State Environment Impact Assessment Authority (SEIAA),Haryana

Minutes of 178th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 11.07.2024 at 12.00 NOON, under the Chairmanship of Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1stFloor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

ListofParticipants

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

2. **Shri Pardeep Kumar,IAS** **Member Secretary, SEIAA**
   Director, Environment & Climate
   Change Department, Haryana

At the outset, the Chairman, State Environment Impact Assessment Authority, Haryana(SEIAA), **(hereinafter refer to as, "The Authority")**, greeted the Members and requested the Member Secretary to give a brief background of the Proposals to be placed before the Authority as **"Agenda Items (Sr. No. 01 to 11)"** for discussions in the said meeting.

"Later, the Minutes of the 177th Meeting of SEIAA held on 02.07.2024 were "CONFIRMED" as part of the proceedings of 178th meeting held on 11.07.2024"

Meeting : 178th **AGENDAITEMS**

Date:11.07.2024 **(Sr.No. 01to 11)**

Time : 12:00 NOON

The Authority took up the following Proposals during 178th Meeting for consideration and decisions thereof:

ItemNo.178.01
Dated:11.07.2024

Revision and Expansion under Environment Clearance of Group Housing Project admeasuring 43.558 acreas located at Sector 37D, Village Basai, Gurugram, Haryana by M/s Countrywide Promoters Pvt. Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/467809/2024 dated 30.03.2024** for obtaining **Environment Clearance** for **Revision & Expansion** under Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No. 185213 dated 03.02.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in during the **290th meeting of SEAC** (State Expert Appraisal Committee) held on **18.04.2024** and the Committee recommended the case to SEIAA for **grant of Environment Clearance to C/o Countrywide Promoters Pvt. Ltd.(as per the License issued by DTCP vide Memo. No.LC-1674-Asstt (RK)-2020/12146 dated 10.07.2020) under EIA Notification dated 14.9.2006** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

The Basic Detail of the project as under

S. No.	Particulars	Sanctioned in EC	Revision and expansion	Total proposed
1.	Online Proposal no.	SIA/HR/INFRA2/467809/2024		
2.	Latitude	28^0 27' 15.05" N		
3.	Longitude	76^0 58' 30.04" E		
4.	Total Plot area	1,76,272.69 sqm (43.558 Acres)		
5.	Net Plot Area	1,74,215.30 sqm(43.049 acres; site area considered for F.A.R. after area falling under Sector Road)	Corrected as per actual area under sector road (-0.44 sqm)	1,74,214.86 sqm(43.049 acres)
6.	Ground Coverage Area (in sqm)	29,663.5	+8852.412	38,515.912
7.	FAR Area (in sqm)	2,99,792.95	+9706.458	3,09,499.40
8.	Proposed Non-FAR Areas(in sqm)	1,75,782.17	+1047.504	1,76,829.674
	8a) Stilt & Basement (in sqm)	1,09,821.61	-5563.029	1,04,258.581
	8b) Community Centre (in sqm)	13760	-10480.76	3279.240
	8c) Convenient shopping (in sqm)	870.97	+62.710	933.680
	8d) Common facility (in sqm)	51,329.59	+17,028.583	68358.173
9.	Total Built Up area (in sqm)	4,75,575.118	+10753.96	4,86,329.074
10.	Total Green Area with Percentage	59,738.27 sqm (Approx. 34.29% of net plot area) **Mosaic Plan**		

Particulars	Area	% of Net Plot area
Total plot Area	1,76,272.69 sqm	
Net Plot area	1,74,214.86 sqm	
Proposed Ground Coverage	38,515.91 sqm	22.10%
Total Proposed Green Area	59,738.27 sqm	34.29%
Area for Surface Parking	22,373.32 sqm	12.8%
Area for Paved and Road	53,587.36 sqm	30.85%

11.	STP Capacity	2100 KLD (01 STP of 1000 KLD and 01 STP of 350 KLD operational at site)	2100 KLD (750 KLD balance)	2100 KLD (no change in STP capacity)
12.	Total Parking	3814 ECS	+20 ECS	3834 ECS
13.	Power Requirement	25,000 KW	- 11,500 KW	13,500 KW
14.	Power Backup	11770 kVA	- 2770 kVA	9000 kVA 4*2250kVA (At present, 2 DG set of 2250kVA each capacity is operational at project site)

15.	Total Water Requirement	2347 KLD	- 37 KLD	2310 KLD
16.	Fresh Water Requirement	1423 KLD	- 125 KLD	1298 KLD
17.	Total treated Water	924 KLD	+ 88 KLD	1012 KLD
18.	Waste Water Generated	1749 KLD	- 15 KLD	1734 KLD
19.	Solid Waste Generated	7913.78 Kg/day	+60.22 Kg/day	7974 Kg/day
20.	Maximum height	75m (Achieved height 59.95m)	119.30 m (Maximum height)	119.30 m
21.	Buildings	33 Residential towers, 2 no. of EWS, crèche, 02 primary school, 02 nursery school, 01 High school, community centre, religious building, post office, dispensary, convenient shopping, etc.	6 residential towers are reducing overall	Total 27 Residential towers, 2 no. of EWS, crèche, 02 primary school, 02 nursery school, 01 High school, community centre, religious building, post office, dispensary, convenient shopping, etc.
22.	Dwelling units	2276 main and 412 EWS	4 main DU and 10 EWS DU reduce	Total 2272 main and 402 EWS
23.	No. of Floors	2B+ G/S+ 19 floor	Increased by 12 floors	2B+ G/S+ 31 floor
24.	Total Cost of the project	240 crores (Incurred cost 648.60 Crores)	510 Crores (Budgeted cost)	1158.60 Crores
25.	**EMP Budget (in Lakhs)**			
	(i) Capital cost (₹ in lakhs)	429.75 (incurred under DG, STP, OWC and Green belt, etc.)	476.50	906.25
	(ii) Recurring cost (₹ in lakhs)		32.50	32.50
	(iii) Nearby area/ miscellaneous (₹ in lakhs)	20.25	39.0	59.25
	Total EMP	**450/-**	**548/-**	**998/-**
26.	Incremental Load in respect of:	i) $PM_{2.5}$		0.037 µg/m^3
		ii) PM_{10}		0.933 µg/m^3
		iii) SO_2		0.137 µg/m^3
		iv) NO_2		0.617 µg/m^3
		v) CO		0.430 µg/m^3

EMP Details as follows:

TABLE-1: EMP BUDGET DURING CONSTRUCTION PHASE

S. No.	Component	Capital Cost (₹)	Recurring Cost(₹) per annum
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, wheel wa hing etc.)	15,00,000/-	5,00,000/-
2.	Noise Pollution Control (Maintenance of machinery & PPE's)	5,00,000/-	2,00,000/-
3.	Sanitation for labours (mobile toilets/septic tank)	5,00,000/-	1,00,000/-
4.	Handling of construction waste material	6,00,000/-	2,00,000/-
5.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5,50,000/-	2,00,000/-
Total		**36,50,000/-**	**12,00,000/-**

TABLE 1(b): EMP BUDGET DURING OPERATION PHASE

S. No.	Component	Capital Cost	Recurring Cost per annum
1.	Water Pollution Control (STP of Capacity 750 KLD)	3,00,00,000/-	7,00,000/-
2.	Noise Pollution Control (Acoustic enclosure/stack for DG sets and Energy savings)	10,00,000/-	2,00,000/-
3.	Solid Waste Management (Organic Waste Convertor and Waste Bins)	20,00,000/-	2,00,000/-
4.	Landscaping (green area development and plantation)	30,00,000/-	3,00,000/-
5.	Energy conservation (LED lights in common areas, solar panels, etc.)	50,00,000/-	2,50,000/-
6.	Water efficient fixture and measures	20,00,000/-	2,00,000/-
7.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10,00,000/-	2,00,000/-
Total		**4,40,00,000/-**	**20,50,000/-**

TABLE 1(C): EMP BUDGET: OUTSIDE OF 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 villages	• Mohammad pur jharsa • Begampur Khatola	2,00,000/-	2,00,000/-	2,00,000/-	1,00,000/-	1,00,000/-	8,00,000/-

2.	Plantation and maintenance along the Sector road passing through th project site.	Sector Road	2,00,000/-	-	-	1,00,000/-	1,00,000/-	4,00,000/-
3.	Providing Solar Lighting at School	• Government Primary School (Sector 37D) • Government Senior Secondary School, Sector 4)	2,00,000/-	-	2,00,000/-	1,50,000/-	1,50,000/-	7,00,000/-
4.	R.O. distribution nearby school	• Sun city School (within project site) • Kitjee Public School (Basai enclave, Sector 37D)	50,000/-	50,000/-	50,000/-	25,000/-	25,000/-	2,00,000/-
5.	• Providing bins at nearby village • Waste management awareness program	• Basai Village • Gadoli Village	1,00,000/-	-	-	1,50,000/-	50,000/-	3,00,000/-
6.	Maintenance of nearby village pond	• Pond in Basai Village • Pond in Kadipur Village	1,00,000/-	1,00,000/-	1,00,000/-	1,00,000/-	1,00,000/-	5,00,000/-
7.	Contribution to wildlife activity	Sultanpur National Park	5,00,000/-	1,00,000/-	1,00,000/-	2,00,000/-	1,00,000/-	10,00,000/-
Total								**39,00,000/-**

TABLE-2: TOTAL EMP BUDGET

S. No.	Particulars	Cost (in lakhs)
i	EMP Budget (Capital cost)	476.50 /-
ii	EMP budget (Recurring cost)	32.50 /-
iii	EMP budget for nearby area/ outside the project boundary (Details enclosed below)	39 /-
A	**EMP for proposed expansion**	**548 /-**
i	Monitoring of AAQ/Noise levels/ Stack Emission of DG sets/ Acoustic Enclosure to DG sets /Domestic effluent Including Stack installation, acoustic, STP, etc.	225/-
ii	Solid waste management	13.5/-
iii	Green belt development	191.25/-
iv	Miscellaneous	20.25/-
B	**EMP Already incurred cost of the existing project site**	**450 /-**
A+B	**Total EMP (Existing and Proposed)**	**998/-**

A. Specific conditions:-

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

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

9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **59738.27 sqm (Approx. 34.29% of net plot area)** shall be provided for green area development.
23. The PP shall **provide 02 Rain Water Storage** Tank at the project site.
24. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
25. The PP shall install solar photovoltaic power plant of more than the applicable provision of minimum 40 Kilo Watt peak (KWp) for Group Housing as per latest Haryana Solar Power Policy of HAREDA
26. The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra-low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra-lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra 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-law's requirement, whichever is higher.

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

vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V. Waste Management

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

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

with the approval of competent authority.

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

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

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

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

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

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

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

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

VI. Green Cover

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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

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

VII. Transport

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

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

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

VIII. Human Health Issues

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

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

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

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
v. Occupational health surveillance of the workers shall be done on a regular basis.
vi. A First Aid Room shall be provided in the project both during construction and 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 shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
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. <u>Miscellaneous</u>

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

FINDINGSANDDECISIONOFTHE AUTHORITY(SEIAA):

The Proposal was taken up during the **178th Meeting of SEIAA held on 11.07.2024.**The Project Proponent presented the case before the Authority. The Authority made observations regarding revised green area plan. In this regard the Project Proponent submitted the reply on 11.07.2024. Project proponent mentioned in reply total green area is 59738.27 sqm, in which block plantation will be provided on a cumulative area of about 6085.45 sqm. The reply was considered and the Authority further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant **Environmental Clearance to C/o Countrywide Promoters Pvt. Ltd. as per the License issued by DTCP vide Memo. No.LC-1674-Asstt (RK)-2020/12146 dated 10.07.2020 under EIA Notification dated 14.09.2006 issued** by the Ministry of Environment and Forest, Government of India with these additional conditions**.**

1. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake mitigation measures during the construction period.
3. Project proponent will not restrict the access of public to the revenue rasta running within project site as a public thoroughfare.

ItemNo.178.02
Dated :11.07.2024

Environment Clearance for Expansion of Development of Resort at Sohna, Gurgaon, Haryana by M/s Prominent Propbuild LLP.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/467442/2024 dated 28.03.2024** for obtaining **Environment Clearance** for **Expansion** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No.024043 dated 26.02.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **290th meeting held on 18.04.2024**. PP/Consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 19.04.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Prominent Propbuild LLP (as per the CLU dated 24.11.2021 which was further extended by DTCP vide Memo. No. ECLU/GN3082A1/ CTP/35092/2023 dated 17.05.2022)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Details				
Sr.No.	**Particulars**	**Existing as per EC**	**Proposed**	**After Expansion**
1.	Online Proposal no.	SIA/HR/INFRA2/467442/2024		
2.	Latitude	28°17'39.55"N		
3.	Longitude	77° 6'7.75"E		
4.	Plot Area	46412.38 m2		
5.	Proposed Ground coverage	13,502.760 m2	Reduced by 1480.63	12,022.130 m2
6.	Total FAR Proposed	27,281.23 m2	101.127	27382.35 m2
7.	Total Non-FAR area	23,992.03 (including basement area)	10,989.198	34,981.228 m2
8.	Total Built Up area	51,273.26 m2	11090.325	62363.58 sqm
9.	Total Green Area with Percentage	11605 sqm (25% of plot area)		
10.	Rain Water Harvesting	17		
11.	Proposed STP Capacity	520 KLD	Reduced by 195	325
12.	Proposed ETP Capacity	35 KLD		35 KLD
13.	Total Parking	370 ECS	Reduced by 04	366
14.	Power Requirement	2620 KW		
15.	Power Backup	4 No.1010 & 2 No. 500		
16.	Total Water Requirement	651 KLD	Decrease by 143	508 KLD
17.	Fresh Water Requirement	378 KLD	Decrease by 118	260 KLD
18.	Treated water Requirement	273	Decrease by 25	248 KLD
19.	Wastewater Generation	303	Decrease by 31	272 KLD
20.	Solid Waste Generated	1001 kg/day	Decreased by 138	863 kg/day
21.	Biodegradable Waste	410 kg/day	Decreased by 91	319 kg/day
22.	No of Towers	7 Blocks	Reduced by 1	6 Blocks
23.	Max. height of building	29.07	Increased by 10.43	39.50
24.	Basement	01 Nos	01 - Proposed for proposal of Double height STP	02
25.	Stories	1B+G+5+Terrace Floor	1B+Service+2	2 B + G+service+7+terracefloor
26.	Dwelling Units/ EWS	Not applicable as it is a development of Resort No of Guest Rooms - 225 No. of rooms in Villa - 37	-	Not applicable as it is a development ofResort No of Guest Rooms - 225 No. of rooms in Villa - 37

27.	Total Cost of the project:	156.0 crores	14.0	170.0
28.	CER	Lakhs	10.0 (Social activities)-Pond adoption at Village Berka - 1.6Km UID- 02HRGGMSOH0000BRKA001	
29.	EMP Cost/Budget	Lakhs	Capital Cost - 312.0 Recurring Cost - 47.0	
30.	Incremental Load in respect of:	PM 2.5	2.0 µg/m3	
		PM 10	4.0 µg/m3	
		SO2	2.0 µg/m^3	
		NO2	4.0 µg/m^3	
		CO	-	
31.	Construction Phase:	Power Back-up	1x 62.5 kVA, 1 x 160 kVA,1 x 125 kVA & 1 x 250 kVA	
		Water Requirement & Source	Total water requirement: 14 KLD Source: STP Treated water	
		STP (Modular)	Will be treated in Mobile STP	
		Anti-Smog Gun	2 nos. will be installed at the site.	

Budget of Environment Management Plan:

Capital cost:

S. No.	Description	Capital Cost (in Lakhs)	Timeline
1	Landscaping	25.0	36 months
2	Installation of Solar Panels	35.0	30 months
3	Sewage treatment Plant and Effluent treatment Plant	120.0	36 months
4	Solid Waste Management	30.0	30 months
5	Acoustic Enclosure	30.0	30 months
6	Rain Water Harvesting	62.0	36 months
7	Social Activities - Pond adoption at Village Berka - 1.6 Km UID- 02HRGGMSOH0000BRKA001	10.0	36 months
	Total	**312.0**	-

Recurring cost:

S.No.	Description	Recurring Cost(Lakhs/year)
1	Landscaping	10.0
2	Maintenance of solar	5.0
3	Maintenance of STP and ETP	12.0
4	Solid Waste Management	4.0
5	Acoustic Enclosure	3.0
6	Rain Water Harvesting	10.0
7	Environment Monitoring	2.0
8	Provision of PPE to maintenance staff	1.0
	Total	**47.0**

A. Specific conditions:-

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

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

8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. The PP shall submit the time schedule of Green Area Development, plantation, STP, OWC, RWH.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
26. The PP shall start construction after obtaining Fire NOC.
27. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **11605 sqm (25% of plot area)** shall be provided for green area development and develop 2 or 3 blocks of green with Miyawaki Forest method**.**
28. **17 Rain Water harvesting pits shall be provided for ground water recharging as per the CGWB norms.**
29. **The PP shall adopt a Pond at Village Berka Unit ID: 02HRGGMSOH0000BRKA001) for its rejuvenation and beautification**
30. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
31. 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. Statuary Conditions

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

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

I. Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

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

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

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

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

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

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

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

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

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

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

VI. Green Cover

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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

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

VII. Transport

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

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

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

VIII. Human Health Issues

i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
ii. For indoor air quality the ventilation provisions as per National Building Code of India.
iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
v. Occupational health surveillance of the workers shall be done on a regular basis.
vi. A First Aid Room shall be provided in the project both during construction and 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 shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

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

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

FINDINGSANDDECISIONOFTHE AUTHORITY(SEIAA):

The Proposal was taken up during the **178th Meeting of SEIAA held on 11.07.2024.** The Project Proponent presented the case before the Authority. The Authority made observations regarding revised green area plan and revised CER. In this regard the Project Proponent submitted the reply on **11.07.2024** as per reply the revised total CER cost is 25.00 lakhs in which 10 lakhs pond adoption at village Berka-1.6 Km UID-02HRGGMSOH0000BRKA001 and 15 lakhs Infrastructure Developer of Government Girls school, Abhepur, Gurugram, Haryana (Construction of Toilets and water cooler facilities). The reply was considered and the Authority further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant **Environmental Clearance to M/s Prominent Propbuild LLP (as per the CLU dated 24.11.2021 which was further extended by DTCP vide Memo. No. ECLU/GN-3082A1/CTP/35092/2023 dated 17.05.2022)** under EIA Notification dated 14.09.2009 issued by the Ministry of Environment and Forest, Government of India with these additional conditions**.**

1. That Project Proponent should submit **within one month** revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
2. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
3. The Project Proponent will undertake mitigation measures during the construction period.

ItemNo.178.03
Dated :11.07.2024

Environment Clearance for Mix Land Use Colony Project under Transit Oriented Development (TOD) Policy (5.29375 Acres) located at Village- Badha, Sector-85, Gurugram, Haryana by M/s Jai Ganga Realtech LLP.`

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/468254/2024** dated **08.04.2024** for obtaining **Environment Clearance for Expansion** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No.500037 dated 05.04.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **291st meeting held on 30.04.2024**. PP/Consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated **01.05.2024**

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Jai Ganga Realtech LLP (Formerly known as MRG Estate LLP) (as per license issued by DTCP vide Endst No. LC-5125/JE(SK)/2023/36344 dated 27.10.2023)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the **178th Meeting of SEIAA held on 11.07.2024.** The Project Proponent presented the case before the Authority. The Authority made observations regarding revised green area plan so as to maintain 60% of the green area as block plantation. In this regard the Project Proponent submitted the reply on **11.07.2024. The green area is a critical element in mitigation and therefore the PP will be asked to present the green area plan before the Authority.**

After deliberation, the Authority decided to defer this case.

ItemNo.178.04
Dated :11.07.2024

Proposed Modification/ Amendment in Environment Clearance of "Group Housing Project over land measuring area 25.087 acres (The Arbour), Village Maidawas, Sector-63, Gurugram, Haryana by M/s DLF Home Developers Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/468860/2024 dated 09.04.2024** for obtaining **Modification/Amendment in 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.523227 dated 28.03.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **291st meeting held on 30.04.2024**. PP/Consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 30.04.2024.

After deliberations, the committee after discussion considered the reply and is of the unanimous view that the case is recommended to SEIAA for **granting Modification/Amendment in earlier Environmental Clearance Identification no.EC-23-B-039-HR-116175 issued on 24.04.2023 under EIA Notification dated 14.09.2006** whereas all other contents and conditions mentioned in the earlier issued Environment Clearance will remain same.

SN	Description	Particulars as per previous EC dated 24.04.2023	Proposed Amendment	Total After Amendment	Unit
1	Plot Area	101523.9	No change	101523.9	sqm
2	Proposed Built Up Area	596893.1	No change	596893.1	sqm
3	Proposed Green Area	21545.44	135.78	21681.22	sqm
4	Total no of Saleable DU's	1137	No change	1137	No.
5	Total EWS Units	201	No change	201	No.
6	Max Height of Building (Upto Mumty Machine rm.)	152	No change	152	m
7	Max No of Floors	3B+S+39	No change	3B+S+39	no.
8	Expected Population	11223	No change	11223	no.
9	Total Water Requirement	1031	No change	1031	KLD
10	Fresh water requirement	637	No change	637	KLD
11	Waste water Generation	724	No change	724	KLD
12	Proposed STP Capacity	925	No change	925	KLD
13	No of RWH of Pits Proposed	24	No change	24	No.
14	Total Proposed Parking	3709	No change	3709	ECS
15	Municipal Solid Waste Generation	4.77	No change	4.77	TPD
16	Total Power Requirement	14307	No change	14307	KW
17	DG set backup	19600	No change	19600	KVA

FINDINGS AND DECISION OF THE AUTHORITY(SEIAA):

The Proposal was taken up during the 178th Meeting of SEIAA held on 11.07.2024. The Project Proponent presented the case before the Authority. The Authority made some observation. In this regard the Project Proponent submitted the reply on 11.07.2024 which was considered and the Authority further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to **grant Modification/Amendment in earlier Environmental Clearance Identification No. EC-23-B-039-HR-116175 issued on 24.04.2023** under EIA Notification dated 14.09.2009 issued by the Ministry of Environment and Forest, Government of India.

ItemNo.178.05
Dated :11.07.2024

Environmental Clearance for the project-Group Housing at Sector-80, Gurugram, Haryana by M/s Ashiana Housing Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/466782/2024 dated 21.03.2024** for obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No.020474 dated 15.03.2024**

Appraisal & Recommendations of SEAC:

The case was taken up in **291st meeting held on 30.04.2024**. PP/Consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated **30.04.2024**

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Ashiana Housing Limited (as per the regular letter of allotment (RLA) issued by HSIIDC vide Ref No.221 dated 01.08.2023)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

FINDINGSANDDECISIONOFTHEAUTHORITY(SEIAA):

The case was taken up during the 178th Meeting of SEIAA held on 11.07.2024. The Project proponent appeared before the Authority and presented their case. The Authority discussed the case and asked to the Project Proponent should submit revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.

After deliberation, the Authority decided to defer this case.

ItemNo.178.06
Dated :11.07.2024

Environment Clearance for Proposed Project of Boulder, Gravel and Sand Mining at Toka Hamidpur block Comprising of 8 Villages namely Toka, Chechi Majra, Sangrani, Rao Majra, Shahpur, Dera, Hamidpur and Dehar (Toka Hamidpur Block District- Ambala, Haryana of area 247.00 Acres by M/s R. M. Mines and Infra Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/MIN/435587/2023 dated 06.07.2023** for obtaining **Environment Clearance** under Category **1(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 1,50,000/- vide DD No. 001179 dated 06.03.2023.** The auto ToR was granted to the project by **SEIAA on 13.03.2023**

Appraisal & Recommendations of SEAC:

The case was taken up in **275th meeting held on 22.08.2023**. The Committee recommended the case to SEIAA for granting of EC under Category B1, 1(a) for **one year**, under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Boulder, Gravel & Sand at Toka Hamidpur Block, District Ambala for annual production of 44,60,000 TPA as per LOI and DSR/Replenishment Report/approved Mining Plan/ToR/EIA Report with maximum depth as per Mining Plan approved by Director, Mines & Geology, Haryana.

The recommendations of the Appraisal Committee (SEAC) were taken up during **165th Meeting of SEIAA held on 05.09.2023**. The authority referred back the case to SEAC alongwith some observations.

The case was further taken up in **278th meeting held on 13.10.2023**. PP requestedto defer their case due to unforeseen circumstances and the committee deferred their case.

The case was again taken up in **291st meeting held on 30.04.2024**. PP/Consultant appeared before the committee and presented their case. During the meeting, the PP submitted the reply dated 30.04.2024 alongwith an affidavit of observations raised by SEIAA in its 165th meeting.

FINDINGS AND DECISION OF THE AUTHORITY(SEIAA):

The case was taken up during the 178th Meeting of SEIAA held on 11.07.2024. The Project proponent appeared before the Authority and presented their case. The Authority discussed the case and observed that the **DSR was not approved till date and hence decided to defer this case till the DSR for Ambala district is approved.**

ItemNo.178.07
Dated :11.07.2024

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

The project Proponent submitted online Proposal No. **SIA/HR/INFRA2/421717/2023 dated 16.03.2023 f**or obtaining **Environment Clearance** under Category **8(a)** of EIA Notification 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 515510 dated 27.02.2023**.

Appraisal & Recommendations of SEAC:

Earlier the case was recommended to SEIAA in **267th meetings of SEAC held on 16.05.2023** but the case was referred back by SEIAA in 159th Meeting held on 15.06.2023 with some observations.

Thereafter, the case was again taken up in 272nd meeting of SEAC held on 14.07.2023. The PP submitted the reply of observations raised by SEIAA in its 159th Meeting. The committee recommended the case to SEIAA for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 267thMoM of SEAC. But, the case was again referred back by SEIAA in its 165th meeting held on 05.09.2023 alongwith some observations.

The case was taken up in **288th meeting held on 13.03.2024**. A discussion was held on the reply as well as supporting documents submitted by PP during the presentation and the committee observed that the reply was not up to mark on several points and defer the case.

After that the case was again taken up in **291st meeting held on 30.04.2024.** PP and consultant appeared before the committee and presented their reply of observations raised by SEIAA in **165th SEIAA** meeting held on **05.09.2023**. After having discussion and keeping in view the reply alongwith the documents submitted by the PP, the committee reiterated its recommendations earlier conveyed vide **267th and 272nd MoM** for granting Environment Clearance.

FINDING AND DECISION OF THE AUTHORITY(SEIAA):

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

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

After deliberation, the Authority decided to defer this case.

ItemNo.178.08
Dated :11.07.2024

Environment Clearance for Expansion of Amravati Enclave NH-22, Shopping Mall, Flats, Plots at Village Bhagwanpur, Islamnagar and Chandimandir, Ambala – Kalka National Highway near Panchkula, Haryan by Amar Nath Aggarwal Investments Pvt Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/454618/2023 dated 15.12.2023** for obtaining **Environment Clearance for Expansion** under **Category 8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.1,50,000/- vide DD No.901260 dated 08.12.2023.**

Appraisal & Recommendations of SEAC:

The case was taken up in **284th meeting held on 05.01.2024.** The PP as well as consultant appeared before the committee and presented their case. The committee also raised certain observations and asked PP to submit reply thereof. The PP submitted reply to the observations in the form of affidavit dated **10.01.2024.**

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Amarnath Aggarwal Investment Pvt. Ltd. (as per the license issued by DTCP vide Endst. No. LC-1302-JE(SB)/2022/ 16864 dated 20.06.2022)** under EIA Notification dated 14.09.2006

FINDINGS AND DECISION OF THE AUTHORITY(SEIAA):

The case was taken up during the 178th Meeting of SEIAA held on 11.07.2024. The Project proponent appeared before the Authority and presented their case. The Authority discussed the case and asked to the project proponent to submit Latest Certified Compliance **report.**

After deliberation, the Authority decided to defer this case.

ItemNo.178.09
Dated :11.07.2024

Transfer of Environment Clearance for Group Housing Colony at Village-Harsaru and Hayatpur, Sector-89 A, Gurugram, Haryana by M/s Vatika Seven Elements Private Limited

The Project Proponent submitted online Proposal **No. SIA/HR/INFRA2/470081/2024 dated 20.04.2024** for obtaining **Transfer of Environment Clearance** under Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 523246 dated 05.04.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **292nd meeting held on 15.05.2024.** The PP as well asconsultant appeared before the committee and presented their case. A discussion was held on the contention as well as documents submitted by PP in support of their case.

After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for **Transfer of EC from M/s Vatika Ltd to M/s Vatika Seven Elements Private Limited** whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 178th Meeting of SEIAA held on 11.07.2024. Upon perusal of the relevant record placed on the file, it was noted that the name of the developer has been changed to **M/s Vatika Seven Elements Private Limited**by DTCP, Haryana vide its Order **No. LC-2758-JE(SK)/2023/39779 dated 17.11.2023.**

After deliberations, the Authority decided to change of the name of developer in the EC No. SEIAA/HR/2016/867 **dated 29.09.2016** from the original project developer **M/s Vatika Ltd to M/s Vatika Seven Elements Private Limited,** whereas all other contents and conditions mentioned in the Environment Clearance will remain the same.

ItemNo.178.10
Dated :11.07.2024

Environment Clearance for Revision & Expansion in Art, Culture and Convention Centre along with Primary School Project, Sector-64, Gurgram, Haryana by M/s India Convention and Culture Centre Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/465090/2024 dated 20.04.2024** for obtaining **Environment Clearance for Revision & Expansion** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 055758 dated 19.04.2024**

Appraisal & Recommendations of SEAC:

The case was taken up in **292nd meeting held on 15.05.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated **15.05.2024** alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s India Convention and Culture Center Pvt. Ltd. (Formerly known as Gurgaon Social and Culture Centre Pvt. Ltd.) (Formerly known as Gurgaon Social and Culture Centre Pvt. Ltd.) (As per CLU issued by DTCP vide Memo no. G-2520-JE (S)-2011/7749 dated 12.10.2011, Memo no. G- 2520-B-JE(S)-2012/3727 dated 14.06.2012, Memo no. G-2520-C-JE(S)-2014/16169 dated 23.07.2014 and DULB issued CLU vide Memo no. DULB/CTP/CLU-385 GGM/2022/1064 dated 21.02.2022)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Basic Details of the project as under:

Sr. No.	Particulars	Total
1.	Online Proposal no.	SIA/HR/INFRA2/465090/2024
2.	Latitude	28°23'25.09"N
3.	Longitude	77° 4'15.90"E
4.	Plot Area	72958.12 sqm
5.	Net Plot Area	69058.84 sqm
6.	Proposed Ground coverage	18,211.80 sqm
7.	Total FAR Proposed	62721.89 sqm
8.	Total Non FAR area	9,516.41 sqm
9.	Total Built Up area	72238.3 sqm
10.	Total Green Area with Percentage	20,605.490 sqm (29.84% of Net Plot Area)
11.	Rain Water Harvesting	17
12.	Proposed STP Capacity	570 KLD
13.	Total Parking	453 ECS
14.	Power Requirement	3,897 KW
15.	Power Backup	4,115 kVA
16.	Total Water Requirement	655 KLD
17.	Fresh Water Requirement	278 KLD
18.	Treated water Requirement	377 KLD
19.	Wastewater Generation	471 KLD
20.	Solid Waste Generated	3914 kg/day
21.	Max. height of building	32.85 M
22.	Maximum number of floors	7 (B + G + 7)
23.	Basement	Upto 1 level
24.	Biodegradable Waste	2,349 Kg/Day
25.	Number of Buildings	Blocks: A, B, B2, B3, C, C2, D1, D2, D3, E
26.	Total Cost of the project	154.2 Cr.
27.	EMP Budget	Expenditure incurred till date Rs.37.40 Lakhs, Budget for proposed Expansion Rs.262.60 Lakhs

28.	Incremental Load in respect of:	• PM 2.5	0.108 µg/m^3
		• PM 10	0.275 µg/m^3
		• SO2	0.376 µg/m^3
		• NO2	1.78 µg/m^3
		• CO	1.25 µg/m^3

EMP Budget: Construction Phase (Expansion part)

Component	Capital Cost (₹ in Lakhs)- 4 years	Recurring Cost (₹ in Lakhs) per annum
EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	3.50	1.00
Wheel wash arrangement during construction phase	1.00	0.5
Sanitation for labours (Mobile toilets, waste management etc.)	2.50	0.5
Environmental Monitoring and six monthly compliances		3.00
Anti-Smog Guns	22.00	1.5
PPE for workers, Health check-up and medical facilities	1.00	0.5
Total (in Lakhs)	30.00	7.00

EMP Budget: Operation Phase (Expansion part)

Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
Sewage Treatment Plant	100.00	12.00
Rain water Harvesting Pits	12.00	2.45
Solid Waste Management	7.50	3.00
Environmental Monitoring and Six monthly compliances	-	4.00
Green Area/ Landscape Area	12.00	4.50
Installation of Solar PV	42.00	9.00
Environment Management Cell	-	12.00
Total (in Lakhs)	173.50	46.95

EMP Budget: Outside Project (Expansion part)

S. No.	Activities	Proposed Locations	Capital Cost (₹)				Total cost(₹)
			1st Year	2nd Year	3rd Year	4th Year	
1.	Plantation in nearby village	• Village Palra • Village Begumpur Khatola • Village Kadarpur	30,000	15,000	15,000	15,000	75,000
2.	Providing Solar street Lighting in nearby village	• Village Palra • Village Begumpur Khatola • Village Kadarpur	40,000	25,000	40,000	25,000	1,30,000
3.	Food distribution in nearby temple	• Hanuman Temple Badshahpur • Shri Ram Temple, Bhondsi, Maruti Kunj • Shri Ram Darbar Mandir, Dhumaspur	15,000	15,000	15,000	15,000	60,000
4.	Pond management	• Pond near Badshahpur Fort	1,00,000	50,000	50,000	50,000	2,50,000
	Total (₹)		**1,85,000**	**1,05,000**	**1,20,000**	**1,05,000**	**5,15,000**

Total EMP Budget (Complete Project)

Particulars	Cost (₹ in Lakhs)
EMP Budget for Expansion part (Capital cost)	203.50
EMP budget for Expansion part (Recurring cost)	53.95
EMP outside the project boundary (for Expansion part)	5.15
EMP Budget (Expenditure incurred till date for existing part)	37.40
Total EMP Budget (Complete project)	300.00

A. Specific Conditions:

1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to

continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used.
10) The PP shall install electric charging points for charging of electric vehicles.
11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14) The PP shall not carry any construction below the HT Line passing through the project, if any.
15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and

finally approved during the EC granting process.

26) As proposed **20,605.490 sqm (29.84% of Net Plot Area) shall be provided for green area development.**
27) **17 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
28) **The PP shall provide 200 KW of energy conservation solar power through installation of Solar panels for complete project**
29) The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
30) The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I. Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra-low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

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

II. Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III. Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise

level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

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

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

IV. Energy Conservation Measures

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V. Waste Management

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

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

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

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

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

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

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

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

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

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

VI. Green Cover

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.

ii. 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).

iii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose.

iv. The landscape planning should include plantation of native species.

v. The species with heavy foliage, broad leaves and wide canopy cover are desirable.

vi. Water intensive and/or invasive species should not be used for landscaping.

vii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

viii. 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.

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

VII. Transport

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

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

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

VIII. Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment

iv. (HIRA) and Disaster Management Plan shall be implemented.

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

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

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

IX. Corporate Environment Responsibility

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

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

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

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

X. Miscellaneous

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

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

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

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

v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned

State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

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

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

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

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

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

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

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

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

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

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

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

FINDINGSANDDECISIONOFTHEAUTHORITY(SEIAA):

The Proposal was taken up during the **178th Meeting of SEIAA held on 11.07.2024.** The Project Proponent presented the case before the Authority. The Authority discussed the case and further considering the recommendations of the State Expert Appraisal Committee (SEAC), **decided to grant Environmental Clearance to M/s India Convention and Culture Center Pvt. Ltd. (Formerly known as Gurgaon Social and Culture Centre Pvt. Ltd.) (Formerly known as Gurgaon Social and Culture Centre Pvt. Ltd.) as per CLU issued by DTCP vide Memo no. G-2520-JE (S)-2011/7749 dated 12.10.2011, Memo no. G-2520-B-JE(S)-2012/3727 dated 14.06.2012, Memo no. G-2520-C-JE(S)-2014/16169 dated 23.07.2014 and DULB issued CLU vide Memo no. DULB/CTP/CLU-385 GGM/2022/1064 dated 21.02.2022 under EIA Notification dated 14.09.2009 issued** by the Ministry of Environment and Forest, Government of India with these additional conditions**.**

1. That Project Proponent should **submit within one month** approved building plan.
2. That Project Proponent should submit within one month revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
3. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
4. The Project Proponent will undertake mitigation measures during the construction period.
5. PP should submit the Unit ID of Pond nearby Badshahpur Fort, Gurugram.

ItemNo.178.11
Dated:11.07.2024

Environment Clearance for Proposed Group Housing Project with two different segments/components namely residential & commercial in the revenue estate of Village Ghata and HaidarpurViran (Wazirabad) site in Sector-56, District Gurugram by M/s JHS Estate Pvt. Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/469668/2024** dated **17.04.2024** 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.171767 dated 10.03.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up **291st meeting of SEAC held on 30.04.2024**. However, the case was deferred on request of PP.

Further, The case was taken up in during the **293rd meeting of SEAC (State Expert Appraisal Committee) held on 31.05.2024** and the Committee recommended the case to SEIAA for grant of Environment Clearance to **Sh./Smt. JHS Estate Pvt. Ltd. Th. Dir. Sehaj Chawla, d/o, s/o, w/o, c/o, Surinder Pal Singh Chawla (as per allotment letter issued by HSVP vide Memo No. ZO002/ EO018/UE029/GALOT/0000001641 dated 13.03.2024** under EIA Notification dated 14.9.2006 under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

The Basic Detail of the project as under

Sr. No.	**Particulars**	
1.	Online Proposal no.	SIA/HR/INFRA2/469668/2024
2.	Category	8(a) "Building and Construction"
3.	Latitude	28°25'22.62"N
4.	Longitude	77° 5'50.84"E
5.	Plot Area	8,334.3 sqm
6.	Total FAR Proposed	34,951.14 sqm
7.	Proposed Ground coverage	4,551.13sqm
8.	Total Non -FAR	48,935.17 sqm
9.	Total Built Up area	83,886.31 sqm
10.	Total Green Area with Percentage	1,668.08 sqm (20.01% of plot area, which including 15.70% on Grond floor and remaining 4.31% provided on Podium)
11.	Rain Water Harvesting	3 RWH
12.	Total Parking	308 ECS
13.	Power Requirement	1,757 KW
14.	Power Backup	Total Capacity 2,520 KVA (2 x 1,010 KVA + 1 x 500 KVA)
15.	Total Water Requirement	132 KLD
16.	Fresh Water Requirement	81 KLD
17.	Treated water Requirement	51KLD
18.	Wastewater Generation	106 KLD
19.	Proposed STP Capacity	215 KLD
20.	Solid Waste Generated	719 Kg/day
21.	Biodegradable Waste	288 kg/day
22.	Organic waste Convertor	350 kg/day
23.	Total Population	1947
24.	Dwelling unit	172
25.	Servant Units	18
26.	Max. height of building	120 M
27.	Max. No of floors	For Parking: B3, B2,B1 + podium (1st, 2nd and 3rd floor) For Commercial: Ground and 4th floor Residential Floors:

			Ground (lobbies) and 5th floor to 26th floor
28.	No of Towers		02
29.	Level of Basement		3Nos.
30.	Total Cost of the project:		37,6.29 Cr.
31.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
32.	EMP Budget		EMP Budget: 483.5 Lakhs Capital Cost: 196 Lakhs Recurring Cost: 287.5 Lakhs
33.	Incremental Load in respect of:	i. PM 2.5	0.0007 µg/m3
		ii. PM 10	0.00114 µg/m3
		iii. SO_2	0.00281 µg/m3
		iv. NO_2	0.00239µg/m3
		v. CO	0.0000005 mg/m3
34.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 49 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 15 KLD for drinking & sanitation. Treated Water 20 KLD for construction Source: Fresh water – HSVP Construction Water – GMDA
		iii) STP (Modular)	1 Nos of 5 KLD
		iv) Anti-Smoke Gun	01 Nos of Anti-smog gun

EMP Detail

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost(In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	50.00	70.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	10.00	30.00
Green Belt Development	10.00	5.00	Green Belt Development	20.00	50.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (3 pits)	6.00	2.50	Rainwater harvesting system	00.00	5.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15.00	10.00	DG Sets including stack height and acoustics	30.00	20.00
PPE for workers & Health Care	10.00	30.00	Energy Saving (Solar Panel system)	20.00	5.00
Medical cum First Aid facility (providing medical room & Doctor	10.00	20.00	.		
Storm Water Management (temporary drains and sedimentation basin)	10.00	5.00			
Total	**66**	**97.5**	**Total**	**130**	**190**

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.

3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fightingequipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
23. The PP shall get approve electrification plan before operation of the project.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
26. As proposed **1,668.08 sqm (20.01% of plot area)** shall be provided for green area development.
27. **03 RWH** shall be provided for ground water recharging as per the CGWB norms.
28. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
29. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas

B. Statutory Compliance:

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

I. Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra 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. <u>Noise Monitoring and Prevention</u>

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

IV. <u>Energy Conservation Measures</u>

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
ii. Outdoor and common area lighting shall be LED.

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

V. Waste Management

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

VI. Green Cover

i. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
ii. The minimum growth of trees should be 03 meters with sufficient canopy.
iii. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
iv. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
v. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose.
vi. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
vii. Water intensive and/or invasive species should not be used for landscaping.
viii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
ix. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
x. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII. Transport

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

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

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

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

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

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

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

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of

Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY(SEIAA):

The Proposal was taken up during the **178th Meeting of SEIAA held on 11.07.2024.**The Project Proponent presented the case before the Authority. The Authority further considering the recommendations of the State Expert Appraisal Committee (SEAC), **decided to grant Environmental Clearance to Sh./Smt. JHS Estate Pvt. Ltd. Th. Dir. Sehaj Chawla, d/o, s/o, w/o, c/o, Surinder Pal Singh Chawla (as per allotment letter issued by HSVP vide Memo No. ZO002/EO018/UE029/ GALOT/0000001641 dated 13.03.2024 under EIA Notification dated 14.09.2009 issued** by the Ministry of Environment and Forest, Government of India with these additional conditions**.**

1. That Project Proponent should submit **within one month** revised green area plan so as to maintain 60 % of the green area as block plantation in south west corner of the project site.
2. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
3. **The Project Proponent will undertake mitigation measures during the construction period.**