6. The Oils cum and oily waste from plant shall be sent to registered re-cyclers.
7. All internal road and connecting road from project site to main highway shall be maintained with suitable Indian Standards as per the traffic load.
8. Performance test shall be conducted on all pollution control systems every year.
9. Particulate matter emission from stacks shall be less than 150 mg/Nm^3 .
10. Hazardous waste generated i.e. Empty Barrel/Containers contaminated with Chemicals, Used Oil shall be sent to registered re-cyclers and the Oil soaked clothes/residues shall be sent to TSDF and Acid Recovery Plant shall be maintained.
11. The progress made in CER/EMP Budget expenditure shall be submitted along with six monthly compliance report to the IRO and also upload on the company web site.
12. The gaseous emission from various processes should conform to the load/ mass based standards as prescribed by the Ministry of Environment & forest and the Central/State Pollution Control Board from time to time. At no time the emission level should go beyond the prescribed standards.
13. Particulate matter emission from stacks shall be as per the stipulated guidelines of SPCB/CPCB.
14. Water meter to be installed at every inlet point of fresh water uptake and also at circulation point and regular record to be maintained.
15. The project proponent shall install 24 x 7 continuous effluent monitoring system with respect to standards prescribed in environment (Protection) Rules 1986 and its amendments from time to time and connect it to SPCB and CPCB online servers and calibrate the system from time to time according to equipment suppliers specification through labs recognized under Environment (Protection) Act 1986 or NABL accredited laboratories
16. Garland drain and collection pit shall be provided for each stockpile in case of runoff in the event of heavy rains and to check the water pollution due to surface runoff.
17. A resource efficiency group shall be created to set annual targets for resource conservation and annual reports shall be furnished to RO
18. All internal roads should be concreted/paved. Proper lighting and proper pathway inside the factory premises should be constructed to ensure safe vehicular movement. Provision of separate pathway for entry and exit of vehicles should be considered. Vehicles should conform to pollution under control (PUC) norms. Proper housekeeping shall be maintained within the premises. Solar lighting should be used as far as practicable complying with HAREDA norms, if applicable.
19. Vehicles carrying a raw material shall be covered with tarpaulin to prevent spreading of dust during transportation
20. Regular Sweeping of Road shall be practiced with vacuum sweeping machine or water sprinkling to minimize dust.
21. Adequate measures to be adopted for control of fugitive emissions. Regular water sprinkling should be done to control the fugitive emissions.
22. Health and safety of workers should be ensured. Workers should be provided with adequate personnel protective equipment and sanitation facilities. Occupational



health surveillance of workers shall be done on a regular basis and record maintained as per factories act.

23. Adequate measures to be adopted to ensure industrial safety. Proper fire detection & protection systems to be provided to control fire and explosion hazards.
24. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan (DMP) shall be implemented
25. The project proponent carry out heat stress analysis for the workman who work in high temperature work zone and provide personal protection equipment as per the norms of the factory act

309.24 EC for proposed Hospital Building Site at Site No. H-5, Sector - 30A, Phase - II, HSIIDC, Industrial Model Township (IMT), Rohtak, Haryana by Shri Shivraj Kundu by Shiv Raj Kundu

Project Proponent : Sh.Shiv Raj Kundu
Consultant : Paramarsh Servicing

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/516135/2024 dated 27.12.2024 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. 012363 dated 13.12.2024.

Table 1 – Basic Detail

Name of the Project: Proposed Hospital Building Site at Site No.- H5, Sector – 30A, Phase – II, HSIIDC, Industrial Model Township (IMT), Rohtak, Haryana by Shri Shivraj Kundu		
Sr. No.	Particulars	
Online Proposal no. : SIA/HR/INFRA2/516135/2024		
1.	Latitude	28°52'22.84"N
2.	Longitude	76°39'32.07"E
3.	Plot Area (as per RLA)	12,504.962 m ²
4.	Proposed Ground Coverage	4,372.72 m ²
5.	Proposed FAR	18,545.41 m ²
6.	Non FAR Area	6,406.308 m ²
7.	Total Built Up area	24,951.718 m ²
8.	Total Green Area with Percentage	2,186.32 m ² (17.48 % of total plot area)
9.	Rain Water Harvesting Pits	1 RWH Tank
10.	STP & ETP Capacity	125 KLD STP & 15 KLD of ETP
11.	Total Parking	227 ECS
13.	Maximum Height of the Building (m)	26.13 m
14.	Power Requirement	1951 kW
15.	Power Backup	4 x 750 kVA
16.	Total Water Requirement	151 KLD
18.	Fresh Water Requirement	101 KLD
19.	Treated Water	50 KLD
20.	Waste Water Generated	107 KLD Domestic Wastewater and 13 KLD



		Effluent
21.	Solid Waste Generated	400.51 kg/Day
22.	Biodegradable Waste	55.31 kg/day
23.	Bio-medical Waste	92 kg/day
24.	Number of Towers	Only 1 Building – Hospital Building
25.	Dwelling Units	296 no. of beds.
26.	Basement	1
27.	Stories	Hospital Building : (G+B+4F)
28.	R+U Value of Material used (Glass)	1.77
29.	Total Cost of the project:	Land Cost Development cost INR 7.55 crores INR 100 crores Total: INR 107.55 crores
30.	EMP Budget	231.3 lakhs
31.	Incremental Load in respect of:	PM ₁₀ : 3.32 µg/m ³ PM _{2.5} : 0.13 µg/m ³ SO ₂ : 3.42 µg/m ³ NO ₂ : 4.20 µg/m ³ CO: 3.41 µg/m ³
32.	Status of Construction	Vacant land. No construction
33.	Construction Phase	
	Power Back-up	62.5 kVA
	Water Requirement & Source	5 KLD domestic water to be obtained from local tanker water supplier. 50 KLD treated water will be procured from nearby STP.
	STP (Modular)	Septic tank is proposed
	Anti-Smog Gun	1

The case was taken up in 309th meeting held on 10.01.2025. 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 14.01.2025 mentioning therein as under:

1. That, the proposed Hospital Building Site will be developed over a plot area of **12,504.962 sqm (3.09 Acres)** with a built-up area **24,951.718** sqm. Proposed hospital building will be a four storied building having single basement and will be with an accommodation of 296 beds along with facilities like pharmacy store, pathology, blood bank, ETP/STP, rain water harvesting, parking facilities etc.
2. That, the land allotted to Shri Shivraj Kundu through Regular Letter of Allotment (RLA) no. HSIIDC: 3702 dated 25/03/2021 by Haryana State Industrial and Infrastructure Development Corporation (HSIIDC). Attached as **Annexure I**.
3. That, the Possession Certificate of the project site awarded to Shri Shivraj Kundu vide letter no. Est/IP/Rohtak/PHY/2022/00014 dated 28/01/2023 by HSIIDC. The possession certificate with registry papers of plot are attached as **Annexure II**.
4. That, we have proposed proper treatment facilities for wastewater with separate installation of suitable capacity of STP and ETP.
5. That, ETP water will not to be used except in cooling tower and remaining will be evaporated with installation of proper ME.
6. That, the Proposed hospital building will be with an accommodation of 296 beds.



7. That, the Building plan is approved by Divisional Town Planner, HSIIDC, Rohtak with memo no. 191 – 198 dated 13/08/2024. The approval letter along with site plan is Attached as **Annexure III.**
8. Revised landscape plan (2.5 x 4) is attached as **Annexure IV.**
9. That, the Power assurance certificate given by Uttar Haryana Bijli Vitran Nigam Limited (UHBVNL) vide memo no. Ch-133/15C-1 dated 16/12/2024 to supply an estimated load of 3480 kVA. Attached as **Annexure V.**
10. That, the Letter confirming availability of water supply and sewer line to project site has been communicated by HSIIDC vide letter no. HSIIDC: IMT: RTK:2024:698 dated 13/12/2024. Attached as **Annexure VI.**
11. That, we will dispose the waste material as per Bio-medical and Solid Waste Management rules, 2016.
12. That, we will obtain the agreement with HSPCB authorized Bio-Medical waste vendor for the proper disposal of Bio-Medical waste and we will not dispose the same anywhere else.
13. That we have revised the EMP including CSR budget for school and the revised EMP is attached as **Annexure VII.**
14. That the Structural stability certificate is obtained from structural design engineer dated 08.11.2024 and is attached as attached as **Annexure VIII.**
15. That the Electrical plan is attached as **Annexure IX.**
16. That, the Percolation rate of the soil is 5 LPS.
17. That there is no existing borewell at site, but the nearby water quality is moderate (having TDS approx. 1200 mg/l) in nature. Also, the water level is very high (approx. 5-6 m) and so as per the norms, we have proposed to install rain water collection tank instead of recharge pits and the collected rain water will be used for green belt maintenance.
18. That, there is no notified wildlife sanctuary/national park within 10 km buffer radius from the project site.
19. That, no construction for the proposed land has been started and same will be commenced only after obtaining the Environment Clearance.
20. That, there is no HT line passing from the project site.
21. That, there is no revenue rasta passing from the project site.
22. That, there is no any litigation pending for the project.
23. That, Forest NOC is not applicable as the land is allotted by HSIIDC.
24. That all the data and information furnished in the application, enclosures and other documents for obtaining Environment Clearance of the above said project is true to my knowledge and are factually correct.

Table 2 – EMP Detail

S.No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	20	2
2	Tractors/Tanker cost for Water sprinkling for dust suppression	1	5
3	Wheel wash arrangement during construction phase	1	0.1
4	Sanitation for labours (mobile toilets/septic tank)	5	0.2



5	Anti-Smog Guns	5	0.5
6	Sedimentation Tank	2	4
7	Handling of construction waste material	1	1.5
Total		35	13.3

EMP Operation Phase:

S. No.	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	Sewage Treatment Plant	75	2
2	Effluent Treatment Plant	20	0.5
3	Rain water Harvesting Tank	20	0.5
5	Solid Waste Management	15	1
6	Bio-Medical Waste Management	25	3
7	Water efficient fixture and measures	5	0.5
Total		160	7.5

EMP During Outside of the Project site

	Component	Capital Cost (Rs in Lakh)	Recurring Cost (Rs in Lakh/Yr)
1.	Facilities for Nearby Government School	15.5	-
TOTAL		15.5	-

Total EMP Budget

	Component	Capital Cost (Rs in Lakh)	Recurring Cost (Rs in Lakh/Yr)
1.	EMP During Construction Phase	35	13.3
2.	EMP During Operational Phase	160	7.5
3.	EMP During Outside of the Project site	15.5	-
TOTAL		210.5	20.8

A detailed discussion was held on the documents submitted regarding Builtup Area,



Land Allotment, Possession Certificate, STP, No. of Beds, ETP, Building Plan, Landscape Plan, Power Assurance, Water, Solid Waste, Bio-Medical Waste, EMP, CSR, Structural Stability Certificate, Electrical Plan, Percolation Rate of the Soil, Borewell,, Wildlife Sanctuary, HT Line, Revenue Rasta, Forest NOC, Litigation as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Shri Shivraj Kundu S/o Shri Zile Singhas per allotment letter no. HSIIDC:3702 dated 25.03.2021

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

A. Specific conditions:-

1. 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.
2. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
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 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.
6. 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.
7. 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.
8. 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.

9. 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
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
15. The PP shall not mix ETP treated effluent with STP water
16. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
17. The PP shall follow SOP regarding single use plastic free
18. The PP shall follow the SOP for reduction of carbon footprints
19. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
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 carry out quarterly maintenance and cleaning of **RWH tank**.
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. 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.
28. 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.
29. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.



30. The minimum growth of trees should be 03 meters with sufficient canopy.
31. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
32. 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)
33. 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.
34. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
35. Water intensive and/or invasive species should not be used for landscaping
36. 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.
37. 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.
38. The PP shall get project **electrification plan** approved from the competent authority before operation of the project.
39. As proposed **2,186.32 m² (17.48 % of total plot area)** shall be provided for green area development.
40. **01 Rainwater Storage Tank** shall be provided for ground water storage as per the CGWB norms.
41. **The PP shall provide Solar Panels as per HAREDA norms**
42. The PP shall install required number of **Anti-Smog Guns** at the project site as per the requirement of HSPCB.
43. The PP shall register themselves on **<https://dustapphspcb.com>** portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

309.25 ToR under violation category for Expansion of Affordable Group Housing colony planned in the revenue estate of village Kherki Daula, Sector-76, Gurugram, Haryana by M/s Pyramid Infratech Private Limited

Project Proponent : Sh. Kumar
Consultant :

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496525/202 on dated 16.09.2024 for obtaining **ToR under violation category for Expansion** under Category 8(a) of EIA Notification 14.09.2006 and its subsequent amendment under violation category. The PP submitted requisite scrutiny fee of Rs.2,00,000/- vide DD No.695642 dated 12.09.2024.

The case was taken up in 304th meeting held on 13.11.2024. However, neither PP nor consultant appeared before the committee.

During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has



put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

The case was taken up in 309th meeting held on 10.01.2025. 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 15.01.2025 mentioning therein as under:

- ❖ The project had received License from the Directorate of Town & Country Planning, Haryana with License no. 26 of 2019 dated 25/02/2019 Valid up to 24/02/2024. and which is further renewed upto 24.02.2025.
- ❖ Earlier, the project was granted Environmental Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2019/393 dated 10/10/2019 for total built up area of 49,055.47 construction of Group Housing colony in an area of 5.00 acres.
- ❖ That, we have obtained CTE from HSPCB through consent No. HSPCB/Consent/: 329962319GUSOCTE7042156 dated:21/11/2019.
- ❖ That, we have obtained IGBC Certificate in June 2024.
- ❖ That, we have already completed construction and development work within project site.
- ❖ That, approved site layout plan has been approved by Superintending Engineer (HQ), HUDA, Panchkula dated 24.12.2021 for a built-up area of 51,658.29 sqm due to addition of IGBC certificate. copy of same is attached as Annexure-1(a).
- ❖ That, the project has also received Zoning Plan from DTCP through Drawing No. DG.TCP 6859 dated 27.02.2019.
- ❖ Now, we have applied for TOR under Violation category for total built-up area is 51,658.29 m². Out of which 49,055.47m² for which EC was obtained and balance built up area under violation is 2,602.82 Sq.m. which was increased by addition of IGBC Certificate.
- ❖ That, PP has assured to abide by order of Supreme Court of India through Writ Petition (Civil) No(s). 1394/2023 dated 17.12.2024 and same is attached as Annexure-1(a).
- ❖ That, SoP for identification and handling of violation cases was issued from MoEFCC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.

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 MoEF&CC SoP 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 Sector 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 (PM₁₀, PM_{2.5}, SoZ, NO_x& 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 conditions no.1, 2 & 3 above:

1. The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital.
2. 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
3. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM10, PM2.5, SO₂, NO₂, CO vis a vis wind rose diagram
4. The PP should submit incremental load statement with respect to existing approved capacity.
5. 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.
6. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
7. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
8. The PP should submit Traffic circulation management plan.
9. The PP should submit tangible EMP provisions and compliance thereof.
10. 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.
11. 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.
12. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
13. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
14. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
15. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
16. The PP shall submit the sun simulation path study for building orientation.



17. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
18. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
19. The PP shall submit the Geo Technical studies of project area.
20. The PP shall submit time schedule of completion of RWH and STP.
21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.
22. The PP shall submit the Geo Tech pictures of the green area.

309.26 ToR (under Violation) for the Expansion of Affordable Group Housing colony planned at Village Palra, Sector-70A, Gurugram, Haryana by M/s Pyramid Infratech Pvt. Ltd.

Project Proponent : Sh.Rajesh Kumar
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496817/2024 dated 20.09.2024 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. 695643 dated 12.09.2024.

The case was taken up in 309th meeting held on 10.01.2025. 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 15.01.2025 mentioning therein as under:

- ❖ The project had received License from the Directorate of Town & Country Planning, Haryana with License no 84 of 2018 dated 10/12/2018, valid up to 09/09/2024. Total land area for Expansion of Affordable Group Housing is 5.11875 Acres / 20714.813 Sq.mt and Built up area for the same comes out to be 52,769.773 m².
- ❖ Earlier, the project was granted Environmental Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2019/250 dated 30/08/2019 for total built up area of **49,965.315 m²** construction of Group Housing colony in an area of 5.11875 acres.
- ❖ That, we have obtained IGBC Certificate in Dec 2023.
- ❖ That, we have obtained CTE from HSPCB through consent No. HSPCB/Consent/ : 329962319GUSOCTE7038315 dated:28/11/2019.
- ❖ We have obtained part occupation certificate from DTCP through Memo No.DTP(G)/2023/5530 on dated:17.07.2023 and through Memo No.ZP-1270/PA(DK)/2024/26182 on dated:14.08.2024.
- ❖ That, we have already completed construction and development work within project site.
- ❖ That, revised approved site layout plan is issued from Superintending Engineer (HQ), HUDA, Panchkula dated 24.12.2021 for a built-up area of 51,658.29 sqm due to increase in both FAR and non-FAR area and same is attached as Annexure-1(a).
- ❖ That, the project has also received Zoning Plan from DTCP through Drawing No. DG.TCP 6713 dated 11.12.2018.
- ❖ Now, we have applied for TOR under Violation category for total built-up area of 52769.773 m². Out of which 49,965.315m² for which EC was obtained and balance built up area under violation is 2,804.46 Sq.m



- ❖ That, PP has assured to abide by order of Supreme Court of India through Writ Petition (Civil) No(s). 1394/2023 dated 17.12.2024 and same is attached as Annexure-1(b).
- ❖ That, SoP for identification and handling of violation cases was issued from MoEFCC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.

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 MoEF&CC SoP 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 Sector 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 (PM₁₀, 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 conditions no.1, 2 & 3 above:

1. The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital.
2. 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
3. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, CO vis a vis wind rose diagram
4. The PP should submit incremental load statement with respect to existing approved capacity.
5. 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.
6. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
7. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
8. The PP should submit Traffic circulation management plan.
9. The PP should submit tangible EMP provisions and compliance thereof.
10. 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.
11. 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.
12. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
13. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
14. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS



- maintained on the basis of retention time.
15. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
 16. The PP shall submit the sun simulation path study for building orientation.
 17. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
 18. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
 19. The PP shall submit the Geo Technical studies of project area.
 20. The PP shall submit time schedule of completion of RWH and STP.
 21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.
 22. The PP shall submit the Geo Tech pictures of the green area.

309.27 ToR for Group Housing Colony (Under Violation) in the Revenue Estate of Village Rohtak, Sector 36A, District Rohtak, Haryana by M/s Sonika Properties Private Limited & others

Project Proponent : Sh.Navneet Kumar
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454515/2023 dated 06.12.2023 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.514787 dated 03.11.2023.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

The case was taken up in 309th meeting held on 10.01.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP alongwith an affidavit dated 14.01.2025 mentioning therein as under:



- ❖ That the project had received License from the Directorate of Town & Country Planning, Haryana vide License No. 65 of 2010 dated 21.08.2010 which was valid till 20.08.2014 which is further renewed upto dated: 20.08.2026 over an area measuring 14.813 Acres.
- ❖ That Project has been already granted environmental clearance from SEIAA, Haryana through vide letter No. SEIAA/HR/2013/448 dated 12/07/2013 for the total built up area 1,15,956.883 Sq.m and total plot area is 59,945.989 Sq.m (14.813 Acre).
- ❖ That we have carried out construction for 1,42,250.833 m² built-up area, thus violation of 26,293.95 Sq.m built-up area is carried out.
- ❖ That now we are applying for EC for 1,46,936.618 Sq.m of built-up area from which 1,42,250.833 Sq.m. built-up constructed and 4,685.785 Sq.m of built-up area proposed to be constructed after grant of fresh EC.
- ❖ That we have consent to establish (CTE) from HSPCB through No. HSPCB/Consent/ : 2821213ROHCTE144757 on dated:18.09.2013
- ❖ We have obtained part occupation certificate from DTCP through Memo No.ZP-647-Vol.-I/AD(RA)/2018/19934 on dated:09.07.2018, through Memo No.ZP-647-Vol.-I/AD(NK)/2019/2284 on dated:24.01.2019 and through Memo No.ZP-647-Vol.-II/JD(NK)/2023/21421 on dated:03.07.2023
- ❖ That we have obtained part consent to operate (CTO) No. HSPCB/Consent/: 329962322ROHCTO24773750 on dated: 15.07.2022.
- ❖ That SoP for identification and handling of violation cases was issued from MoEF&CC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.
- ❖ That the project falls under order dated 17.12.2024 in W.P. (C) No. 1394-/2023 Vanashakti Vs. Union of India by Hon'ble Supreme Court.
- ❖ That we will abide the any guideline/order by the Supreme Court regarding violation of any project in future.

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 MoEF&CC SoP 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 Sector 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 (PM₁₀, 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 conditions no.1, 2 & 3 above:

1. The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital.
2. 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
3. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, CO vis a vis wind rose diagram
 4. The PP should submit incremental load statement with respect to existing approved capacity.
 5. 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.
 6. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
 7. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
 8. The PP should submit Traffic circulation management plan.
 9. The PP should submit tangible EMP provisions and compliance thereof.
 10. 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.
 11. 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.
 12. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
 13. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
 14. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
 15. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
 16. The PP shall submit the sun simulation path study for building orientation.
 17. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
 18. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
 19. The PP shall submit the Geo Technical studies of project area.
 20. The PP shall submit time schedule of completion of RWH and STP.
 21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.
 22. The PP shall submit the Geo Tech pictures of the green area.

309.28 ToR (Under Violation) for proposed commercial complex "Kimberly Suites" over an area measuring 2.875 acres at Village-Bajghera, Sector-112, Gurugram, Haryana by M/s Eminence Township (India) Pvt. Ltd. by M/s Eminence Township (India) Pvt. Ltd.

Project Proponent : Sh.Surender Kumar
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/479569/2024 dated 30.12.2024 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. 526046 dated 29.04.2024.

The case was taken up in 309th meeting held on 10.01.2025. 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 17.01.2025 mentioning therein as under:

- ❖ That, the project had received license vide no. 35 of 2012 Dated: 22.04.2012 which is valid upto 21.04.2016 and further renewed dated: 21.04.2025 from the Directorate of Town & Country Planning, Haryana.
- ❖ Earlier, the project was granted Environmental Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2013/460 dated 12/07/2013 for total built up area of **31,734.68** construction of Commercial complex "Kimberly Suites" in an area of 2.875 acres.
- ❖ That, revised approved site layout plan is issued from Superintending Engineer (HQ), HUDA, Panchkula dated 28.06.2017 for a built-up area of **32,544.108** sqm due to increase in both FAR and non-FAR area and same is attached as Annexure-1(a).
- ❖ That, we have obtained CTE from HSPCB through consent No. HSPCB/Consent/ : 329962319GUNOCTE6465331 dated:20/05/2019.
- ❖ That, we have already completed construction activities for Tower-2, Tower-3, Commercial Block, Basement-1 and also obtained OC for the same through Memo No. ZP-800/AD (RA)/2019/16519 dated 11.07.2019.
- ❖ That, CTO has been obtained from HSPCB for 23,656.11 sqm dated 24.05.2024 and for same OC has been obtained.
- ❖ Now, we have applied for TOR under Violation category for total built-up area of 32,544.108 m² in plot area of 2.875 acres.
- ❖ That, the project has also received Zoning Plan from DTCP through Drawing No. DG.TCP 3152 dated 24.04.2012.
- ❖ That, PP has assured to abide by order of Supreme Court of India through Writ Petition (Civil) No(s). 1394/2023 dated 17.12.2024 and same is attached as Annexure-1(b).
- ❖ That, SoP for identification and handling of violation cases was issued from MoEFCC, New Delhi through F.No. 22-21/2020-IA.III dated 7th July 2021.

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 MoEF&CC SoP 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 Sector 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 (PM₁₀, PM_{2.5}, SoZ, NO_x & 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 (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, 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.

309.29 ToR (Under Violation) for Expansion of Residential cum commercial complex (under violation category) is located at Sector-79, Omaxe City Centre, District-Faridabad, Haryana by M/s Omaxe World Street Private Limited

Project Proponent : Sunita Kumari
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457246/2024 dated 02.01.2024 for obtaining **Terms of Reference (Under Violation)** under Category 8(b) 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.013119dated 19.12.2023.

The case was taken up in 287th meeting held on 27.02.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024



passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 **(an SoP to be adopted in cases submitted under violation category)** and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

The case was taken up in 309th meeting held on 10.01.2025. 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 14.01.2025 mentioning therein as under:

1. That, we are going to construct Expansion of residential cum Commercial Complex (Under Violation Category) at Sector-79, District Faridabad, Haryana.
2. That, we would like to submit that we have been granted Phasing plan bearing memo no. ZP-842-Voll-III-A/JD(GK)/2024/38579 Dated 06.12.2024 of commercial colony (under mix land use) measuring 38.540 acres (license no. 17 of 2012 dated 02.03.2012, license no. 62 of 2012 dated 15.06.2012, license no. 51 of 2017 dated 22.07.2017, license no. 52 of 2017 dated 22.07.2017, license no. 133 of 2022 dated 29.08.2022, license no. 23 of 2023 dated 06.02.2023, license no. 24 of 2023 dated 06.02.2023 and license no. 134 of 2024 dated 04.11.2024) falling in sector-79, Faridabad being developed by Omaxe World Street Pvt. Ltd of total area 38.540 acres.
3. That, As per approved Phasing Plan, 13.50 acres area (bearing license no. 133 of 2022 dated 29.08.2022, license no. 23 of 2023 dated 06.02.2023, license no. 24 of 2023 dated 06.02.2023) has shown as Phase -5, 6 & 7 and Building Plan has also approved vide approval Form BR-III dated 17.12.2024.
4. That, we kind request to split off our earlier applied application vide proposal No. SIA/HR/INFRA2/457246/2024 & File No. SEAC/HR/2024 into two parts, one of under violation category (for which we are submitting updated application for violation part only) and for other part we shall apply fresh application of area 13.50 acres for which building Plan and Phasing Plan has duly approved.
5. That, the land area 13.50 acres is vacant and there is no construction activity carried on at site.

PP submitted another affidavit mentioning therein as under:

1. That, we have applied under Expansion in residential cum Commercial Complex (Under Violation Category) over an measuring Plot area 22.29625 acres at Sector-79, District Faridabad, Haryana.



2. That, application for Expansion of Residential & Commercial Project (under violation category) for Terms of reference was submitted vide proposal No. SIA/HR/INFRA2/457246/2024 & File No. SEAC/HR/2024 on 02.01.2024. Meanwhile, project got stayed due to OM issued by MoEFCC Vide file no. F. No. IA3-3/4/2024-IA.III [E 230791] dated 08.01.2024 w.r.t. stay imposed of Hon'ble Supreme Court order dated 02.01.2024 with reference to the SOP dated 07.07.2021 and OM dated 28.01.2022. Now, as per the Supreme court Order dated 17.12.2024 Project is being taken up for grant of Terms of Reference.
3. That, We have split off our earlier applied application vide proposal No. SIA/HR/INFRA2/457246/2024 & File No. SEAC/HR/2024 dated 02.01.2024 into two parts, one of under violation category (for which we are submitting updated application for violation part only) and for other part we shall apply Fresh application of area 13.50 acres for which the building Plan and Phasing Plan has also duly approved.
4. That, as per approved Phasing Plan, Fresh application of area 13.50 acres (bearing license no. 133 of 2022 dated 29.08.2022, license no. 23 of 2023 dated 06.02.2023, license no. 24 of 2023 dated 06.02.2023) has shown as Phase -5, 6 & 7 and Building Plan has also approved vide approval Form BR-III dated 17.12.2024.

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 MoEF&CC SoP 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 Sector 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 (PM₁₀, 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 conditions no.1, 2 & 3 above:

1. The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital.
2. 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
3. The PP should submit key plan of sampling locations, primary micromet data,



- DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, CO vis a vis wind rose diagram
4. The PP should submit incremental load statement with respect to existing approved capacity.
 5. 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.
 6. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
 7. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
 8. The PP should submit Traffic circulation management plan.
 9. The PP should submit tangible EMP provisions and compliance thereof.
 10. 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.
 11. 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.
 12. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
 13. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
 14. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
 15. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
 16. The PP shall submit the sun simulation path study for building orientation.
 17. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
 18. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
 19. The PP shall submit the Geo Technical studies of project area.
 20. The PP shall submit time schedule of completion of RWH and STP.
 21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.
 22. The PP shall submit the Geo Tech pictures of the green area.

309.30 EC for (under violation) for PCI IT Complex 'Prime Tower' at Plot No.287-288, Udhog Vihar, Phase-II, Gurgaon, Haryana by M/s PCI Limited

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

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/452632/2023 dated 18.11.2023 for obtaining **Environment Clearance (under violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.095360 dated 19.07.2023.

The case was taken up in 294th meeting held on 11.06.2024. The reply of observations raised in 282nd meeting of SEAC, Haryana held on 08.12.2023 has been received.



During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

Table 1 – Basic Detail

Name of the Project: Environment Clearance (Under Violation) OF IT Complex 'Prime Tower' at Plot No. 287-288, Phase II, Udyog Vihar, Gurgaon, Haryana by M/s PCI Limited		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/452632/2023
2.	Latitude	28°30'24.78" N
3.	Longitude	77°05'20.33" E
4.	Plot Area	4470 sqm
5.	Achieved Ground Coverage	1478.3 sqm
6.	Achieved FAR (2.46)	11500.41 sqm
7.	Total Built Up area	20264.08 sqm
8.	Expected Population on full occupancy	1320 Nos.
9.	Total Green Area (11.18 % of plot Area)	500 sqm
10.	Rain Water Harvesting Pits (Existing)	2 Nos.
11.	Existing STP Capacity	110 KLD
12.	Total Parking provided	224 ECS (55 ECS Surface Parking and 169 ECS Basement Parking)
13.	Maximum Height of the Building (m)	30 M
14.	Power Requirement	1000 KVA
15.	Power Backup	1070 KVA (625 KVA, 320 KVA and 125 KVA)
16.	Total Water Requirement	103 KLD
17.	Fresh Water Requirement	51 KLD
18.	Treated Water Requirement	52 KLD
19.	Waste Water Generated	58 KLD
20.	Solid Waste Generated	0.25 TPD
21.	Biodegradable Waste	0.10 TPD
22.	Organic Waste Converter	2 Nos. (2x60 kg/day)
23.	No. of building block	01 nos.



24.	Max No of Floors	3B+G+7 nos.
25.	Total Cost of the project:	48.41 Cr.
26.	Incremental Load in respect of:	PM 2.5
		0.043 µg/m ³
		PM 10
		0.072 µg/m ³
		SO ₂
		NO ₂
		1.16 µg/m ³
		CO
		0.00103 mg/m ³
27.	Status of Construction	Construction Completed

The case was taken up in 309th meeting held on 10.01.2025. 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 16.01.2025 mentioning therein as under:

- That the project was sanctioned by HSIIDC on 14/05/2008 for construction of 19,703 sq m area. After completion of construction work in 2011, the total built up area is 20,068.41 m²+Mumty & Machine Room which worked out to be 20264.08 m². Hence, now the project falls under "8(a) Category Project (Under Violation)" – Building and Construction projects as per EIA notification.
- That application for Environment Clearance for the project was submitted to the SEIAA, Haryana, on 30/11/2012. The project was recommended to SEIAA, Haryana, in 121st meeting of the SEAC held on 19.11.2015. Copy of 121st meeting of the SEAC is attached as **Annexure 1**. However, the project got delisted.
- That as on date, Case no. CRM No. M-30394 of 2013, M/s PCI Ltd. and others V/s. State of Haryana and others is under sub-Judice.
- That as per SEIAA, Haryana, memo no. SEIAA(142)/HR/2022/1112 dated 25/06/2022, we have applied application of Terms of reference under violation category. Copy of SEIAA, Haryana MOM is attached as **Annexure 2**.
- That the project was already applied for under violation category as per MoEF&CC, GoI, OM no. J-11013/41/2006-1AII(I) dated 12.12.2012 and again Terms of Reference applied vide proposal no. SIA/HR/INFRA2/437932/2023 dated 24th July 2023, thus the project doesn't fall under clause 10(iii) of the Office Memorandum dated 7th July, 2021 and as such it is not applicable.
- That construction of the project has been completed in the year of 2011 and now project is in operational phase. Occupation Certificate has been granted vide letter no. HSIIDC/IPD/UV/1504 dated 04.07.2011.
- That CTO was obtained vide letter no. HSPCB/2013/3359 dated 31.03.2013 and is renewed from time to time. Last CTO renewal was obtained from HSPCB vide letter no. HSPCB/Consent/: 329973824GUNOCTO60291574 dated 03/05/2024 valid till 27.11.2024 renewal of which is under process.
- That the project is "Platinum Rated Green Building" certified by IGBC.
- That PCI Limited incurred total construction cost amounting to Rs. 47,66,29,324/- (Rs. Forty-Seven Crore Sixty-Six Lakh Twenty-Nine Thousand Three Hundred Twenty-Four Only) on its corporate office (Platinum Rated Green Building) located at Plot No.287-288, Udyog Vihar, Phase-II, Gurugram-122016.
- That this building is used for administrative control. There is no manufacturing activity in this building and consequently there is no related Turnover/Sales and separate balance sheet. CA Certificate is attached as **Annexure 3** and CA certificate of violation prat is attached as **Annexure 4**.



- That as per available space we will provide 100 sqm vertical green.
- That the proposed project will be ZLD.
- That section 4, 5 & 6 of the Hon'ble Supreme court order dated 2nd February, 2024 in writ petition No. 1394/2023 (**attached as Annexure 5**) which clearly states that ***the Supreme Court order dated 2nd Jan. 2024 would not come in the way of the competent authorities in considering the proposals for modifications/alterations in the Environmental Clearances, if area of such projects had any valid environmental clearances prior to 07th July, 2021 and such applications for modification/alteration would be considered by the competent authorities strictly in accordance with law as it existed prior to 07th July, 2021.***
- That as per Hon'ble Supreme Court Order dated 17th December, 2024 (**Attached as Annexure 6**) stating ***"Therefore, the applications made under clause 10(iii) of the Office Memorandum dated 7th July, 2021 cannot be entertained so long as the order of stay continues to operate. If the applicants have made applications under a provision other than clause 10(iii) of the Office Memorandum dated 7th July, 2021, it is obvious that the interim order does not come in the way of the applicants."***
- That the project was sanctioned by HSIIDC on 14/05/2008 for construction of 19,703 sq mtrs area built-up area thus the project did not attract EIA Notification 2006. After completion of construction work in 2011, the total built up area is 20,068.41 m²+Mumty & Machine Room which worked out 20264.08 m² for which OC has been granted vide letter no. H.S.I.I.D.C/IPD/UV/1504 dated 04.07.2011 and the project is in operation phase.
- That we shall be abide by decision of the Hon'ble Supreme Court.
- That the summary of Damage Assessment is as below:

Total Project Cost	48.41 Cr.	As per CA Certificate
Project Cost of Violation	0.62 Cr	As per CA Certificate
	0.63 Cr	Pro-Rata Basis of the Project Cost
Total Damage Assessment Cost	3.33 Lacs	
Penalty 1.0 % of Fractional Cost	0.63 Lacs	1.0 % of total Fractional cost
0.25 % OF THE TURNOVER	0.00	Since the project is completed for own purpose and not for external commercial activities
Total Damage Cost Including Penalty	3.96 Lacs	
	0.040 Cr,	
% of Project Cost	6.3 %	
Damage Assessment Cost	5.28 %	of Project Cost

The reply of alongwith the documents were placed before the committee. A detailed discussion was held on the submissions made by PP, penalty amount, plan submitted by PP towards Remediation Plan and Natural and Community Resource Augmentation, as well as the documents submitted regarding License, Green area, EMP, CA Certificate, Prosecution, ToR points, detail of plot area.



After detailed discussion, the committee recommended for penalty amount of **Rs.0.63 lakh** as per SOP dated 07.07.2021. The aforesaid amount will be submitted in the form of Demand draft in HSPCB in compliance with MoEF&CC, GoI OM dated 28.07.2022. Further SEAC also recommended an amount of **Rs.3.33 lac** towards Remediation plan and Natural and Community Resource Augmentation plan to be spent within a span of three years. The Project Proponent also to submit a bank guarantee of **Rs.3.33 lac** equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with the HSPCB prior to the grant of EC as recommended by the SEAC and which shall be finalized by the regulatory authority/SEIAA.

Based on the information furnished by the project proponent, it is further recommended to SEIAA that appropriate action may be taken on the Environment Damage Compensation as per Environment Protection Act, 1986 with relevant notification and in view of the various orders passed by Hon'ble NGT and updated relevant provisions on the violation and non-compliances as well as keeping in view above referred reply and documents submitted by the PP/Consultant.

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

M/s PCI Limited, Prime Group Building, 11/5B, Pusa Road, New Delhi

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

A. Specific conditions:-

1. The PP should submit the 6 monthly action taken report on the compliance of environmental conditions to the Regional Officer, MoEF&CC, Haryana State Pollution Control Board and Chairman, SEIAA.
2. The PP shall also submit the details of status of development of Green plan, species planted, survival status along with existing trees species wise and also maintain the record date wise along with digital mapping.
3. 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
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 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 PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The PP shall install a fully automatic in-house Organic Waste Converter.
25. The PP shall manage the E-waste as per the E- Waste (Management) Rules, 2022



26. As proposed **500 Sq.m (11.18% of plot area)** shall be provided for Green Area development for whole project, excluding plot areas.
27. **02 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
28. **The PP shall provide Solar power as per HAREDA 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 get project **electrification plan** approved from the competent authority before operation of the project.
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 register themselves on **<https://dustapphspcb.com>** portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

