



Minutes of the 294th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 11.06.2024 under the Chairmanship of Sh.V.K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006.

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

The Minutes of 293rd meeting were discussed and approved. In this meeting 11 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

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

294.01 EC for proposed project is development of Group Housing Colony at phase IV revenue estate of Village-Chakkarpur, Sector-28, Gurugram, Haryana by M/s DLF Home Developers Ltd. & Others

Project Proponent : Sh. Rajan Sehgal
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/473513/2024 dated 18.05.2024 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.523224 dated 27.03.2024.

Table 1: Basic Detail

Name of the Project: Proposed Group Housing Colony at Phase IV Revenue Estate of village-Chakkarpur, Sector-28, Gurugram, Haryana being developed by M/s DLF Home Developers Ltd and Others		
Sr. No.	Particulars	Total
1.	Online Proposal no.	SIA/HR/INFRA2/473513/2024
2.	Category	8 (b), Township and Area Developments Projects
3.	Latitude	28°28'11.04"N
4.	Longitude	77°5'3.00"E
5.	Total Plot Area	45,114.284 m ²
6.	Proposed FAR	78,425.462 m ²
7.	Proposed Ground Coverage	6,166.148m ²
8.	Non FAR Area	1,07,323.414 m ²
9.	Total Built Up area	1,85,748.876 m ²
10.	Total Green Area with Percentage	9,022.857 m ² (20% of plot area)
11.	Rain Water Harvesting Pits	11 Nos.
12.	Total Population	3,457



13.	Total Parking	1,240 ECS
14.	Power Requirement	3,887 KW
15.	Power Backup	Total 4 Nos. of DG Sets 5,020 KVA (2×1,500 KVA & 2×1,010 KVA)
16.	Total Water Requirement	291 KLD
17.	Fresh Water Requirement	165 KLD
18.	Treated/Recycled Water	126 KLD
19.	Waste Water Generated	193 KLD
20.	Proposed STP Capacity	250 KLD
21.	Solid Waste Generated	1,340 kg/day
22.	Biodegradable Waste	536 kg/day
23.	Organic Waste Converter	1 nos. of 600 kg/day
24.	Maximum Height of the Building	94.510 Mtrs.
25.	Number of Towers	4 Towers (3 Main Resi.+1 EWS) 1 Block: Community Centre 1 Block: Retail
26.	Max. No. of Floors	G+25Floor
27.	Total No. of Basements	3 Nos.
28.	Retail	1 Nos.
29.	Community Center	1 Nos.
30.	Total Dwelling Units	283 Nos.
31.	Total EWS Units	52 Nos.
32.	Servant Units	30 Nos.
33.	R+U Value of Material used (Glass)	U-Value: 2.2 W/m ² K SHGC: 0.27
34.	Total Cost of the project:	Land Cost Construction Cost 1,140.00 Crore
35.	EMP Cost/Budget	Rs. 1721 lakhs Recurring Cost; Rs.920 Lakhs Capital Cost; Rs.801 Lakhs
36.	Incremental Load in respect of:	PM 2.5 PM 10 SO ₂ NO ₂ CO 0.00522 µg/m ³ 0.00889 µg/m ³ 0.01997 µg/m ³ 0.01107 µg/m ³ , 0.0000022 mg/m ³
37.	Construction Phase	Power Back-up Water Requirement & Source STP (Modular) Anti-Smog Gun Temporary Connection Fresh water – 10 KLD for drinking. Treated water 100 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA 5 KLD 1

The case was taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 11.06.2024 alongwith an affidavit stating therein as under:

- ❖ That the project had received license No. 128 of 2014 Dated: 25.08.2014 which is valid upto dated; 24.08.2019 for 10.615 acres which is further renewed upto dated: 24.08.2024 from the Directorate of Town & Country Planning, Haryana.



- ❖ That we have also obtained license No. 26 of 2023 Dated: 09.02.2023 which is valid upto dated; 08.02.2028 for 0.53281 acres from the Directorate of Town & Country Planning, Haryana.
- ❖ That we have not commenced any construction activity at the project site from 2014 to till now & will demolish temporary structure (if any) existing at site before commencement of construction work.
- ❖ That we will increase the capacity of solar panel from 40 KWp to 60 KWp.
- ❖ That there is no HT line and revenue rasta passing through the project site.
- ❖ That there are some trees standing at project site, out of which some trees will be felled for development activity after obtaining prior permission from Forest department and for each felled trees compensatory 10 times plantation will be done.
- ❖ That we have obtained fresh water assurance on dated: 21.03.2024, Sewerage assurance on dated: 20.03.2024 and STP treated water assurance on dated: 09.04.2024 from Gurugram Metropolitan Development Authority (GMDA).
- ❖ That we have obtained power assurance on dated: 19.03.2024 from DHBVN.
- ❖ That we have obtained Forest NOC, NOC from Airport Authority of India and Aravalli NOC from Concerned department.

Table 2 EMP Budget

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5	20	Waste Water Management (Sewage Treatment Plant)	90	115
Garbage & Debris disposal	0	5	Solid Waste Management (Dust bins & OWC)	20	30
Green Belt Development	10	5	Green Belt Development	100	136
Air, Noise, Soil, Water Monitoring	0	5	Monitoring for Air, Water, Noise & Soil	0	20
Rainwater harvesting system	0	0	Rainwater harvesting system	90	90
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	150	35	DG Sets including stack height and acoustics	257	350
Medical cum First Aid facility (providing medical room & Doctor)	4	35	Energy Saving (Solar Panel system)	60	70



Storm Water Management (temporary drains and sedimentation basin)	15	4			
Total	184	109	Total	617	811
G. Total	1721				

A detailed discussion was held on the documents submitted regarding HT Line, EMP Budget, Solar Power, Approval on Building Plans, Wildlife Activity Plan, Licenses, CA Certificate, Structure Stability, Forest NOC, Aravali NOC, Sewerage Assurance, as well as submissions made by PP.

The PP further submitted that there are two licenses in this case out of which license no.128 of 2014 (valid upto 24.08.2024) is already in the name of M/s DLF Home Developers Ltd. However, License No. 26 of 2023 issued by DTCP vide Endst No.LC-2308-B-JE(SJ)/2023/4029 dated 10.02.2023) is in the name of some land owners but the same land has been purchased by M/s DLF Home Developers Ltd. A joint sale deed dated 24.04.2024 has also been submitted by PP to this effect. The PP further submitted that a request of Transfer of License no. 26 of 2023, has also been submitted with DTCP vide letter dated 28.05.2024. An undertaking also submitted by PP to this effect.

The reply, documents 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:

- 1. M/s DLF Home Developers Ltd. as per License no.128 of 2014 renewed upto 24.08.2024 (issued by DTCP vide Endst No.LC-2308-ASSTT(RK)/2020/12439 dated 14.07.2020) & License No. 26 of 2023 (in collaboration with S/Sh. Rajpal, Rajinder, Ashok Ss/o Sh. Ved Ram, Sh. Satish S/o Sh. Pohap Singh, Sh. Deepa Yadav S/o Late Sh. Rajkumar, Smt. Ramesh D/o Sh. Braham uref Braham Parkash) issued by DTCP vide Endst No.LC-2308-B-JE(SJ)/2023/4029 dated 10.02.2023 (on the basis of request of Transfer of License dated 28.05.2024 submitted with DTCP and on the basis of ownership of land with M/s DLF Home Developers Ltd. through sale deed dated 24.04.2024)**

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.**
- Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.



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



15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The 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 **9,022.857 m² (20% of plot area)** shall be provided for green area development.
32. **11 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
33. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
34. The PP shall enhance solar power capacity from **40 KWp to 60 KWp**.
35. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**



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

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.



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

II Water Quality Monitoring and Preservation

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



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



- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

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

V Waste Management

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



- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VII Transport

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



VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.



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



294.02 EC for Group housing colony project developed on a plot area of 5.0 Acres at village-Kasbe, Sector 36, Karnal Haryana by M/s JBB infrastructures private limited

Project Proponent : Sh. Jitender Singh

Consultant : Aplinka Solutions & Technologies Pvt. Ltd

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/474146/2024 dated 22.05.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.476656 dated 22.05.2024.

The case was taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case.

It has been apprised to the committee that previous Environment Clearance (EC) has been granted by Ministry of Environment, Forests & Climate Change, Government of India vide letter dated 19.06.2008. Since the EC has been expired as such PP/Consultant has filed the fresh case for EC for left over area. Therefore, following details are required to proceed further:

1. The brief history of the proposal/project in chronological order stating/giving the details of following aspects:
 - a) The status of Building Plan alongwith Zoning Plan.
 - b) Detail of area including FAR/Non-FAR and Parking Area (already constructed and yet to be provided) as there no such detail have been given in previous EC.
 - c) In the previous EC number of dwelling unit have been given but there is no mention of dwelling towers whereas Project Proponent/Consultant has applied for construction of last 8th Tower.
2. The status of Six Monthly Compliance.
3. The Certified Compliance Report has been obtained from the Ministry of Environment, Forests, Wildlife & Climate Change.
4. The detail of ongoing litigation with Haryana State Pollution Control Board regarding CTE/CTO.
5. The status of already constructed tower whether it is operational or yet to be put into operation.
6. The validity of license granted by the Directorate, Town & Country Planning, Haryana.

The PP is directed to submit reply of above observations. The case shall be taken up in next SEAC, Haryana meeting as and when reply is received from PP.

294.03 Amendment in ToR for Proposed the development of Affordable Group Housing Colony "Advitya Heights" at Revenue estate of Village Sikri, Sector-143, Faridabad, Haryana by M/s Advitya Residency LLP

Project Proponent : Sh.Suryakant Singh

Consultant : Aplinka Solutions & Technologies Pvt. Ltd



The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/471233/2024 dated 02.05.2024 for obtaining **Amendment in ToR** 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.156509 dated 27.05.2024.

Table 1 – Basic Detail

Name of the Project: Affordable Group Housing Colony “Advitya Heights” at Revenue Estate of village Sikri, Sector-143, Faridabad, Haryana			
S. No.	Particulars	Previous Details (Std. ToR Letter dated 19.01.2024)	Proposed Details (Amendment)
1.	Online Proposal Number	SIA/HR/INFRA2/456402/2024	SIA/HR/INFRA2/471233/2024
2.	Latitude	28°17'11.84"N	
3.	Longitude	77°17'37.15"E	
4.	Total Plot Area	53,831.52 sqm	No change
5.	Net Plot Area	52,791.48 sqm	No change
6.	Proposed Ground Coverage	14,313.47 sqm (27.11% of Net Plot Area)	14,574.88 sqm (27.61% of Net Plot Area)
7.	Proposed FAR	1,25,574.97 sqm	1,25,610.55 sqm
8.	Non-FAR Area	37,193.66 sqm	25,211.94 sqm
9.	Total Built-up area	1,62,768.63 sqm	1,50,822.49 sqm
10.	Total Green Area with %	11,184.43 sqm (21.19 % of Net Plot Area)	11,167.12 sqm (21.15% of Net Plot Area)
11.	Rain Water Harvesting Pits (with size)	17 no. of recharge pits	19 no. of recharge pits
12.	STP Capacity	925 KLD	1,420 KLD
13.	Total Parking	1,438 ECS + 1,879 Two wheeler parking	1,033 ECS + 1,884 Two wheeler parking + 270 saleable parking
14.	Organic Waste Converter (OWC)	1 unit	No change
15.	Maximum Height of the Building (m)	79.71 m	No change
16.	Power Requirement	5,456 KW	No change
17.	Power Backup	03 No. of DG sets (01 x 500 kVA + 02 x 400 kVA)	No change
18.	Total Water Requirement	920 KLD	925 KLD
19.	Fresh Water Requirement	635 KLD	637 KLD
20.	Treated Water	285 KLD	288 KLD
21.	Waste Water Generated	738 KLD	740 KLD
22.	Solid Waste Generated	5,225 kg/Day	5,240 kg/day
23.	Bio-degradable Waste	3,155 kg/Day	3,165 kg/day
24.	Number of Buildings	18 Residential towers, aanganwadi, commercial area, community (2)	No change
25.	Dwelling Units/ EWS	1,879 Dwelling Units	No change
26.	Basements	2 Basements	No Basements
27.	Stories	<ul style="list-style-type: none">Towers 1 & 2: 2B+S+14 floorsTowers 3 & 10: 2B+S+18 floorsTowers 4 to 9 & 11 to 18: 2B+S+24 floorsCommercial: G+4Community 1: GCommunity 2: G+1	<ul style="list-style-type: none">Towers 1 & 2: S+14 floorsTowers 3 & 10: S+18 floorsTowers 4 to 9 & 11 to 18: S+24 floorsCommercial: G+4Community 1: GCommunity 2: G+1Guard Room: G



		• Guard Room: G	
28.	Community Center	02 Buildings	No change
29.	R+U Value of Material used (Glass)	DGU with Low coating surface will be done: <ul style="list-style-type: none">• U value-1.6 W/sqmk• SGGC- 0.2	
30.	Total Cost of the project	i) Land Cost ii)Construction Cost	Total Project Cost (i+ii): ₹304 Cr. Total Project Cost (i+ii): ₹289 Cr.
31.	Status of Construction	Vacant land	

The case was taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 11.06.2024 along with an affidavit stating therein as under:

1. That, the previous ToR Application bearing Proposal No. SIA/HR/INFRA2/456402/2024 dated 05.01.2024 was submitted on the basis of the concept drawings for the development of the project over a Plot Area measuring 53,831.52 sqm (Net Plot Area: 52,791.48 sqm) having Built-up Area 1,62,768.63sqm.
2. That, the Standard ToR letter was issued for the above said planning vide ToR Identification No. TO24B3812HR5252810N dated 19.01.2024, **Enclosure 1**.
3. That, there were some changes in the project planning and the drawing of project is approved by DTCP, Chandigarh (**Enclosure 2**; Memo No. ZP-1956/AD(GK)/2024/12756 dated 25.04.2024) wherein Built-up Area is 1,50,822.49 sqm. Therefore, built-up area got reduced by 11,946.15 sqm while the plot area remained the same.
4. That, the reduction in the proposed Built-up Area of the project is due to the removal of the previously proposed basements (2-levels) as per the concept drawings.
5. That, amendment in Terms of Reference (ToR) has been applied on 02.05.2024 vide Proposal No. SIA/HR/INFRA2/471233/2024 with a separate DD (No. 156509 dated 22.05.2024; **Enclosure 3**). Said application is with respect to the Approved drawing dated 25.04.2024 and accordingly EIA Report for the project is under preparation.

The reply and submissions made by the PP/consultant were discussed by the committee and considered. After deliberations, the committee was of the unanimous view to recommend the case to SEIAA to allow **Amendment in earlier Terms of Reference issued to M/s Satish Buildwell Pvt. Ltd. in collaboration with M/s Advitya Residency LLP vide ToR Identification No. TO-24-B-3812-HR-5252810-N dated 19.01.2024** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India. The conditions of the ToR shall remain same as granted in Standard ToR.



294.04 Transfer of EC for "Residential Plotted Colony" project located at Sector-6, Agroha, HUDA Division-II, Hisar, Haryana by M/s Nuclear Power Corporation of India Ltd.

Project Proponent : Sh. R S Barwal
Consultant : Nill

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/469565/2024 dated 17.04.2024 for obtaining **Transfer of EC** 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.709005 dated 03.05.2024.

The case was taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case.

During the discussion, it was observed that the previous Environment Clearance has been issued in the name of Executive Engineer O/o Executive Engineer HUDA, Division No.II, Hisar, therefore, before proceeding further, the following documents are required:

1. The PP shall submit an Authority Letter/Consent from Executive Engineer, Division No.2, Hisar that Environment Clearance should be transferred in the name of M/s Nuclear Power Corporation of India Ltd.
2. The status of Environment Clearance already granted should also be provided.
3. The ownership of land which is part of Environment Clearance should also be transferred in the name of M/s Nuclear Power Corporation of India Ltd.
4. The status of Six Monthly Compliance in respect to the Environment Clearance already granted, should also be submitted.
5. The status of Consent to Establish/Consent to Operate/Occupation Certificate, if applicable should also be provided.

The PP shall submit reply of the observations within 15 days, thereafter, the case shall be taken in next meeting.

294.05 EC for Proposed Group Housing Colony at Sector-37 C, Village-Basai, Gurugram, Haryana by M/s Jubilant Malls Private Limited

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/476707/2024 dated 28.05.2024 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.620816 dated 04.05.2024

The case was taken up in 294th meeting held on 11.06.2024. However, PP requested vide letter dated 10.06.2024 to defer their case due to non availability of Certified Compliance Report. The committee acceded with the request of PP and deferred their case.



294.06 Environmental Clearance for Group Housing Project at Revenue Estate of village Shikhopur & Kherkidaula, Tehsil-Manesar, Sector-77,Gurugram, Haryana by M/s Adore Propmart LLP

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

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/475208/2024 dated 28.05.2024 for obtaining under **Environmental Clearance** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.026680 dated 12.04.2024.

Table 1 – Basic Detail

Name of the Project: Group Housing project in Revenue estate of village Shikohpur & KherkiDaula, Tehsil- Manesar, Sector 77, Gurugram, Haryana M/s Adore Propmart LLP			
S. No.	Particulars		Total
1.	Online Proposal Number		SIA/HR/INFRA2/475208/2024
2.	Category		8(b) Townships/ Area Development Projects / Rehabilitation Centres
3.	Latitude		28°23'8.94"N
4.	Longitude		76°59'4.39"E
5.	Plot Area		37,414.34 sqm
6.	Proposed Ground Coverage		5,100.41 sqm
7.	Proposed FAR		66,561.59 sqm
8.	Proposed Non FAR Area		94,134.20 sqm
9.	Total Built Up area		1,60,695.79 sqm
10.	Total Green Area with %		7482.87sqm (20 % of plot area)
11.	Rain Water Harvesting Pits		9 No. of recharge pits
12.	Total Parking		1,829 ECS (Surface and Basement)
13.	Maximum Height of the Building		96 m
14.	Power Requirement		2,008.08 KW (2,049.06 kVA)
15.	Power Backup		4 DG sets- total 3000 kVA (capacity 4 X 750 kVA)
16.	Total Water Requirement		268 KLD
17.	Fresh Water Requirement		179 KLD
18.	Treated Water		89 KLD
19.	Waste Water Generated		201 KLD
20.	STP Capacity		260 KLD
21.	Solid Waste Generated		1,386 Kg/Day
22.	Bio-degradable Waste		838 Kg/Day
23.	Organic waste converter		1 no.
24.	Number of Buildings		5 Residential towers, community hall, Nursery school, Shopping centre& EWS
25.	Dwelling Units/ EWS		Main units:488 EWS units: 96 Service unit: 52
26.	Basement		2 basement
27.	Stories		Tower 1, 2, 3 & 4: 2B+S + 26 Tower 5: 2B+ S + 18 EWS: G + 5 Community Hall: GR FL Shopping: GR FL
28.	Total Cost of the project:	i) Land Cost	Total Project Cost: 715.70 Cr.
		ii)Construction Cost	



		iii) Misc Cost	
29.	EMP Budget (per year)	Capital Cost	Rs. 485 Lakhs
		Recurring Cost	Rs. 444Lakhs/year
		Budget for activities outside project	Rs. 71 Lakhs
30.	Incremental Load in respect of:	i. PM ₁₀	0.063µg/m ³
		ii. PM _{2.5}	0.024µg/m ³
		iii. SO ₂	0.085 µg/m ³
		iv. NO ₂	0.405µg/m ³
		v. CO	0.283µg/m ³
31.	Construction Phase:	i. Power Back-up	1 DG of 62.5 kVA
		ii. Water Requirement & Source	Treated water of 50 KLD from GMDA
		iii. STP (Modular)	NA
		iv. Anti-Smoke Gun	As per applicable guidelines

The case was then taken up in 294th meeting held on 11.06.2024. PP and consultant presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 11.06.2024 alongwith an affidavit mentioning therein as under:

1. That, green area has been increased to 20% of plot area that is 7482.87sqm.
2. That, some trees are present at the project site. Survey from the forest department shall be conducted to analyze if tree cutting or translocation is required against the proposed buildings. Cutting or translocation of trees will be done only after obtaining the prior permission from concerned department in compliance with the prevailing rules and regulations.
3. That, there is no legal case pending against us regarding land or any other issues of the project.
4. That, zoning plan has been approved by DTCP Haryana vide DRG no. DTCP-9883 dated 19.12.2023.
5. That, building plans has been approved vide letter Memo No. ZP-1938/PA(DK)/2024/8558 dated 11.03.2024 from DTCP Haryana.
6. That, Forest NOC has been obtained from Divisional Forest Officer, Gurugram, Govt. of Haryana dated. 02.12.2023 for the completed land parcel measuring 9.2453 acres.
7. That, Aravali NOC has been obtained from Deputy Forest Conservator, Gurugram, Govt. of Haryana dated 06.05.2024 for the completed land parcel measuring 9.2453 acres.
8. That, Assurances (Fresh water, STP treated water, Storm water discharge and Excess Treated water discharge) have been obtained from Gurugram Metropolitan Development Authority (GMDA).
9. That, there is no nallah and H. T. line are passing through the project site.
10. That, there were some villas established at the project site before the land was owned by M/s Adore Propmart LLP. Demolition of these villas was carried out by the previous land owner.



11. That, at present, 3 villas still exists at site and these will be demolished before the start of construction. All the waste will be handled as per Construction & Demolition Waste Management Rules 2016 and amended thereof.

12. Supporting documents pertaining to above stated point no.4,5,6,7 and 8 are submitted with EIA report and same are enclosed along with for records.

The PP also submitted that 3% additional FAR is being availed under Solid Waste Management. PP submitted the approved drawing as obtained from DTCP Haryana dated 11.03.2024.

PP also submitted EMP Details of the project as under:

TABLE 2 : EMP Details

CONSTRUCTION PHASE

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) for 5 years
1	Wheel wash arrangement and Water for Dust suppression	5	2
2	Construction waste management	10	3
3	Air Pollution Control (tarpaulin sheets/ barricading, water sprinkling)	20	8
4	AQI monitoring sensors	5	1
5	Anti-smog guns	20	4
6	Noise Pollution Control (Maintenance of machinery)	5	5
8	Facilities for labours (PPEs, safety, medical facility etc.	20	3
9	Sanitation for labours (mobile toilets/septic tank)	10	4
10	Environment monitoring & Six-Monthly compliances	-	4
11	Environment Management Cell	-	10
TOTAL		95	44

OPERATION PHASE

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) for 10 years
1	Wastewater treatment (STP)	150	180
2	Rain water Harvesting system	20	50
3	Acoustic enclosure/stack for DG sets and Energy savings	15	15
4	Solid Waste Management (Organic Waste Converter and Waste Bins)	15	30
5	Landscaping (green area development and plantation)	70	50
6	Solar PV plant	90	30
7	Water efficient fixture and measures	30	25
8	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	20
TOTAL		390	400



EMP BUDGET OUTSIDE THE PROJECT SITE

S. No.	Activities	Proposed Locations	Capital Cost (₹)					Total cost (₹)
			1st Year	2nd Year	3rd Year	4th Year	5th Year	
1	Plantation in nearby village	<ul style="list-style-type: none"> Khandsa Village Darbaripur Village 	1,50,000	2,50,000	1,50,000	2,50,000	1,50,000	950000
2	Plantation and maintenance of sector road.	Sector Road (near project site)	2,50,000	1,50,000	3,00,000	2,50,000	1,50,000	11,00,000
3	Providing Solar Lighting at Government School	<ul style="list-style-type: none"> Government Senior Secondary School, KherkiDaula Government Primary School, Garauli Khurd Government Senior Secondary School Badshahpur, Gurugram 	3,00,000	1,50,000	1,50,000	1,50,000	1,50,000	9,00,000
4	R.O. distribution nearby school of Govt. School	<ul style="list-style-type: none"> Government Senior Secondary School, KherkiDaula Government Primary School, Garauli Khurd Government Senior Secondary School Badshahpur, Gurugram 	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	7,50,000
5	Toilets construction under Swacchh Bharat Mission at nearby village	<ul style="list-style-type: none"> Khandsa Village Darbaripur Village 	2,00,000	2,50,000	2,00,000	2,50,000	2,00,000	11,00,000
6	<ul style="list-style-type: none"> Providing bins at nearby village Waste management 	<ul style="list-style-type: none"> Khandsa Village Darbaripur Village 	2,00,000	3,00,000	2,50,000	3,00,000	2,00,000	12,50,000



	awareness program							
7	Adaption and maintenance of authority parks	Nearby authority park	2,50,000	2,00,000	1,50,000	2,00,000	2,50,000	10,50,000
Total								71,00,000

TOTAL EMP BUDGET

Particulars	Cost (₹ in Lakhs)
EMP Budget (Capital cost)	485/-
EMP budget (Recurring cost)	444/-
EMP outside the project boundary	71/-
Total EMP	1000/-

A detailed discussion was held on the documents submitted regarding Forest NOC, Aravalli NOC, Fire approvals, Air Quality Measures, EMP, Zoning, HT Line, All Assurances, Building Plan, Court Cases, Green Area 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:

1. **Sh.Ram Avtar S/o Dharmo**
2. **Sh.Satender S/o Ramphal**
3. **Sh.Prem Prakash S/o Kanwar Bhan,**
4. **Dimpal Guglani W/o PremPrakash,**
5. **Sandeep Kumar Malhotra S/o Shiv Kumar Malhotra**
6. **Usha Devi W/o Satbir Singh Sindhu**
7. **Roop Rani W/o Kalyan Singh**
8. **Sonia Thareja W/o Sunil Kumar**
9. **Rajender Singh Dharambir Ss/o Shri Ram Kishan Yadav**
10. **Super Fine Realtors Pvt. Ltd.**
11. **Flymore Construction Pvt. Ltd.**

(in collaboration with Adore Propmart LLP as per License issued by DTCP vide Endst No. LC-5131/JE(SB)-2023/42954 dated 19.12.2023)

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



14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
22. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.
25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
27. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species should not be used for landscaping.
30. As proposed **7482.87 sqm (20% of the plot area)** shall be provided for green area development.
31. **09 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
33. The PP shall provide solar power as per HAREDA norms.
34. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**



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

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.



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

II Water Quality Monitoring and Preservation

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



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



- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

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

V Waste Management

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



- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VII Transport

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



VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- ii. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.



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



294.07 EC for Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 by M/s Forever Buildtech Private Limited

Project Proponent : Sh. Vineet Kumar Singh
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/474637/2024 dated 22.05.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.201606 dated 21.05.2024.

Table 1: Basic Detail

Name of the Project: Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 is to be developed by Forever Buildtech Pvt. Ltd. The project site is located at Village Hayatpur, Sector-84, Gurugram Manesar Urban Complex, District Gurugram, Haryana.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/474637/2024
2.	Category	8(a) Building / Construction
3.	Latitude	28°24'52.42"N
4.	Longitude	76°57'43.04"E
5.	Plot Area	18,969.64 m ²
6.	Net Plot Area	-
7.	Proposed Ground Coverage	10433.30 m ² (@55.0 % of the plot area)
8.	Proposed FAR	68,661.10m ²
9.	Non FAR Area	61,838.9m ²
10.	Total Built Up area	1,30,500 m ²
11.	Total Green Area with %	3,793.928 m ² (@20 % of the total Plot Area)
12.	Rain Water Harvesting Pits (with size)	5 No. of RWH pits (effective dia. and depth of a Recharge pit 5m and 5m)
13.	STP Capacity	235 KLD
14.	Total Parking	780 ECS
15.	Organic Waste Converter	1 No's
16.	Maximum Height of the Building (m)	183 m
17.	Power Requirement	2,500 KW
18.	Power Backup	4 nos. of DG sets of total power 3,250 kVA (2 nos. x 1000 kVA, 1 no. x 750 kVA and 1 no. x500kVA)
19.	Total Water Requirement	245 KLD
20.	Domestic Water Requirement	226 KLD
21.	Fresh Water Requirement	162 KLD
22.	Treated Water	175 KLD
23.	Waste Water Generated	194 KLD
24.	Solid Waste Generated	1,411 kg/day
25.	Biodegradable Waste	846.6 kg/day
26.	Number of Towers	2 Residential Towers and 1 EWS Building.



27.	Dwelling Units	367
28.	Basement	1
29.	Stories	G+43
30.	R+U Value of Material used (Glass)	<div>Component U Value R Value</div> <div>Roof < 0.409R-2.1</div> <div>External wall < 0.352R-2.35</div>
31.	Total Cost of the project:	<div>Land Cost</div> <div>Construction Cost</div> <div>INR 673.32 Crores</div>
32.	EMP Budget (per year)	<div>i) Capital Cost</div> <div>337 Lakhs</div> <div>ii) Recurring Cost</div> <div>35 Lakhs</div>
33.	Incremental Load in respect of:	<div>PM_{2.5}</div> <div>- 0.018µg/m³</div> <div>PM₁₀</div> <div>- 0.027 µg/m³</div> <div>SO₂</div> <div>- 0.004 µg/m³</div> <div>NO₂</div> <div>- 1.289 µg/m³</div> <div>CO</div> <div>- 0.493µg/m³</div>
34.	Status of Construction	NA, as this is a fresh project
35.	Construction Phase:	<div>i) Power Back-up</div> <div>100 kW</div> <div>ii) Water Requirement & Source</div> <div>50 KL & STP treated water through Private water tankers</div> <div>iii) STP (Modular)</div> <div>1</div> <div>iv) Anti-Smog Gun</div> <div>2</div>

The case was taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case.

The background of the project is as under:

1. The land was licensed in the name of M/s Forever Buildtech Pvt. Ltd. for setting up of Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 over an area measuring 4.6875 acres in the revenue estate of Village Hayatpur, Sector-84, Gurugram Manesar Urban Complex, District Gurugram, Haryana, vide license no. Licence No. 49 dated: 13.03.2024.
2. The cost of the project is INR 673.32 Crores.
3. Zoning was approved by DGTCP to Jai Ganga Realtech LLP vide DRG no. 10132 dated 14.03.2024.
4. Forest NOC Vide no. RVE-8M0-VBF7 dated 14.05.2024 has been received to clarify the applicability of Forest NOC.
5. Aravalli NOC has been obtained from vide Sl. no. 70/M. B dated 22.05.2024 in the name of M/s Forever Buildtech Pvt. Ltd.
6. Water assurance has been obtained for providing drinking water during construction phase from GMDA dated 05.06.2024.
7. Permission for sewer connection has been obtained from GMDA vide Memo No GMDA/SEW/2024/219 dated 05.06.2024.
8. No objection certificate for height clearance has been obtained from AAI with NOC ID: PALM/NORTH/B/020624/908818 dated 26.02.2024.



The committee discussed the case and raised some observations to which PP replied vide letter dated 12.06.2024 alongwith an affidavit stating therein as under:

1. That we are going to construct a Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 over an area measuring 4.6875 acres in the revenue estate of village Hayatpur, Sector-84, Gurugram Manesar Urban Complex, District Gurugram Haryana.
2. That, we have been granted zoning plan under TOD policy with the permissible FAR 3.5 on the area 4.68 Acres vide no.10132 dated 14.03.2024.
3. That, the total green area of the project is 3,793.928 sqm which is 20% of total plot area.
4. That, we will provide adequate savings through solar power.
5. That, the land divided by 2k Revenue Rasta passes in north corner and in west corner of the project site is proposed for green area and we are not laying any services through the revenue rasta.

The PP further submitted another affidavit of even date stating therein as under:

1. That we are going to construct a Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 over an area measuring 4.6875 acres in the revenue estate of village Hayatpur, Sector-84, Gurugram Manesar Urban Complex, District Gurugram Haryana.
2. There is no litigation pending against the project Mix Land Use Colony (Residential 90% and Commercial 10%) under TOD Policy dated 09.02.2016 over an area measuring 4.6875 acres in the revenue estate of Village Hayatpur, Sector-84, Gurugram Manesar Urban Complex, , District Gurugram, Haryana and that for any such litigation what so ever; the sole responsibility will be borne by the project proponent.

The EMP Budget is as under:

Environmental Management Plan

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	110.0	10
Rain Water Harvesting System	8.0	2
Solid Waste Management	18.0	5
Environmental Monitoring	20.0	6
Green Area/ Landscape Area	20.0	6
Others (Energy saving devices, miscellaneous)	25.0	6
Socio-Economic		
Plantation in nearby School	10.0	
Drinking Water facilities in nearby schools.	12.0	
Arrangement of Medical Camp.	6.0	
Renovation work of School Nearby Village	30.0	
Distribution of School	6.0	



Bags/Uniform/ and accessories		
Road and Others Infra development in School/Village	25.0	
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability.	12.0	
Solar (Nearby School / Village)	5.0	
Fund allocated for Wild Life Conservation	10	
➤ Plantation of tress	3.0	
➤ Digging of Ponds.	3.0	
➤ Construction of feeding Platforms and enclosure.	2.0	
➤ Awareness generation	1.0	
➤ Putting artificial nests on tress	1.0	
TOTAL	337.0	35

A detailed discussion was held on the documents submitted regarding HT Line, EMP Budget, Solar Power, Approval on Building Plans, Court Case, Wildlife Activity Plan, CA Certificate, TOD, Structure Stability, Forest NOC, Aravali NOC, Sewerage Assurance, Biodegradable Waste, Zoning Plan as well as submissions made by 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:

1. **Sh. Ram Kumar alias Ram Kavar S/o Sh. Shoram**
2. **Sh. JagdishYadav**
3. **Sh. Naresh Kumar**
4. **Sh. Mukesh Kumar Yadav**
5. **Sh. Raj Kumar**
6. **Sh. Rakesh Kumar Ss/o Sh. Balbir Singh**
(in collaboration with Forever Buildtech Pvt. Ltd. as per License issued by DTCP vide Endst No. LC-5260/Asstt (RK)/2024/9553 dated 14.03.2024)

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. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
- 10) The PP shall install electric charging points for charging of electric vehicles.
- 11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to



obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.

- 14) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
- 25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
- 26) In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
- 27) The minimum growth of trees should be 03 meters with sufficient canopy.
- 28) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
- 29) Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- 30) A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
- 31) The species with heavy foliage, broad leaves and wide canopy cover are desirable.
- 32) Water intensive and/or invasive species should not be used for landscaping.
- 33) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 34) As proposed **3,793.928 m² (@20 % of the total Plot Area)** shall be provided for green area development.
- 35) **05 Rain Water Harvesting Recharge Pits shall be provided for ground water recharging as per the CGWB 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 provide solar power as per HAREDA norms.**
- 38) The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable



urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

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



- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings



in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.

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

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly



Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.

- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- ii. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VII Transport

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



department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments..

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

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



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

294.08 EC for 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 M/s Ganesh Enterprises

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No.SIA/HR/MIN/477358/2024 dated 30.05.2024 for obtaining **Environment Clearance for Expansion** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.750994 dated 13.07.2023.

The case was taken up in 294th meeting of SEAC, Haryana held on 13.06.2024. However, vide email dated 10.06.2024, the PP has submitted a request to defer the case on the ground that due to some unavoidable circumstances, they are unable to attend the meeting. The committee acceded with the request of PP and deferred the case. The case shall be taken up in next meeting.

294.09 Environment Clearance for Development of Residential Group Housing Colony Located at Sector-64, Sonipat-Kundli, Multifunctional Urban Complex, Haryana by M/s Kamal Ideal Infratech Private Limited

Project Proponent : Sh. Shekhar Grover
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/474088/2024dated27.05.2024for 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.748731dated 06.05.2024.

Table 1: Basic Detail

Name of the Project: Development of Residential Group Housing Colony Located at Sector-64, Sonipat-Kundli, Multifunctional Urban Complex, Haryana By M/s Kamal Ideal Infratech Pvt. Ltd		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/474088/2024
2.	Category of the Proposal	8(a) Building & Construction
3.	Latitude	28°54'31.21" N
4.	Longitude	77°08'11.00" E
5.	Plot Area	43850.182 Sqm
6.	Proposed Ground Coverage	10790.58 sqm
7.	Proposed FAR	74011.011 sqm
8.	Non-FAR Area	50,192.989 sqm



9.	Total Built Up area		124204.32 sqm
10.	Total Green Area with %		13225.21 sqm(30.16 % of Plot Area)
11.	Rain Water Harvesting Pits		11 Nos. (Twin Well)
12.	STP Capacity		570 KLD
13.	Total Parking		1030 ECS
14.	Organic Waste Converter		1 Nos.
15.	Maximum Height of the Building (m)		45 M
16.	Power Requirement		7005.6 KW
17.	Power Backup		500 KVA
18.	Total Water Requirement		632 KLD
19.	Fresh Water Requirement		381 KLD
20.	Treated Water		251 KLD
21.	Waste Water Generated		456 KLD
22.	Solid Waste Generated		1766 kg/day
23.	Biodegradable Waste		0.83 TPD
24.	Number of Block		12 Nos (Cluster 1+2A+2B+3A+3B+3C+4+5+6+E WS+Community+Commercial)
25.	Dwelling Units/ EWS		554 Nos. and EWS 98
26.	Stories		2B+G+13
27.	Total Cost of the project:		450 Cr.
28.	EMP Budget (per year)	Capital Cost	359.11 lacs
		Recurring Cost	83.55 lacs
29.	Incremental Load in respect of:	i) PM 2.5	0.015 µg/m ³
		ii) PM 10	0.0092 µg/m ³
		iii) SO ₂	0.059 µg/m ³
		iv) NO ₂	0.247 µg/m ³
		v) CO	0.00035 mg/m ³
30.	Construction Phase:	Power Back-up	250 KVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by FMC
		STP (Modular)	Through Tanker
		Anti-Smog Gun	4 Nos.

The case was taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 18.06.2024 alongwith an affidavit stating therein as under:

- That, Earlier Environment Clearance was granted to the project by SEIAA, Haryana with vide File No. SEIAA/HR/2014/1062 dated 06.08.2014 for plot area 43850.182 sqm (10.8357 Acres) and built-up area 124204.32 sqm.
- That, Extension of validity of Environment Clearance was granted to the project with vide Memo no. SEIAA (149)HR/2022/2010 dated 16.11.2022; valid till 05.08.2024. As the validity of the Environment Clearance is about to expire, we are now applying for fresh Environment Clearance based on the parameters of initially granted Environment clearance.



- That, there is no litigation pending against the project and/or land in which the project is being set up.
- That, Structure certificate is attached as **Annexure 1**.
- That, Electrification plan is attached as **Annexure 2**.
- That, previous water assurance and applied copy of water assurance is attached as **Annexure 3**.
- That, Parking plan, Landscape plan is attached as **Annexure 4 &5**.
- That, Max height of the building will be 45m.
- That, 200 kWp solar will be installed.

• **DURING CONSTRUCTION PHASE**

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Barricading of Construction Site	14.55	3.20
Anti - Smog Gun with Complete Assembly	20	9.6
Dust Mitigation Measures	1.5	0.25
Site Sanitation	2	1
Mobile Stp	3	1
Disinfection/ Pest Control		0.5
Labour Health Check Up & First Aid Facility	1	0.5
LABOR WELFARE (Canteen, Creche, Safe Acess Road - Water Power, Cooking Gas)	2.5	1.5
Wheel Washing	1	0.5
Waste Storage Bins - Labour Camp/Site Offices	1.5	0.75
Traffic Management Signages	1.5	0.15
Safety Training to Workers		1
Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		2
TOTAL	48.55	21.95

• **DURING OPERATION PHASE**

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Sewage Treatment Plant	114	30.78
Rain Water Harvesting System	38.5	7.00
Solid Waste Storage Bins & Composter (Organic Waste Converter)	30.02	19.81
Horticulture Development (Tree Plantation & Landscaping)	8.04	2.01
Roof Top SPV Plant	120	0.00
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions		2.00
TOTAL	310.56	61.60

A detailed discussion was held on the documents submitted regarding Builtup Area, FAR, Non-FAR, Construction Status, Building Height, OC, Zoning Plan, EMP Budget, Solar



Power, Approval on Building Plans, CA Certificate, Structure Stability, Parking Plan, Landscape Plan, Forest NOC, Aravali NOC, Sewerage Assurance, Revenue Rasta, Plant Species, Time Schedule of completion of green, STP, Fire SoP, ECBC, as well as submissions made by 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:

1. **Smt. Sunita D/o Sh. Ram Kishan**
2. **Kamal Ideal Infratech Pvt. Ltd. (as per License no.74 of 2008 renewed vide letter issued by DTCP vide No.LC-903/JE(MK)-2021/23951 dated 22.09.2021)**

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 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 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 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 lightning etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
22. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.



25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
27. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species shall not be used for landscaping.
30. As proposed **13225.21 m² (30.16% of the plot area)** shall be provided for green area development.
31. **11 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
33. The PP shall install solar power having capacity of **200 kwp**.
34. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
35. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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



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



III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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



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

VI Green Cover

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



VII Transport

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting



infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

- ii. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- x. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.



- xi. Any change in planning of the approved plan will leads to Environment Clearance void- ab-i nitio and PP will have to seek fresh Environment Clearance
- xii. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xiii. 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.
- xiv. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi. 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.
- xvii. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

294.10 EC for Proposed Group Housing Colony developed over land admeasuring 12.365 Acres situated in Sector 2, GwalPahari, Gurugram, Haryana by M/s Adani Infrastructure And Developers Private Limited

Project Proponent : Sh.Parag Padraker
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/475362/2024 dated 27.05.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.009004 dated 20.05.2024.

Table 1: Basic Detail

Name of the Project: Proposed Group Housing Colony developed over land measuring 12.365 Acres situated in Sector 2, Gwal Pahari, Gurugram, Haryana by M/s Adani Infrastructure and Developers Private Limited		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/475362/2024
2.	Category of the Project	8(a) Building & Construction
3.	Latitude	28°26'03.78" N
4.	Longitude	77°08'23.48" E
5.	Plot Area	50002.879 Sqm
6.	Net Plot Area	48503.925 sqm
7.	Plot Area of Phase 1	37069.2 sqm
8.	Proposed Ground Coverage	4825.365sqm
9.	Proposed FAR	76671.215 sqm



10.	Non FAR Area		33757.182 sqm
11.	Total Built Up area		110428.397 sqm
12.	Total Green Area with %		7413.84 sqm(20 % of Phase 1)
13.	Rain Water Harvesting Pits		12 Nos.
14.	STP Capacity		155 KLD
15.	Total Parking		361 ECS
16.	Maximum Height of the Building (m)		121.5 M
17.	Power Requirement		3785 KW
18.	Power Backup		5250 KVA (3x1500+1x750 KVA)
19.	Total Water Requirement		187.02 KLD
20.	Fresh Water Requirement		107.88 KLD
21.	Treated Water		79.14 KLD
22.	Waste Water Generated		123.12 KLD
23.	Solid Waste Generated		0.85 TPD
24.	Biodegradable Waste		0.40 TPD
25.	Number of Towers		4 residential towers + 1 EWS+ sports block+ community centre
26.	Dwelling Units		Main DUs 208 EWS 43 Servant Units 24
27.	Basement		2
28.	Stories		2B+G/S+32
29.	Total Cost of the project:		963.19
30.	EMP Budget (per year)	Capital Cost	215.96
		Recurring Cost	51.5
31.	Incremental Load in respect of:	PM 2.5	0.035 µg/m ³
		PM 10	0.058 µg/m ³
		SO ₂	0.224 µg/m ³
		NO ₂	0.929 µg/m ³
		CO	0.00048 mg/m ³
32.	Status of Construction		
33.	Construction Phase:	Power Back-up	250 KVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by FMC
		STP (Modular)	Through Tanker
		Anti-Smog Gun	4 Nos.

The case was taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 18.06.2024 alongwith an affidavit stating therein as under:

- That, Environment Clearance was accorded vide letter no. SEIAA/HR/2013/153 dated 28th May 2013 in the name of M/s Krrish Realty Nirman Pvt. Ltd. for plot area 48503.99727 m² and built-up area 126960 m².
- That, the name of the company M/s Krrish Realty Nirman Pvt. Ltd. has been changed to M/s Venta Realtech Pvt. Ltd. vide Certificate of Incorporation



pursuant to change of name by the Ministry of Corporate Affairs dated 08/03/2018.

- That, M/s Venta Realtech Pvt. Ltd. went into insolvency commencement declared by corporate debtor on 20.05.2019.
- That, M/s Venta Realtech Pvt. Ltd. has stood amalgamated with Adani Infrastructure and Developers Pvt. Ltd. along with all its assets, movable and immovable properties, licences and permissions etc. by virtue of Order dated 30.05.2022 passed by Hon'ble NCLT, New Delhi in C.P. No. (IB)-923 (PB) I2019 titled as "M/s. Oriental Bank of Commerce Vs. M/s. Venta Realtech Pvt. Ltd." allowing Resolution Plan of Adani Infrastructure and Developers Private Limited ("AIDPL") wherein 'Scheme of Amalgamation' and forms part of Implementation Plan of the said Resolution Plan.
- That, Transfer of EC from M/s Venta Realtech Private Limited to M/s Adani Infrastructure And Developers Private Limited was obtained from SEIAA, Haryana vide EC identification no. EC24C3801HR5407023T dated 06/06/2024.
- That, The Directorate of Town and Country Planning, Haryana has granted Renewal of License No. 98 of 2011 in favour of "M/s Adani Infrastructure and Developers Pvt. Ltd.", vide Renewal Letter dated 12.10.2023 and permission for Change of Developer from M/s Krrish Realty Nirman Pvt. Ltd. to M/s Adani Infrastructure and Developers Pvt. Ltd. is also granted by DTCP Haryana vide its letter dated 15.05.2024.
- That, since the construction of the project is not completed and area details have been changed due to change in developer, so, we are applying for fresh Environment Clearance.
- That, Revised Layout plan has also been approved by DTCP Haryana vide Memo no. 6681 dated 22.02.2024. The plot area, Net plot area and plot area of Phase 1 of proposed project is 50002.879 m² , 48503.925 m² and is 37069.2m² respectively.
- That, there is no litigation pending against the project and/or land in which the project is being set up.
- That, Solar SPV will be increased from 114 kWP to 150 kWP.
- That, ECBC Norms will be followed.
- That, Construction status of the project is as below:

S. No.	Particulars	Status as on Date
1	Tower 1	Structure work completed
2	Tower 3	Structure work completed
3	Tower 2 and Tower 4	Construction not started yet
4	EWS, Sport Block and Community centre	Construction not started yet

DURING CONSTRUCTION PHASE

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Barricading of Construction Site	14.55	3.20
Anti - Smog Gun with Complete Assembly	20	9.6
Dust Mitigation Measures	1.5	0.25



Site Sanitation	2	1
Mobile STP	3	1
Disinfection/ Pest Control		0.5
Labour Health Check Up & First Aid Facility	1	0.5
LABOR WELFARE (Canteen, Creche, Safe ACESS Road - Water Power, Cooking Gas)	2.5	1.5
Wheel Washing	1	0.5
Waste Storage Bins - Labour Camp/Site Offices	1.5	0.75
Traffic Management Signages	1.5	0.15
Safety Training to Workers		1
Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		2
TOTAL	48.55	21.95

DURING OPERATION PHASE

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Sewage Treatment Plant	114	30.78
Rain Water Harvesting System	38.5	7.00
Solid Waste Storage Bins & Composter (Organic Waste Converter	30.02	19.81
Horticulture Development (Tree Plantation & Landscaping)	8.04	2.01
Roof Top SPV Plant	120	0.00
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions		2.00
TOTAL	310.56	61.60

A detailed discussion was held on the documents submitted regarding earlier EC, Construction Status, Revenue Rasta, HT Line, Net Plot Area, Fire NOC, RWH, EMP Budget, Solar Power, Approval on Building Plans, CA Certificate, Structure Stability, Forest NOC, Aravali NOC, Sewerage Assurance, as well as submissions made by 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:

M/S Krrish Realty Nirman Pvt. Ltd. (Now Known as Adani Infrastructure and Developers Pvt. Ltd.) as per License issued by DTCP vide Memo No. LC-2604-JE (SK)-2023/34111 dated 12.10.2023)

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



14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
22. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.
25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
27. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species should not be used for landscaping.
30. As proposed **7413.84 sqm (20% of Phase 1)** shall be provided for green area development.
31. **12 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
33. The PP shall increase solar power capacity from **114 kWP to 150 kWP**.
34. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**



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

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.



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

II Water Quality Monitoring and Preservation

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



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



- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

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

V Waste Management

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



- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VII Transport

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



VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.



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



294.11 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 : None
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.

Additional cases discussed during the meeting with permission of Chairman, SEAC, Haryana

The following cases were also discussed in the meeting:

1.	SIA/HR/MIN/468522/2024: M/s Tirupati Earth & Project Work Pvt. Ltd., 3, Sadashiv Properties, Katras Road, DHANBAD-826001	Proposed Sand mining (Minor Mineral) from the Riverbed of Yamuna with 20,17,000 TPA production over an area of 51.15 Ha located at Village Bega, Tehsil-Ganaur, District – Sonipat, State-Haryana	For ToR
2.	SIA/HR/MIN/468512/2024: M/s Tirupati Earth & Project Work Pvt. Ltd., 3, Sadashiv Properties, Katras Road, DHANBAD-826001	Proposed Sand mining (Minor Mineral) from the Riverbed of Yamuna with 24,56,000 TPA production over an area of 61.94 Ha located at Village Chandauli- Pabnera, Tehsil Ganaur, District Sonipat, State- Haryana	For ToR
3.	SIA/HR/MIN/468553/2024: M/s Tirupati Earth & Project Work Pvt. Ltd., 3, Sadashiv	Proposed Sand mining (Minor Mineral) from the Riverbed of Yamuna with 40,22,000 TPA production over an area	For ToR



	Properties, Katras Road, DHANBAD-826001	of 99.98 Ha located at Village Pharladpur, Tehsil & District –Palwal, State- Haryana	
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The above mentioned cases were placed in the 292nd Meeting of SEAC, Haryana held on 15.05.2024 for grant of ToR. After discussion in the meeting, the proposals were approved for grant of ToR alongwith Additional ToR. However, while processing the cases at the time of uploading Minutes of Meeting on PARIVESH Portal, it was observed that there was no option shown on the Parivesh Portal 2.0 for grant of ToR. This matter was discussed by Member Secretary, SEAC, Haryana with the person dealing with Mining Cases in the Ministry of Environment, Forests & Climate Change, GoI.

During the above said telephonic discussion, it has been informed that once case is placed in the SEAC meeting then the EC/ToR will be issued by SEIAA Haryana otherwise ToR will issued by MS, SEAC, Haryana.

In view of above, Committee decided that these cases be sent to SEIAA for further grant of ToR alongwith additional ToR.

