

State Environment Impact Assessment Authority (SEIAA),
Haryana

Minutes of 164th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 22.08.2023, under the Chairmanship of Sh. Sameer Pal Srow, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1st Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

List of Participants

1. **Prof. R. Baskar,** **Expert Member, SEIAA**
FGGS School of Sciences.
IGNOU, Delhi

(Attended Meeting through "VC")

2. **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. 1 to 11)"** for discussions in the said meeting.

"Later, the Minutes of the 163rd Meeting of SEIAA held on 02.08.2023 were **"CONFIRMED"** as part of the proceedings of 164th Meeting" being held on 22.08.2023.

Meeting : 164th
Date : 22.08.2023

AGENDA ITEMS
(Sr. No. 1 to 11)

The Authority took up the following Proposals during 163rd Meeting for consideration and decisions thereof:

Item No. 164.01

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

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| 1. | Proposal | <u>Grant of Fresh Environment Clearance (EC)</u> |
| 2. | Project Proponent | M/s Orchid Infrastructure Developers Pvt. Ltd. |
| 3. | Location & Category of the Project | Sector-51, Near Samaspur Village Gurugram, Haryana <u>8 (a)</u> |
| 4. | Project Cost | ₹ 271.68 Crore as per Form (I). |
| 5. | Project Consultant | <u>M/s Perfect Enviro Solutions Pvt. Ltd.</u> |
| 6. | NABET, ACCREDITATION | <u>NABET/EIA/2225/RA 0284</u> <u>Validity: 26/11/2025</u> |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/INFRA2/421717/2023 dated 16.03.2023** for Grant of **Environment Clearance**, within the scope and meaning of category 8(a) of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/- vide DD No. 515510 dated 27.02.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up during 272nd meeting of SEAC held on 14.07.2023. The PP alongwith the consultant appeared before the committee and presented their case. The PP submitted the reply to the observations raised by SEIAA in

its 159th Meeting. The committee after detailed discussion on the reply, asked PP to submit more elaborated/explained reply of the observations raised by SEIAA to which PP submitted its reply vide letter dated 14.07.2023 as under:

| S. No. | Observations | Reply of observations |
|--------|---|---|
| 1. | The PP shall submit details of licenses taken by them mentioning the name of licensee | <p>M/s Orchid Infrastructure Developers Pvt. Ltd. has aggregated 91 plots in a duly licensed plotted colony. M/s Orchid Infrastructure Developers Pvt. Ltd. will construct these plots in one lot wherein built up area shall be more than 20000 sqm & in a duly licensed and approved colony, relicense for just 91 plots is not required and applicable.</p> <p>However, the license was granted to M/s Sheetal International Pvt. Ltd. & its associates by DTCP, Haryana vide license No. 53-60 of 1994 dated 31.12.1994, Licence No. 9-24 of 1995 dated 20.11.1995, License No. 98 of 2008 dated 12.05.2008 and Licence No. 8 of 2009 dated 17.5.2009.</p> <p>The plots purchased by M/s Orchid Infrastructure Developers Pvt. Ltd. falls in the license No. 98 of 2008 measuring area of 7.026 acres out of a licensed colony of 327.77 acres and M/s Orchid Infrastructure Developers Pvt. Ltd. is the absolute owner of these 91 plots by virtue of Court Decree (Civil Suit no. 1176/2022) dated 12.04.2022 i.e Suit for Declaration with consequential relief of Permanent Injunction.</p> |
| 2. | The PP shall submit the details and numbers of plots they are going to develop | M/s Orchid Infrastructure Developers Pvt. Ltd as Private entity has purchased 91 No. plots from the licensed colony and they will develop the same with a built-up area of 89,328.76 sqm altogether. |
| 3. | The PP shall submit as to why they have to submit this proposal | M/s Orchid Infrastructure Developers Pvt. Ltd has submitted the proposal for the development of 91 plots which will have altogether a built-up area of 89,328.76 sqm which is more than 20,000 sqm. Hence as per EIA Notification 2006 and its subsequent amendments prior Environmental Clearance is applicable. |
| 4. | The PP shall submit copy of License in the name of other party | The License was granted by the Government of Haryana in the name of Sheetal International Pvt. Ltd. and its Associates vide Licence No. 53-60 of 1994 dated 31.12.1994, Licence No. 9-24 of 1995 dated 20.11.1995, License No. 98 of 2008 dated |

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| | | 12.05.2008 and Licence No. 8 of 2009 dated 17.05.2009 & the same is attached as Annexure I. |
| 5. | The PP shall submit an affidavit that they have not started any development. | M/s Orchid infrastructure has done HARERA Registration for 37 number of plots, but construction was started on only 4 plots based upon initial planning to construct a lesser area. The area involved in 4 plots being very small way beyond the preview of environmental clearance. Affidavit stating the same is attached as Annexure II. The same affidavit was submitted in the 267th SEAC meeting reply. Copy of the HARERA Registration is enclosed as Annexure-III. |
| 6. | The PP shall submit the permission of Sewer | Excess treated water of 46 KLD during summer season, 56 KLD during winter season & 62 KLD during winter season will be discharged to sewer line after meeting the discharge standard of sewer. Permission to discharge excess treated water to sewer lines has been obtained from GMDA GMDA/SCW/2023/381 dated 01.05.2023. The Sewer discharge permission is attached as Annexure IV. |
| 7. | The PP shall submit as to why they have not proposed for ZLD. | The proposed project is a plotted colony, the STP treated water can be reused for flushing and gardening purposes only. Hence there will be a balance of excess treated water & zero liquid discharge is not possible. Hence permission to discharge excess treated water to sewer lines has been obtained from GMDA. |
| 8. | The PP shall submit the status of the OC taken from M/s Sheetal International Pvt. Ltd. | M/s Orchid Infrastructure Developers Pvt. Ltd purchased 91 plots as a private body within the licensed colony developed by M/s Sheetal International Pvt. Ltd. and application for part completion has been submitted to Town and Country Planning, Haryana by M/s Sheetal International Pvt. Ltd. on 27.08.2010 & the same is attached as Annexure V. The process to obtain OC is under process & the same will be submitted when obtained from DTCP. However after completion of construction, M/s Orchid Infrastructure Developers Pvt. Ltd. shall obtain the Occupation Certificate & Completion |

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| | | certificate as per applicable norms specified by DTCP Haryana as required by the competent Authority. |
| 9. | The PP shall submit an affidavit to the effect that they do not require a structure stability certificate and shall submit OM in this regard. | Affidavit stating that no structural stability certificate is required for plotted colony as per NBC 2016 Norms is attached as Annexure VI . |
| 10. | The PP shall submit the details of Khasra in additional land of 7 acres. | The details of Khasra details mentioned in the Aravali NOC vide Sr. No.12 dated 16.02.2023 and License No. 98 of 2008 is attached as Annexure VII . |

Findings and Decision of THE AUTHORITY (SEIAA):

The said Proposal was taken up during **164th Meeting of SEIAA held on 22.08.2023.**

After having gone through the details and relevant record placed on file, along with considering the recommendations of the Appraisal Committee (SEAC), made certain queries to the Project Consultant, who attended the proceedings through Video Conference in regard to the followings:

1. Status of the license.
2. Number of Units transferred as per the Court of Decree for land acquisition.
3. Status of green area
4. Status of other statutory compliances within the scope & meaning of OM dated 29.03.2022, issued by MOEF & CC, GOI.

Project Consultant sought time to respond to the queries listed at Sr. No. 1 to 4 above.

The Authority considered the request and directed the Project Consultant to appear before the Authority on **28.08.2023 at 10.00 AM alongwith relevant record.**

Accordingly, the case is deferred till next meeting.

Meeting : 164th
Date : 22.08.2023

Item No. 164.02

Environment Clearance for Expansion of Residential Plotted Colony at Village Kabri, Faridpur, Ratipur and Mehmampur, Sector 36-39, Panipat, Haryana by M/s TDI Infratech Limited.

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| 1. | Proposal | Expansion in Environment Clearance (EC) |
| 2. | Project Proponent | M/s TDI Infratech Limited. |
| 3. | Location & Category of the Project | Village Kabri, Faridpur, Ratipur and Mehmampur, Sector 36-39, Panipat, Haryana 8(b) |
| 4. | Project Cost | Rs. 152 Crore |
| 5. | Project Consultant | M/s Perfect Enviro Solutions Pvt. Ltd. |
| 6. | NABET, ACCREDITATION | <u>NABET/EIA/2225/RA 0284</u> <u>Validity: 26/11/2025</u> |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/MIS/80813/2021 dated 16.07.2021** for seeking **Expansion in EC letter dated 07.01.2008** under Category 8(b) of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/- vide DD No. 980763 dated 27.05.2022** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up during 272nd meeting of SEAC held on 14.07.2023. The PP alongwith the consultant appeared before the committee and presented their case. The committee after discussion, raised some observations to which PP replied as under:

| Sr. No. | Observations | Reply |
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| 1. | Proposal pertains to Expansion. | Environmental Clearance (Annexure I) was granted vide letter No. 21-577/2007-IA-III dated 07.01.2008 |

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| | | <p>which was valid up to 07.01.2018.</p> <p>In the case of Area Development projects and Townships [item 8(b)], As per EIA notification 2006 (Annexure II), the validity period shall be limited only to such activities as may be the responsibility of the applicant as a developer or maximum ten years.</p> <p>Due to grant of additional License no-121 of 2012 dated 13.12.2012 for 27.918 acres. We have applied for a ToR in the expansion category for which TOR was granted on 15-09-2016. Further, a Land license of 42.4025 acres vide license no 05 of 2017 was granted on 07.02.2017 thereafter leading to a Revised Plot area to 291.75 Acres. Hence, application for Amendment in TOR was applied on 10.05.2017 and ToR on revised area details was granted on 26.10.2021.</p> <p>We have submitted the proposal under Expansion because EC validity was going on the verge of expiry and we have got the additional land licensed of 27.918 acres and 42.4025 acres subsequently.</p> <p>Hence proposal was submitted for Expansion as per MoEF&CC guidelines</p> |
| 2. | <p>Out of the total Plot Area 16,10,646.30 m² (original) of the Project, now there is a decrease of area by 4,29,949.91 m², whereas Built up area increasing to 266844.210 m², needs clarification.</p> | <p>Environment clearance was granted on 07.01.2008 on Plot Area 398.0 Acres (1610646.30 m²) by MoEF & CC. It was based on conceptual planning along with holding the possession of land.</p> <p>At that time, license holding for 221.446 acres vide license no- 63-87 & 89-105 of 2007 dated 11.02.2007 (Annexure III) was with the M/s TDI Infratech Ltd only</p> <p>M/s TDI Infratech Ltd. has obtained Completion certificate vide Memo no LC-805-JE(BR)-2014/3114 dated 10.02.2014 on that area only.</p> <p>Later on License no. 121 of 2012 dated 13.12.2012 (Annexure IV) with an area of 27.918 acres was acquired by M/s TDI Infratech Ltd and subsequently license no 05 of 2017 date 07.02.2017 having an area of 42.415 acres (Annexure V) was granted by DTCP. After adding these areas plot area becomes 291.77 acres and expansion in project applied.</p> <p>Complete land could not be licensed by DTCP, hence there was reduction in Plot area from 16,10,646.30 m² to 4,29,949.91 m²</p> |

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| | | <p>Built up area was not mentioned in the Environmental Clearance letter as EC was taken for infrastructure development project now the estimation of area has been done based on the current Building bye laws and available Maximum FAR in accordance with the sizes of plots and considering NON FAR areas hence the estimated Builtup area will be to 2,266,844.210 m²</p> |
| 3. | <p>The Project Proponent has applied for additional License from the Directorate of Town and Country Planning, Haryana vide License No. 121 of 2012 dated 13.12.2012 for an area of 27.918 acres and vide No. 05 of 2017 dated 07.02.2017 for an area of 42.415 acres which are stated to be pending with the concerned department. Therefore, without valid license & approved plans for the project, Proposal stands incomplete, at this stage.</p> | <p>The License no-121 of 2012 dated 13.12.2012 for 27.918 acres (Annexure IV) & License no-05 of 2017 dated 07.02.2017 for 42.415 acres (Annexure V) has been obtained from DTCP Haryana.</p> <p>The renewal of both the above mentioned Licenses, License no-121 of 2012 dated 13.12.2012 for 27.918 acres has been applied on 31.11.2022 & License no-05 of 2017 dated 07.02.2017 for 42.415 acres has been applied on 30.05.2022. Receipt of applied for renewal is attached as Annexure IV and Annexure V.</p> <p>Building plan of 291.7765 Acres has already been approved by the Directorate of Town and Country planning. Copy of the same is enclosed as Annexure VI.</p> |
| 4. | <p>759 KLD of excess treated water is to be released into the external sewer. Carrying capacity of sewer?</p> | <p>The project proponent has paid External development charges (EDC).</p> <p>The arrangement & management of External infrastructure comes under the responsibility of HUDA.</p> <p>Thereafter, HUDA has issued a letter vide memo no. EE/PNP/HDM/1778 dated 09.02.2017 Annexure VII stating that water supply, external services like sewerage, drainage, roads and master road to the colony will be provided by them after execution of development work at site.</p> <p>As the project is a township project, It is expected that after the completion of the project, the occupancy will be 20% in the first 5 years, 50% in</p> |

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| | | <p>10 Years, 70% in 15 years and 100% by 20 years. So in such a case the waste water discharge to the sewer line will not be done till the occupancy rate is 50%. All the treated water will be reused in premises. No excess water will be discharged outside the project.</p> <p>By the time, the township will be 70 to 100 % operational, a sewerage network will be in place and excess treated water will discharge into the same.</p> |
| 5. | Haryana State Pollution Control Board has filed prosecution against the Project before the Environment Court (Proceedings pending) for violations & irregularities. | <p>Haryana State Pollution Control Board has filed prosecution against the Project regarding obtaining of CTE & CTO.</p> <p>We wish to bring your kind attention that as per HSPCB policy Environmental clearance should be valid, for the grant of CTE/CTO. As we have not been granted Environmental clearance yet, we cannot take CTE/CTO from HSPCB. We ensure that after the grant of EC, CTE/CTO will be taken.</p> |
| 6. | Clarity with regard to Occupation Certificate is required to be made by the Project Proponent before the Appraisal Committee. | The construction of land measuring 221.44 Acres vide license no. 63-87 and 89-105 of 2007 dated 11.02.2007 has been done. Occupation Certificate (Annexure VIII) for the same has been obtained from DTCP vide Memo no LC-805-JE(BR)-2014/3114 dated 10.02.2014. |

Findings and Decision of THE AUTHORITY (SEIAA):

The said Proposal was taken up during **164th Meeting of SEIAA held on 22.08.2023.**

The Authority after having seen the relevant record placed on the file and considering the recommendation of the Appraisal Committee (SEAC) and hearing the Project Consultant (through video conference), **deemed it appropriate to refer back this case to the Appraisal Committee with the direction to re-examine, whether the said Proposal qualifies within the scope & meaning of Office Memorandum dated 29.03.2022, issued by the Ministry of Environment, Forest & Climate Change, GoI.**

The Expert Committee is to make, a clear cut recommendation, after appraising all the relevant aspects pertaining to the proposal.

Accordingly, the case is referred back.

Meeting : 164th
Date : 22.08.2023

Item No. 164.03

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

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| 1. | Proposal | <u>Grant of Fresh EC</u> |
| 2. | Project Proponent | M/s JMD Limited. |
| 3. | Location & Category of the Project | Village Nangli Umarpur, Sector-62, Gurugram, Haryana 8 (a) |
| 4. | Project Cost | ₹ 200 Crore |
| 5. | Project Consultant | <u>Gaurang Environmental Solutions Pvt. Ltd</u> |
| 6. | NABET, ACCREDITATION | <u>No.: NABET/EIA/2023/RA 0192 (Rev.02)</u> <u>Valid upto: 07/12/2023)</u> |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal vide Proposal No. SIA/HR/NCP/28642/2018** for grant of **Environment Clearance**, within the scope and meaning of category 8(a) of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 1,50,000/- vide DD No. 147056 dated 01.12.2022** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up during 261st meeting held on 28.02.2023. The sub-committee submitted the site inspection report during the meeting. The report was circulated to all members present in the meeting. In its site visit report, the sub-committee concluded that the sub-committee has the view that the construction at project site begun without obtaining EC for a building plan approved initially on 30th March, 2010 for a total built up area of 22894.619 m² which include G+6 floor construction approval for both Block A and Block B. The PP continued the construction of both Block A and Block B.

The sub-committee further observed that from the satellite images as viewed on Google Earth (Annexure-III) that the PP raised the building structure of Block A up to G+7 floors upto 2014-15 which is against the approved building plan of 2010 where construction of G+6 floor for Block A was approved. In this regard, the PP need to provide a clarification also on the construction area details of the basement of Block A done till 2014-15 which was altered in the later building plans. It has also been observed by the sub-committee that at present there is no STP installed. The status of STP installation need to be submitted by the PP as Block B is operational. The current status of tree plantation, schedule of further tree plantation as per the plan of the project needs to be submitted by the PP.

After detailed discussion, **the committee decided to send the case to SEIAA with the recommendation that the request of project proponent for withdrawal of ToR under violation category be rejected as the project is under violation category of environment clearance.**

Findings and Decision of THE AUTHORITY (SEIAA):

The recommendations of SEAC were taken up during **154th Meeting of SEIAA held on 21.03.2023; wherein, the Authority decided to constitute a Sub-committee comprising of Member Secretary, SEIAA, Member Secretary, HSPCB through his representative and Concerned Regional Officer, HSPCB (to assist the Sub-committee) to carry out site inspection and submit a detailed report before the Authority.**

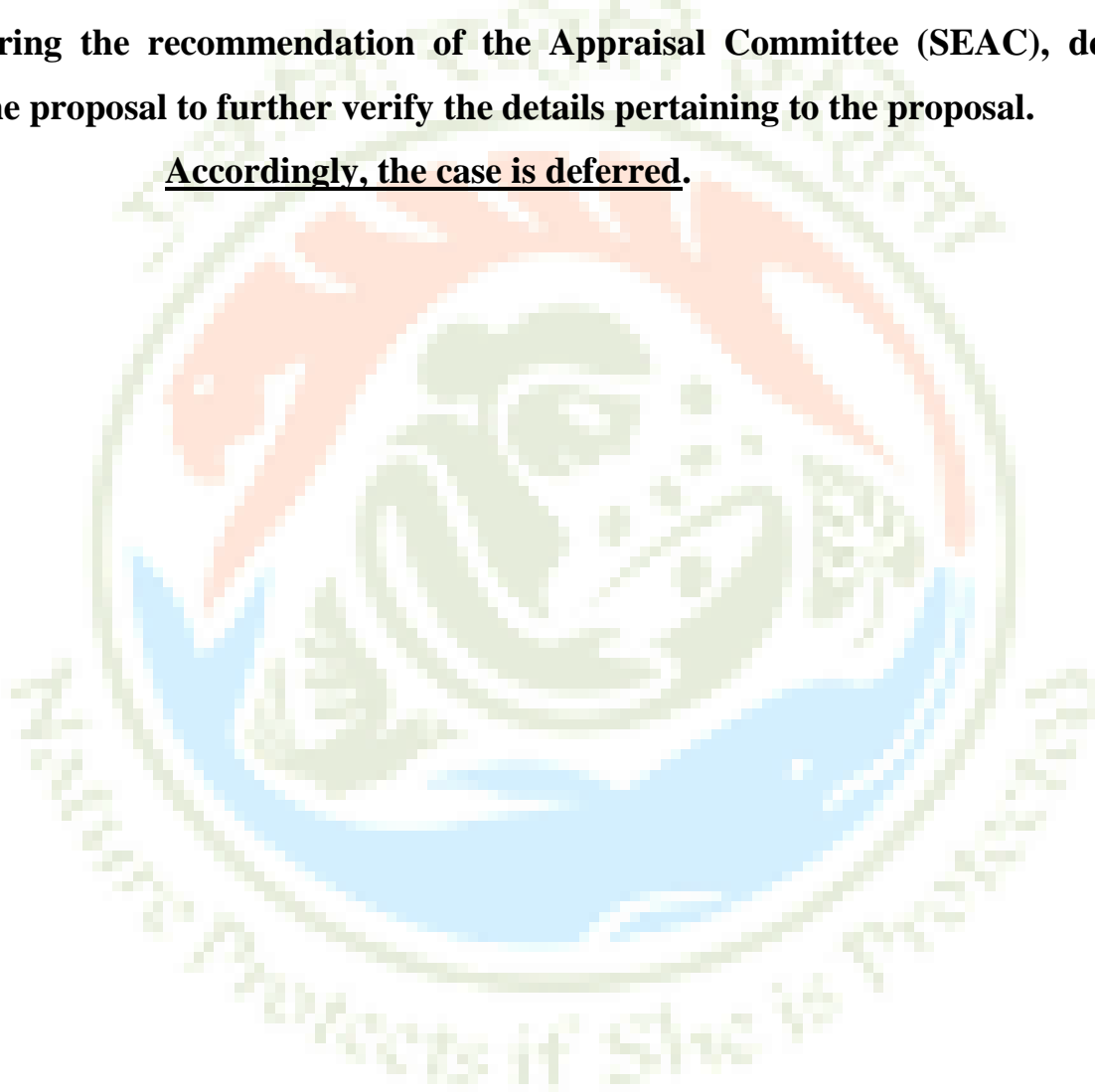
During the Last meeting of SEIAA, it was decided to ask Director General, Town & Country Planning Department to direct concerned official to carry out site inspection of the Project and to submit detailed report of the Actual Construction at the Project Site.

The Senior Town Planner, Gurugram Circle, Gurugram has submitted detailed Report addressed to Member Secretary, SEIAA under intimation to Director General, Town & Country Planning Department; wherein, it is reported that total covered area is 19802.055 Sqm.

Now, the matter was again taken up during 164th Meeting of SEIAA held on 22.08.2023.

The Authority after having seen the relevant record placed on the file and considering the recommendation of the Appraisal Committee (SEAC), decided to defer the proposal to further verify the details pertaining to the proposal.

Accordingly, the case is deferred.



Meeting : 164th
Date : 22.08.2023

Item No. 164.04

Environment Clearance for Proposed Residential Colony under NILP on land measuring 53.3833 Acres in the revenue estate of Village Naurangpur, Sector-79 & 79B, Gurugram, Haryana by M/s Loon Land Development Limited.

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| 1. | Proposal | <u>Fresh Environment Clearance</u> |
| 2. | Project Proponent | <u>M/s Loon Land Development Limited</u> |
| 3. | Location & Category of the Project | Village Naurangpur, Sector-79 & 79B, Gurugram, Haryana 8(b) |
| 4. | Project Cost | ₹ 1940 Crore |
| 5. | Project Consultant | Ind Tech House Consult |
| 6. | NABET, ACCREDITATION | NABET/EIA/2023/SA 0174 Validity: 31/10/2023 |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/INFRA2/422756/2023 dated 21.03.2023** for **Grant of Environment Clearance** within the scope and meaning of **Category 8(b)** of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/- vide DD No. 500919 dated 23.01.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up during 273rd meeting held on 28.07.2023. The PP alongwith consultant appeared before the committee and presented their case. The PP submitted reply of observations of SEIAA raised in its 159th meeting vide letter dated 11.07.2023 alongwith affidavit dated 28.07.2023 wherein they have submitted as under:

1. That there is no land freezed under Natural Conservation Zone (NCZ) in our entire project area of 53.3833 Acres. However, in zoning plan, 16.7413 Acres land freezed till the said land is either purchased by Loon Land Development Ltd. or execution of registered collaboration agreement with land owners/land owning companies.
2. That, we had revised Form 1, Form 1A and EIA report for net plot area which is 36.642 Acres out of 53.3833 Acres for development and the hard copy of the same was submitted during 268th SEAC meeting, Haryana held on 31.05.2023.
3. That as per observation of SEIAA, Haryana we have uploaded on PARIVESH portal online.

The PP has submitted that as per observation of SEIAA, they have uploaded the revised document on PARIVESH portal. With regard to NCZ, the PP have already submitted an affidavit as stated above stating therein that no land of project site is involved/part of NCZ.

A detailed discussion was held on the submission as well as information/documents provided by the PP during the meeting and found them in order. After due deliberation, the committee decided that the project be recommended to SEIAA for grant of Environment Clearance with conditions as conveyed vide 265th and 268th Minutes of Meeting of SEAC, Haryana.

Findings and Decision of THE AUTHORITY (SEIAA):

The aforesaid Proposal was taken up during 164th Meeting of SEIAA held on 22.08.2023.

The Authority, after having detailed deliberations, decided to refer back the proposal to Appraisal Committee (SEAC) with the direction to examine, whether the proposal is fit to be considered within the scope & meaning of Office Memorandum dated 29.03.2022, issued by the Ministry of Environment, Forest & Climate Change, GoI, besides the observations as listed below:

1. Size of the land (53.3833 Acres) as uploaded on PARIVESH Web Portal and mentioned in the proposal, including the recommendation of SEAC (36.642 Acres), indicates variation and mismatching. This needs clarification.

Accordingly, the case is referred back to SEAC.



Meeting : 164th
Date : 22.08.2023

Item No. 164.05

Environmental Clearance for Capacity Expansion of mining of Stone along with associated minor minerals from 60,00,000 TPA to 85,00,000 TPA over and area 54.00 ha at Village Atela Kalan, Tehsil and District Charkhi Dadri and State Haryana by M/s M S K (JV).

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| 1. | Proposal | Grant of <u>Expansion in EC</u> |
| 2. | Project Proponent | <u>M/s M S K (JV).</u> |
| 3. | Location & Category of the Project | Village Atela Kalan, Tehsil and District Charkhi Dadri and State Haryana 1(a) |
| 4. | Project Cost | ₹ 40 Crore |
| 5. | Project Consultant | M/s Vardan Environet |
| 6. | NABET, ACCREDITATION | (No. NABET/EIA/2023/SA 0158 Valid upto : 05/04/2026. |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/MIN/431911/2023** for obtaining **Environmental Clearance for Capacity Expansion** under Category 1(a) of EIA Notification 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/- vide DD No. 004710 dated 11.04.2022** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up during **273rd meeting of SEAC held on 28.07.2023**. The sub-committee constituted by SEIAA in its 162nd meeting, visited the site on 25.07.2023. The sub-committee has submitted its report and observed that the proposed enhancement of production capacity (from 60 MTPA to 85 MTPA) may be considered subject to certain conditions:

1. The project proponent will provide the provision of a dense multilayer green belt with 5 rows of avenue plantations all around the project's boundary using indigenous local species of plants to control air emissions, and noise pollution, and maintain ecosystem equilibrium.

2. The project proponent must implement sufficient dust suppression measure using water gun and sprinklers in critical with high PM¹⁰ and PM^{2.5} level to meet CPCB norms for ambient air quality.
3. Blasting operations should only be conducted during the daytime and must follow controlled practices to minimize ground vibrations and fly rocks. Drills should use dust extractors or water injection systems.
4. An Occupational Health Specialist should be appointed for regular medical examinations of workers engaged in the project. Workers with ailments like BP, diabetes, smoking habits, etc., should undergo health check-ups once every six months, and necessary preventive measures should be taken. National Institute recommendations for mine worker occupational environment should be implemented.
5. Mining operations should be limited to 2 meters above the groundwater table and should not intersect the groundwater table.
6. Pollution due to transportation should be effectively controlled, and mineral transportation should be carried out through covered trucks only. Vehicles should not be overloaded, and only those with a PUCC (Pollution Under Control Certificate) should be allowed to ply.
7. Rainwater harvesting measures should be planned, developed, and implemented in consultation with the Central Groundwater Board/Haryana Water Resource Authority to augment groundwater resources
8. Air pollution prevention and control measures should be implemented in surrounding villages i.e. Khanak, Baganwala and Tosham areas with heavily saturated Ambient Air Quality to bring down AAQ within prescribed standards. The project proponent will provide six Continuous Ambient Air Quality monitoring stations at different locations to cover Air quality profile of the lease mining area and surrounding.
9. Illumination and sound at the project during night time should not disturb nearby villages. Flood lights should be oriented away from villagers, and noise level should be kept within prescribed limits for day and night hours.
10. Vibration studies should be conducted before blasting to evaluate the impact on nearby habitats Alternative mineral extraction methods should be considered near sensitive areas vulnerable to blasting vibrations.
11. Main haulage roads should have permanent water sprinklers, and other roads should be regularly wetted with water tankers fitted with Sprinklers.
12. Mineral transportation through villages should not be allowed, and a bypass road should be constructed to mitigate sound, dust, and accident impacts. The project proponent should bear the cost of widening and strengthening existing public road networks if used for the project.
13. Regular monitoring of groundwater levels and quality should be conducted by establishing a network of wells and piezometers, and data should be sent to relevant authorities periodically.
14. Critical parameters like PM¹⁰, PMs, NO, and SO, will be monitored on a daily basis through CAAQMS (Continuous Ambient Air Quality Monitoring Stations) and water quality should be monitored periodically, and data should be made public via the company's website and display boards at the project site.
15. Noise levels in the work environment should be controlled below 85 dBA, and workers should be provided with ear plugs/muffs.

16. Personnel in dusty areas should wear protective respiratory devices, and receive adequate training and information on safety and health aspects.
17. Prior permission from competent authorities is required for the drawl of surface water and groundwater.

Further, the PP has also submitted an affidavit clarifying the issue of capacity enhancement. The PP submitted as under:

1. Atela Kalan Mine is situated in district CharkhiDadri, Haryana as per approved District Survey Report. Khasra no. and area are mentioned in the approved DSR on page no. 09 which was submitted to SEAC on 30.06.2023.
2. The total Geological reserve is estimated as 74,338,540 Metric Tonne and extractable reserves at 90% recovery are 66,904,686 Tones as per approved Mining Plan. Total extract reserve up to May 2023 is 35,015,010.79 Metric Tonne. Thus, the proposed balance mineable reserve is 31,889,675.21 Metric Tonne.
3. Previous mining plan was approved for the production capacity of stone 60,00,000 TPA. Earlier the mine was in development stage and production was less with limited equipment. Now, the mine is fully developed and, number and capacity of the mining equipment have increased, enabling us to increase the production from 60,00,000 TPA to 85,00,000 TPA. Now, Mining plan is approved for the production of 85,00,000 TPA till the end of mine.
4. As no exploration was done in the area thus the status of the reserves remain the same as it was on 15.09.2014.
5. The Targeted Quantity of Masonary stone yearly to be produced in the next 4 years, till the end of mine.

Calendar program based on balance mineable Reserve

| Year | ROM in (Million TPA) | Total Stone in MTPA @98% |
|--------------|-----------------------------|---------------------------------|
| 2023-2024 | 8.50 | 8.33 |
| 2024-2025 | 8.50 | 8.33 |
| 2025-2026 | 8.50 | 8.33 |
| 2026-2027 | 6.39 | 6.26 |
| Total | 31.89 | 31.25 |

6. SEIAA, Haryana granted the Environmental Clearance to similar case for the Capacity Expansion Mining of Stone from 5.6 MTPA to 9 MTPA at Khasra No 216, over area of 29.50 ha Located at Kalyana 2 Village Kalyana, Tehsil & District Charkhi Dadri, Haryana proposed by M/s SBIPL Projects Limited. (Vide EC letter No. EC23B001HR137089 dated: 31.05.2023) (copy enclosed).

A detailed discussion was held on the report of sub-committee constituted by SEIAA as well as the reply submitted by the PP in support of their contention to increase the capacity of production. Report submitted by sub-committee is self-explanatory, however, it is recommended that the certain conditions raised by the sub-committee may be considered and

added while granting of Environment Clearance to the project. The report of committee is also enclosed with the concerned file.

Further, PP also submitted that in past also the SEIAA has granted environment clearance to some other projects in nearby area while raising their capacity of production (EC letter enclosed) and further submitted that as per record DSR is of District Charkhi Dadri and not of some other district.

After detailed deliberations on the documents produced during the presentation, submissions made by the PP and keeping in view the report of sub-committee constituted by SEIAA, the committee has decided to recommend the case to SEIAA for granting Environment Clearance as per the conditions conveyed vide Minutes of 271st meeting of SEAC and certain conditions observed by the sub-committee may also be considered and added while granting EC to the project.

Findings and Decision of THE AUTHORITY (SEIAA):

The recommendations of the Appraisal Committee (SEAC) were taken up during **164th Meeting of SEIAA held on 22.08.2023.**

After having gone through the details and relevant record placed on the file alongwith considering the recommendations of the Appraisal Committee (SEAC); the Authority decided to defer the case for further verification of details pertaining to the case.

Accordingly, the case is deferred.

Meeting : 164th
Date : 22.08.2023

Item No. 164.06

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

| | | |
|----|--|---|
| 1. | Proposal | Grant of Modification and Expansion in EC |
| 2. | Project Proponent | M/s Raheja Developers Limited. |
| 3. | Location & Category of the Project | Sector 109, Village Pawala Khusrupur, Gurugram, Haryana 8(b) |
| 4. | Project Cost | ₹ 220.12 Crore |
| 5. | Project Consultant | Ind Tech House Consult |
| 6. | NABET, ACCREDITATION | NABET/EIA/2023/SA 0174 Validity: 31/10/2023 |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. online Proposal No. SIA/HR/NCP/30539/2017 dated 27.12.2018** for Grant of **Environment Clearance**, within the scope and meaning of category 8(b) of EIA Notification dated 14.09.2006.

Appraisal & Recommendations of SEAC:

The case was taken up for appraisal in the 170th meeting of the SEAC held on 07.06.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The Term of References were approved by SEIAA in its 115th Meeting, conveyed vide letter dated 07.08.2018. The Project Proponent submitted the EIA Report on 04.04.2019 and the case was taken up in 180th meeting in SEAC and PP presented his project but unable to produce any evidence about the prosecution launched by any competent authority as recommended by the SEAC in its earlier 170th meeting.

Thereafter, the SEAC decided that the PP shall produce the evidence of prosecution launched by the competent authority before appraisal and file was sent back to SEIAA for taking the action as per the minutes of 170th meeting.

Thereafter, the case was taken up in 118th meeting of SEIAA, Haryana held on 12.06.2019 and Public consultation was exempted.

Thereafter, the case was taken up in 202nd meeting of the SEAC held on 30.08.2020 and recommended to SEIAA for grant of EC under Violation Category with an amount of Rs.26,70,400/- towards Remediation plan and Natural and Community Resource Augmentation plan to be spend within a span of three years.

The recommendation of SEAC was considered in 125th meeting of SEIAA held on 07.10.2020 and It was observed that the budgetary amount of Rs.26,70,400/- seems to be very less & certain activities mentioned under the Plan is on the periphery or inside the project which is not allowed as per guidelines. PP is under statutory obligation to provide the Budget of Augmentation and Remediation Plan outside area of Project to preserve Environment. The Budget for the Remediation Plan & Resource Augmentation Plan of the Project is to be as per the guidelines of “CPCB” given in this regard.

Further, the project proponent should submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, State Expert Appraisal Committee and approval of the Authority.

After detailed discussions; the Authority decided to approve in principle on the submission of Re-calculated Budget for the “Remediation Plan, Natural & Community Resource Augmentation Plan.

The Case was again taken up in the 129th meeting of SEIAA held on 12.10.2021; the Authority decided to issue a Show-Cause Notice to the PP to submit bank

guarantee within next 15 days failing which action under the various provisions of Environment (Protection) Act, 1986 would be taken.

The matter was again considered in the 135th meeting of SEIAA held on 25.01.2022 and the Authority observed that PP has not submitted the reply to “Show cause notice” nor submitted any bank-guarantee.

After detailed deliberations; the Authority decided to send the case to SEAC to recalculate the “Damage Assessment” & “Penalty” as per the provisions of SOP dated 07.07.2021 issued by MoEF& CC in regard to violation cases.

The case was taken up in 235th meeting, the PP requested vide letter dated 28.03.2022 for deferment which is considered and acceded by SEAC after discussion.

Now, the case was again taken up in 242nd Meeting of SEAC held on 24.06.2022. The reply of the Show Cause notice still not submitted by the PP nor submitted any Bank Guarantee. Further, neither PP nor consultant has appeared before the Committee and it has been decided that the case be deferred for submission of reply by PP and be taken up in next meeting.

The case taken up in 251st meeting of SEAC, Haryana held on 11.10.2022. During scrutiny of documents, it was observed that the prescribed scrutiny fee has not been deposited by the PP in this case. During the meeting, consultant appeared before the committee but PP has not attended. The committee after deliberation decided to send the case to SEIAA for directing project proponent to deposit prescribed scrutiny fees and reply of the Show Cause Notice issued by the SEIAA for submission of Bank Guarantee.

The recommendations of SEAC were taken up in the 149th meeting of SEIAA held on 08.11.2022.

The Authority after examination relevant record and due deliberations; observed that the **PP has not submitted required Scrutiny fee** in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021, besides this, PP has also not complied with the directions made in regard to submission of Bank Guarantee in the earlier sequence of proceedings in this case. The Authority unanimously feels that PP has not only shown scant concern, but utter defiance to the ongoing proceedings, despite adequate opportunity

in this case. Therefore, the Authority decided to refer this case back to calculate the violations and damage caused to Environment by working out the remedial compensation and penalties within norms & scope of SoPs dated 07.07.2021 in the manner and methodology as employed in the case of M/s G.P. Realtors Pvt. Ltd in OA No. 976 of 2019, besides other relevant action as may be applicable and due in this case.

The case was taken up in 256th meeting held on 01.12.2022. PP has not appeared before the committee. The committee took it seriously and directed PP through their consultant to submit the reply of observations raised by SEIAA in 149th meeting. The PP shall also submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021. The PP is directed to submit reply within 15 days, thereafter, the case shall be taken as and when reply of PP is received.

The case was taken up in 262nd meeting held on 14.03.2023. Neither PP nor any representative on his behalf has appeared before the committee to represent the case. The committee has taken a serious view in this regard and decided that PP may be given one more opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case.

The committee further decided to communicate the decision of committee to PP through their official email as well as speed post and deferred the case for next meeting.

The case was taken up in 266th meeting held on 28.04.2023. The PP appeared before the Committee and submitted a letter wherein it is stated that they were directed to deposit Bank Guarantee of Rs.39.00 Lacs to Haryana State Pollution Control Board but they are unable to deposit the same due to financial crunch and liquidity problems. It is further submitted in letter that they have been granted licences by Town & Country Planning Department during the Month of February, 2023 and their project is expected to launch by 31.07.2023 and requested to grant them permission to deposit Bank Guarantee by 31.08.2023.

The Committee held due deliberation on the request made by PP and decided that the case be sent to SEIAA for further necessary action. However, PP is also directed

to submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

Findings and Decision of THE AUTHORITY (SEIAA):

The case was taken up during 159th Meeting of SEIAA held on 16.05.2023 and after having gone through the details placed on the file, the Authority observed that the **Scrutiny fee as required, (as per Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021) has not been deposited by Project Proponent.**

Accordingly, **the Project Proponent is directed to deposit the same within 4 weeks, positively.** Thereafter, further proceedings shall be taken up, accordingly.

The matter was again taken up during 164th Meeting of SEIAA held on 22.08.2023.

The Authority after having seen the details and record placed on the concerned file along-with perusing the recommendations of the Appraisal Committee; observed as under:

1. That Project Proponent has failed to furnish a **BANK GUARANTEE** of Rs. 39.00 Lakh as directed by the Authority vide Order dated 30.07.2021 in the instant case, till date.
2. That further, Project Proponent has also not deposited the requisite Scrutiny fee as required vide Haryana Govt. Notification dated 14.10.2021.

In view of the above, the Authority deemed it appropriate to refer the case to the Expert Committee with the direction to re-examine the case within the scope & meaning of SoPs dated 07.07.2021 (as the Project was applied during the window period) and re-submit with clear cut recommendations by looking into all aspects pertaining to the case within the scope & meaning of EIA Notification dated 14.09.2006.

Accordingly, the case is referred back.

Meeting : 164th
Date : 22.08.2023

Item No. 164.07

Environmental Clearance for Proposed Industrial Township Development on land area of 155.8375 acres located at revenue village of Nimana, Tehsil Badli, District Jhajjar, Haryana by M/s Model Economic Township Limited.

| | | |
|----|--|--|
| 1. | Proposal | Grant of Fresh EC |
| 2. | Project Proponent | M/s Model Economic Township Limited. |
| 3. | Location & Category of the Project | <u>Revenue Village of Nimana, Tehsil Badli, District Jhajjar, Haryana</u> 8(b) |
| 4. | Project Cost | ₹ 264.93 Crore |
| 5. | Project Consultant | Ind Tech House Consult |
| 6. | NABET, ACCREDITATION | NABET/EIA/2023/SA 0174 Validity: 31/10/2023 |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/INFRA2/437913/2023 dated 24.07.2023** for Grant of **Environment Clearance**, within the scope and meaning of Category 8(b) of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/-vide DD No. 561810 dated 11.05.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The said case was taken up during **274th meetings of SEAC held on 09.08.2023** and the Appraisal Committee (SEAC) made recommendations to the Authority for **Grant of Environment Clearance.**

Findings and Decision of THE AUTHORITY (SEIAA):

The recommendations of the Appraisal Committee (SEAC) were taken up during **164th Meeting of SEIAA held on 22.08.2023.**

The Authority, after perusal of relevant record and details placed on file, alongwith considering the recommendations of the Appraisal Committee (SEAC), **decided to GRANT ENVIRONMENT CLEARANCE under Category 8 (b) to the Project; within the scope & meaning of EIA Notification dated 14.09.2006, with the following conditions:**

1. PP shall maintain **20% of the Total Land as Green Area i.e. 31.16 Acres** (as offered in the proposal & committed the same at the time of presentation before the Appraisal Committee without any deviation). The Green Area i.e. 31.16 Acres shall not be reduced/ modified or put to use for any other use / purpose.
2. That Project Proponent to make it amply clear to all the allottees that, upon crossing a threshold limit of 20,000 Sqmtrs & 1,50,000 Sqmtrs (in case of Industrial Sheds) construction at the Project site, **individual Project entity, shall be required to obtain Environment Clearance within the scope & meaning of EIA Notification dated 14.09.2006.**
3. That Project Proponent shall not allow any Industries/Activities relating to Category A and Category B within the project area/site. At later stage, if any, Category A and Category B industries are allowed to be set up at the project site, then Individual Environment Clearance (as may be applicable), shall be obtained, separately.
4. That the Project shall not carry out any activities in the controlled area, Natural Conservation Zone, Eco-Sensitive Zone, Wildlife Sanctuary, if any.
5. That in view of the increasing Number of electrical vehicles, Project Proponent is expected to encourage & make efforts for the installation of electrical charging points, at the Project site.

Accordingly, the case is disposed of.

Meeting : 164th
Date : 22.08.2023

Item No. 164.08

ToR under violation category for the project “Auria” Group Housing Colony” at Village Baselva, Palwali & Kheri Khalan, Sector 88, Faridabad, Haryana by M/s RPS Infrastructure Ltd.

| | | |
|----|--|---|
| 1. | Proposal | <u>For Approval of Terms of Reference (ToR)</u> |
| 2. | Project Proponent | M/s RPS Infrastructure Ltd. |
| 3. | Location & Category of the Project | Village Baselva, Palwali & Kheri Khalan, Sector 88, Faridabad, Haryana 8(a) |
| 4. | Project Cost | ₹ 300.00 Crore |
| 5. | Project Consultant | <u>Perfect Enviro Solutions Pvt. Ltd.</u> |
| 6. | NABET, ACCREDITATION | NABET/EIA/2225/RA 0284 Validity: 26/11/2025 |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/INFRA2/434517/2023 dated 24.06.2023** for Approval of Terms of Reference (violation) under category 8 (a) within the scope and meaning of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of ₹ **2,00,000/- vide DD No. 192590 dated 10.07.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

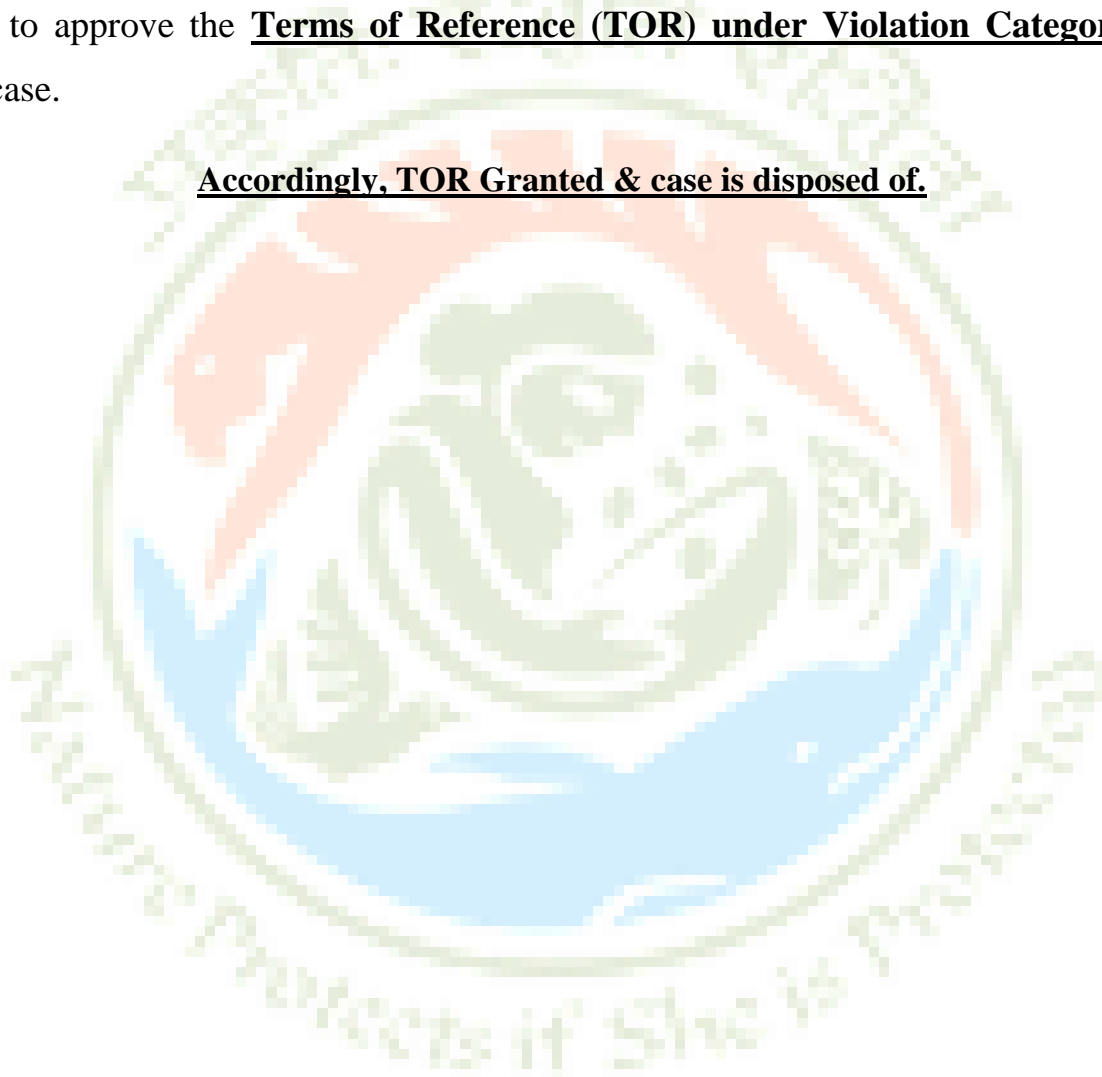
*The said case was taken up during 274th meetings of SEAC held on 09.08.2023 and **SEAC recommended the Project to SEIAA for Grant of Terms of Reference and additional Terms of Reference (under violation) for undertaking EIA and preparation of Environment Management Plan (EMP).***

Findings and Decision of THE AUTHORITY (SEIAA):

The recommendations of SEAC were taken up during **164th Meeting of SEIAA held on 22.08.2023.**

The Authority after having gone through the details & record placed on the file alongwith considering the recommendations of the Appraisal Committee (SEAC), decided to approve the **Terms of Reference (TOR) under Violation Category**, in the instant case.

Accordingly, TOR Granted & case is disposed of.



Meeting : 164th
Date : 22.08.2023

Item No. 164.09

ToR under violation category for the project PCI IT Complex “Prime Tower” at Plot No. 287-288, Phase II, Udyog Vihar, Gurgaon, Haryana by M/s PCI Limited.

| | | |
|----|--|---|
| 1. | Proposal | <u>For Approval of Terms of Reference (ToR)</u> |
| 2. | Project Proponent | M/s PCI Limited. |
| 3. | Location & Category of the Project | Plot No. 287-288, Phase II, Udyog Vihar, Gurgaon, Haryana 8(a) |
| 4. | Project Cost | ₹ 6872.91 lakh |
| 5. | Project Consultant | <u>Ind Tech House Consult</u> |
| 6. | NABET, ACCREDITATION | NABET/EIA/2023/SA 0174 Validity: 31/10/2023 |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/INFRA2/437932/2023 dated 24.07.2023** for Approval of Terms of Reference (violation) under category 8 (a) within the scope and meaning of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of ₹ **1,50,000/- vide DD No. 095360 dated 19.07.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

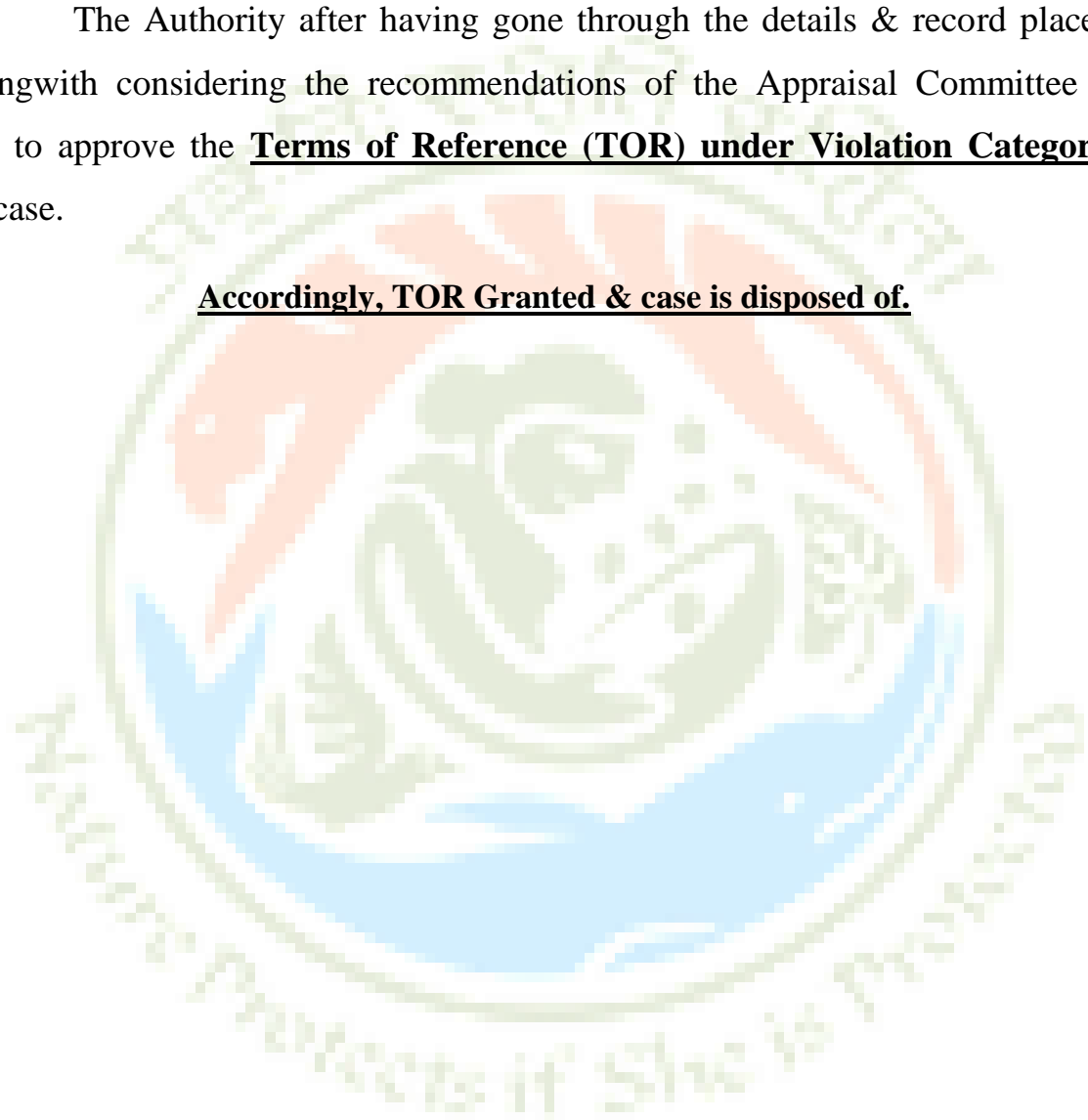
*The said case was taken up during 274th meetings of SEAC held on 09.08.2023 and **SEAC recommended the Project to SEIAA for Grant of Terms of Reference and additional Terms of Reference (under violation) for undertaking EIA and preparation of Environment Management Plan (EMP).***

Findings and Decision of THE AUTHORITY (SEIAA):

The recommendations of SEAC were taken up during **164th Meeting of SEIAA held on 22.08.2023.**

The Authority after having gone through the details & record placed on the file alongwith considering the recommendations of the Appraisal Committee (SEAC), decided to approve the **Terms of Reference (TOR) under Violation Category,** in the instant case.

Accordingly, TOR Granted & case is disposed of.



Meeting : 164th
Date : 22.08.2023

Item No. 164.10

Environment Clearance for Expansion of “Commercial-cum-Office Complex” at Sector 42, Golf Course Road, Gurugram, Haryana by M/s Munjal Hospitality Private Limited.

| | | |
|----|--|---|
| 1. | Proposal | <u>Grant of Expansion in EC</u> |
| 2. | Project Proponent | M/s Munjal Hospitality Private Limited. |
| 3. | Location & Category of the Project | Sector 42, Golf Course Road, Gurugram, Haryana 8(a) |
| 4. | Project Cost | ₹ 1141 Crore |
| 5. | Project Consultant | M/s Perfect Enviro solutions Pvt. Ltd. |
| 6. | NABET, ACCREDITATION | <u>NABET/EIA/2225/RA 0284</u> Validity: 26/11/2025 |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/INFRA2/425129/2023 dated 11.04.2023** for grant of **Environment Clearance**, within the scope and meaning of Category 8(a) of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/- vide DD No. 019393 dated 28.03.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up during 274th meeting of SEAC held on 09.08.2023. The PP along with consultant appeared before the committee and presented their case. The report of above mentioned committee constituted by SEIAA vide order dated 12.06.2023 has been received. The report was circulated among the Members of the SEAC as well as to PP and Consultant vide email dated 28.07.2023.

The report was thoroughly discussed during the meeting and it is observed that the sub-committee visited the site on 23.06.2023. After detailed discussion it was observed that the report of the sub-committee is as follows:

Observation 1: Mismatching of details in Khasra No. Mentioned in License issued by DTCP, Haryana & Aravalli NOC by the Deputy Commissioner. This Needs Clarity.

Reply:

- The land has been allotted by Town & Country Planning, Haryana with License No-25-26 of 1999 dated 21.04.1999 for Commercial colony over an area measuring 3.9437 acres for Khasra No. 542, 544 Min & 545 granted to Sh. Mamam Singh S/o Sh. Ram Nath & others & transferred to Krishna Buildwell & Developers Pvt. Both the licenses are granted on the name of M/s Krishna Buildwell Pvt. Ltd. Same is attached as Annexure II.
- As per order Endst no. DS-R-LC-303/2013/34669 dated 25/03/2013 the terms and conditions stipulated in the license will remain the same and will be complied with by Ms Munjal Hospitality Pvt. Ltd. The project was auctioned and sold to M/s Munjal Hospitality Pvt. Ltd on the revised Schedule Khasra No. 543/1, 542, 545, 544/2. The Approval of the plans accord in favour of original license shall now be deemed approved in favour of Munjal Hospitality Pvt. Ltd. Land Papers is attached as Annexure III.
- Thereafter, Aravali NOC was issued by Deputy Commissioner, Gurgaon vide S.No. 1416 dated 12.06.2014 to M/s Munjal Hospitality Pvt. Ltd for the Revised Khasra No. 543/1, 542, 545, 544/2. Same is attached as Annexure V.
- A Renewed license for the Khasra No. 543/1, 542, 545, 544/2 has been obtained vide Memo no.- LC303/JE(SJ)-2021/8268 dated 26.03.2021, which is valid up to 20.04.2026. Same is attached as Annexure IV.

Hence, the Khasra no. mentioned in the License No-25-26 of 1999 dated 21.04.1999 with revised land schedule vide order Endst no. DS-R-LC-303/2013/34669 dated 25/03/2013 & Aravali NOC & Forest NOC is given:

| Comparative of Khasra No. | | |
|---------------------------|--|---|
| Khasra No. | Order Endst no. DS-R-LC-303/2013/34669 dated 25/03/2013 with Revised Land Schedule | Aravali NOC S.No. 1416 dated 12.06.2014 |
| | 543/1, 542, 545, 544/2 | 543/1, 542, 545, 544/2 |

Observation 2: That the height of the building as per approval granted by Airport Authority of India (NOC) at 105 meters and whereas, PP has proposed and claimed the height of 07 meters of the project. The mismatching needs clarification.

Reply: The height of the building as per previous Environmental clearance dated 28.08.2020 is 105 meters & for the proposed expansion the height of the building is 107 meters which is inline with the height mentioned in the AAI approval received i.e. 108.5 meters vide letter no. AAI/RHQ/NR/ATM/NOC/2021/72/304-307 dated 01.02.2021. Same is attached as Annexure VI.

Observation 3: Total Plot Area is decreasing & Built Up area is increasing along with increase in no. of floors, plea & proposal are not at Harmony. This needs justification.

Reply: The plot area as per Environmental Clearance dated 28.08.2020 is 15959.56 m² and G+17 Floors have been constructed and slab of 18th floor has been laid. For the proposed expansion the total plot area of the project will remain the same i.e 15959.56 m² and after deduction of 1289 m² area for road widening, net plot area will be 14670.56 m². Environmental Clearance is attached as Annexure I.

Built-up area is increasing due to the additional FAR of TDR that M/s Munjal Hospitality Pvt. Ltd. is obtaining from the Town and Country Planning Department. Hence one additional floor is proposed in the planning, this may lead to increase in Built up area of the proposed project. The request letter for TDR is attached as Annexure VII.

Built up area after proposed expansion will be increased from 98935.114 to 105174.590 m². Detailed area break up table is given below:

Area Details

| Description | Unit | Details as per Earlier EC- 20.08.2020 | After Expansion |
|---------------|----------------|--|-----------------|
| Plot area | m ² | 15959.56 | 15,959.56 |
| Deduction | m ² | | 1289.0 |
| Net plot area | m ² | | 14670.56 |
| G.C (Per) | m ² | 9576.70 | 9575.74 |

| | | | |
|--|----------------|-----------|----------------------------|
| G.C (Ach) | m ² | 6580.13 | 6805.60 |
| FAR permissible (under TOD policy) | m ² | 55858.468 | 55858.47 (3.5) |
| FAR green building (15% for 5 star GRIHA rating) | m ² | 2393.93 | 2393.93 |
| TDR FAR (proposed) | m ² | | 8929.72 (15% of plot Area) |
| Total Permissible FAR | m ² | | 67182.12 |
| FAR Proposed/Achieved (A) | m ² | 58252.394 | 67182.12 |
| Area proposed in energy center and guard room(B) | m ² | | 2005.39 |
| First Basement area | m ² | 40682.72 | 7293.20 |
| Second Basement area | m ² | | 7474.1 |
| Third Basement area | m ² | | 7474.04 |
| Fourth Basement Area | m ² | | 7474.04 |
| Total Basement Area | m ² | | 29715.41 |
| Non FAR Area | m ² | | 6271.669 |
| Total Non FAR Area (Basement area+other Non FAR) (C) | m ² | | 35987.109 |
| Built Up Area (A+B+C) | m ² | 98935.114 | 105174.594 |

Keeping in view the report of sub-committee, the recommendations already made by SEAC vide its 267th MoM dated 16.05.2023 are reiterated to grant EC to the project.

Findings and Decision of THE AUTHORITY (SEIAA):

The recommendation of SEAC was taken up during **164th Meeting of SEIAA held on 22.08.2023.**

After due deliberations, the Authority decided to defer the case for the next meeting to verify certain details pertaining to the project.

Meeting : 163rd
Date : 02.08.2023

Item No. 163.11

Environment Clearance for Project “Expansion of Group Housing Colony” at Village Neemka, Sector-77, Faridabad, Haryana by M/s KLJ Developers Pvt. Ltd.

| | | |
|----|--|--|
| 1. | Proposal | Grant of Expansion in EC |
| 2. | Project Proponent | M/s KLJ Developers Pvt. Ltd. |
| 3. | Location & Category of the Project | Village Neemka, Sector-77, Faridabad, Haryana 8(b) |
| 4. | Project Cost | ₹ 1144.75 Crore |
| 5. | Project Consultant | M/s Perfect Enviro solutions Pvt. Ltd. |
| 6. | NABET, ACCREDITATION | <u>NABET/EIA/2225/RA 0284</u> <u>Validity: 26/11/2025</u> |

The said Proposal was submitted to the Authority, (SEIAA) (as **online Proposal**) **vide No. SIA/HR/INFRA2/427252/2023 dated 26.04.2023** for grant of **Environment Clearance**, within the scope and meaning of Category 8(b) of EIA Notification dated 14.09.2006. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/- vide DD No. 005770 dated 21.11.2022** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up during 274th meeting of SEAC held on 09.08.2023. The PP alongwith consultant appeared before the committee and presented their case. The report of above mentioned committee constituted by SEIAA vide order dated 12.06.2023 has been received alongwith two letters dated 23.06.2023 and 07.08.2023 (both addressed to MS, SEIAA). The report was circulated among the Members of the SEAC as well as to PP and Consultant vide email dated 07.08.2023

The sub-committee visited the site on 23.06.2023 and finds as follows:

1. Proposed construction for the balance/applicable FAR will be done in Pocket C and in Pocket B within their existing vacant land (out of total 50.325 acres) except community sites & other non FAR developments.
2. The PP has submitted the copy of permission obtained from HSVP for revenue rasta passing through licensed land.
3. EC was obtained for construction of 3472 flats including 462 EWS but PP has constructed 2774 flats including 516 EWS.
4. PP has constructed the 01 level of Basement.
5. Construction was not going on at site.

The report was discussed thoroughly in the meeting. **After detailed discussion, the committee has observed that the findings of the sub-committee are self explanatory and accordingly recommendations already made by SEAC vide its 267th MoM dated 16.05.2023 are reiterated to grant EC to the project.**

Findings and Decision of THE AUTHORITY (SEIAA):

The recommendation of SEAC was taken up during **164th Meeting of SEIAA held on 22.08.2023.**

The Authority, after having seen the relevant record and details placed on file, besides considering the recommendations of the Appraisal Committee (SEAC), **the decided to GRANT ENVIRONMENT CLEARANCE under Category 8 (a) within the scope & meaning of EIA Notification dated 14.09.2006, to the Project with the following conditions:**

1. That the Project shall not carry out any activities in the controlled area, Natural Conservation Zone, Eco-Sensitive Zone, Wildlife Sanctuary, if any.
2. That the Project Proponent shall maintain Green Area **30745.26 Sqm (15.10%)** of the total plot area, which shall not be altered, modified or put to any other use than Green activities meant to conserve, preserve and develop the Environment.

3. That Project Proponent shall make efforts for the installation of Solar Power infrastructure for the sake of Environment.
4. That in view of the increasing Number of electrical vehicles, Project Proponent is expected to make efforts for the installation of electrical charging points at the Project site.

Accordingly, the case is disposed of.

The meeting ended with a vote of thanks.
