State Environment Impact Assessment Authority (SEIAA), Haryana

Minutes of 173rd Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 16.05.2024 at 11.00 AM, under the Chairmanship of Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1st Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

List of Participants

1.	**Prof. R. Baskar,** FGGS School of Sciences. IGNOU, Delhi **(Attended Meeting through "VC")**	**Expert Member, SEIAA**
2.	**Shri Pardeep Kumar, IAS** Director, Environment & Climate ChangeDepartment, Haryana	**Member Secretary, SEIAA**

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 17)"** for discussions in the said meeting.

"Later, the Minutes of the 172nd Meeting of SEIAA held on 09.05.2024 were "CONFIRMED" as part of the proceedings of 173rd meeting held on 16.05.2024"

Meeting : 173rd **Date : 16.05.2024** **Time : 11:00 AM**	**AGENDA ITEMS** **(Sr. No. 01 to 17)**

The Authority took up the following Proposals during 173rd Meeting for consideration and decisions thereof:

Item No. 173.01

EC 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).

The Project Proponent was submitted online Proposal **No. SIA/HR/MIN/431911/2023** dated **08.06.2023** for obtaining Expansion of Environment Clearance under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted requisite scrutiny fee of **1,50,000/- 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). The project was granted ToR on 29.07.2022.

Appraisal & Recommendations of SEAC:

The case was taken up in **271st meeting of SEAC held on 30.06.2023.** The PP presented the case before the committee. During the presentation the PP was asked to submit detailed information about the project. The committee discussed the case and raised some observations to which PP submitted the reply along with affidavit. The Committee thoroughly discussed the details, contents of affidavit and documents submitted by the PP at length. The PP has proposed Capacity expansion of mining of Stone along with associated minor minerals from 60,00,000 TPA to 85,00,000 TPA over an area 54.00 ha at village Atela Kalan, Tehsil and District Charkhi Dadri and state of Haryana.

After deliberations the Committee was of the unanimous view that this case should be **recommended to the SEIAA for granting of Expansion of Environmental Clearance till the validity of Mining Plan i. e. for five years from the date of approval of Mining Plan as approved vide letter dated 24.03.2022** by Director General, Mines & Geology Department, Haryana 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:**

Name of the Project: Capacity expansion of mining of Stone along with associated minor minerals from 60,00,000 TPA to 85,00,000 TPA over an area 54.00 ha at village AtelaKalan, Tehsil and district CharkhiDadri and state Haryana proposed by M/s MSK (JV).		
1.	**Online Proposal Number**	SIA/HR/MIN/431911/2023
2.	**Name of the Project**	Capacity expansion of mining of Stone along with associated minor minerals from 60,00,000 TPA to 85,00,000 TPA over an area 54.00 ha at village AtelaKalan, Tehsil and district CharkhiDadri and state Haryana proposed by M/s. MSK (JV).
3.	**Nature & category of Mine**	Non-Coal Mining Category 'B' of Activity 1(a)
4.	**Project Proponent**	M/s. MSK (JV) Pvt. Ltd.
5.	**Location of Project**	village AtelaKalan, Tehsil and district CharkhiDadri and state Haryana
6.	**Toposheet No.**	H43V14, H43W2 & H43W3
7.	**Area of the project**	54.00 ha
8.	**Maximum Production Capacity**	8.5 MTPA
9.	**Geological Mineral Reserve**	74338540 MT
10.	**Mineable Reserve**	66904686 MT
11.	**Geographical co-ordinates**	N $28^0$34'10''N " to N $28^0$34'42.11''N

		E 760^{0}5’38.24’’E ” to E 76^{0}06’13.90’’E
12.	**Elevation Range in the area**	401 mRL to 239 mRL
13.	**Mining Method & Technology**	Opencast Mechanized mining is proposed
14.	**Ultimate depth of Mining**	237 mRL
15.	**Ground water level**	50-54 bgl
16.	**GWT intersection**	In this mining the top level at 401 mRL and surface level at 239 mRL, hence height of lease area is 162 m above ground. The ground water table of the project site ranges from 50-54 bgl (189-185 mRL). The depth on mining at the end of 5th year will be 183 m from hill top (218 mRL) and ultimate depth of mining will be 39m (185 mRL) from the surface, hence the water table will not intersect during the entire mine life.
17.	**Water Requirement**	**Existing-** Mine Operation & Dust Suppression : 15.00 KLD Green Belt Development/Plantation : 18.00 KLD Domestic (Drinking Facilities) : 5.00 KLD Others : 2.00 KLD **Total Water Requirement: 40.00 KLD** **Proposed After Expansion -** Dust suppression: 0 KLD Domestic/Drinking: 5 KLD Green belt/Plantation: 0 KLD **Total Water Requirement: 45 KLD**
18.	**Project Cost**	Existing : Rs. 884.07 Lakhs Additional : Rs. 86.05 Lakhs Total cost of the project will be Rs. 970.57 Lakhs
19.	**Water Requirement**	**Existing-** Mine Operation & Dust Suppression : 15.00 KLD Green Belt Development/Plantation : 18.00 KLD Domestic (Drinking Facilities) : 5.00 KLD Others : 2.00 KLD **Total Water Requirement: 40.00 KLD** **Proposed After Expansion -** Dust suppression: 0 KLD Domestic/Drinking: 5 KLD Green belt/Plantation: 0 KLD **Total Water Requirement: 45 KLD**
20.	**Source of water**	Total Water requirement in this project site is 45 KLD. Permission for Ground water utilization from HWRA has been obtained vide letter no. HWRA/NOC/MIN/N/2023/2 Dated 06.02.2023 which valid up to 06.02.2024.
21.	**Environment Management Plan Budget**	Capital cost - 2.5 Lakhs Recurring-5.5 Lakhs Total-30 Lakhs
22.	**CER Budget**	Rs. 30.00 Lakhs
23.	**Power Requirement**	PP has already taken the electricity connection (30 KV) from the DHBVN, after the expansion electricity will be arranged from the same source. No additional electricity will be increased after the expansion.

ENVIRONMENT MANAGEMENT BUDGET (5 YEARS)

Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs)	Total cost (In Lakhs) for 5 years
Air Pollution Control Measures			
Water sprinkling for Dust Suppression	0	1	5
Water Pollution Control Measures			
Construction of Garland Drain	0	0.5	2.5
Construction of Retaining Wall	0	0.5	2.5
Greenbelt Development			
Plantation	2.5	2.5	15
Maintenance of Water Pond			
Rainwater Recharging	0	1	5
Total	**2.5**	**5.5**	**30**

BUDGET FOR OCCUPATIONAL HEALTH & SAFETY (ANNUAL)

Sr. No	OHS Requirement	Budget (In Lakhs)
1.	Availability of Fire Extinguishers, Fire Hydrant in the service building and administrative area.	8.0
2.	Availability of Smoke detectors in the service building and administrative area.	4.0
3.	For the Purchase of PPE Kit.	3.0
Total		**15.0**

A. <u>Specific conditions</u>

1. The PP shall get the Wildlife Conservation Plan approved from competent authority before start of Mining Operations.
2. The PP shall get the prior consent of the District Town Planner about the area falling under Aravali range or Natural Conservation Zone as per National Capital Region Planning Board and the Aravali notification dated 07.05.1992 as per Forest NoC issued to the project.
3. The Environmental clearance is granted subject to the Final outcome of Hon'ble Supreme Court of India, Hon'ble High Court of India and any other court of law, if any as applicable to this project.
4. The PP shall construct the pucca link roads to the mining site before the start of mining.
5. The PP shall prepare the Mine safety plan and get it approved from the competent authority before the start of mining
6. The Main haulage road in the mine should be provided with permanent water sprinklers and other roads should be regularly wetted with water tankers fitted with sprinklers.
7. Transportation of the minerals by road passing through the village shall not be allowed. A 'bypass' road should be constructed (say, leaving a gap of at least 200 meters) for the purpose of transportation of the minerals so that the impact of sound, dust and accidents could be mitigated. The Project Proponent shall bear the cost towards the widening and strengthening of existing public road network in case the same is proposed to be used for the Project. No road

movement should be allowed on existing village road network without appropriately increasing the carrying capacity of such roads.

8. Likewise, Alteration or re-routing of foot paths, pagdandies, cart roads, and village infrastructure public utilities or roads (for purposes of land acquisition for mining) shall be avoided to the extent possible and in case such acquisition is inevitable, alternative arrangements shall be made first and then only the area acquired. In these types of cases, inspection Reports by site visit by experts may be insisted upon which should be done through reputed institutes.
9. 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.
10. The PP shall ensure that the amount as earmarked in EMP Budget for Development and Maintenance of Haulage Route as demanded by the locals during the Public Hearing be spent.
11. The EMP cost on Socio Economic Activities shall be used at the project site and EMP recurring for the project shall be spent throughout the operation of the project.
12. Socio Economic Development of the neighbourhood Habitats could be planned and executed by the Project Proponent more systematically based on the 'Need based door to door survey' by established Social Institutes/Workers. The report shall be submitted to the SEIAA on six monthly bases.
13. 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.
14. Proponent shall appoint an Occupational Health Specialist for Regular and Periodical medical examination of the workers engaged in the Project and maintain records accordingly; also, Occupational health check-ups for workers having some ailments like BP, diabetes, habitual smoking, etc. shall be undertaken once in six months and necessary remedial/preventive measures taken accordingly. The Recommendations of National Institute for ensuring good occupational environment for mine workers shall be implemented
15. An independent study be organized during peak activity, to understand how the actual compare with the carrying capacities and further decisions taken to maintain sustainability of this essential stone extraction and supply activity. Project Proponent shall ensure that the road may not be damaged due to transportation of stone.
16. 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.
17. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive

species should not be used for landscaping. As proposed the plantation in 33% of the total area of project site will be carried out including statutory boundary barrier, Gram Panchayat, nearby schools, hospitals and along the road in consultation with local authority or Govt. Body. Native plant species as suggested by villagers/specialist may be planted.

18. Implementation of Action Plan on the issues raised during the Public Hearing shall be ensured. The PP shall complete all the tasks as per the Action Plan submitted with budgetary provisions during the Public Hearing.
19. The mining operations shall be restricted to above ground water table and it should not intersect groundwater table. In case of working below ground water table, prior approval of the Ministry of Environment, forest and Climate Change and Central Ground Water Authority shall be obtained, for which a detailed hydro-geological study shall be carried out; The Report on six monthly basis on changes in Ground water level and quality shall be submitted to the Regional Office of the Ministry.
20. The pollution due to transportation load on the environment will be effectively controlled & water sprinkling will also be done regularly Vehicles with PUCC only will be allowed to ply. The mineral transportation shall be carried out through covered trucks only and the vehicles carrying the mineral shall not be overloaded. Project should obtain 'PUC' certificate for all the vehicles from authorized pollution testing centres.
21. There shall be planning, developing and implementing facility of rainwater harvesting measures on long terms basis in consultation with Regional Director, Central Groundwater Board and implementation of conservation measures to augment ground water resources in the area in consultation with Central Ground Water Board.
22. Where ever blasting is undertaken as part of mining activity, the Project Proponent shall carry out vibration studies well before approaching any such habitats or other buildings, to evaluate the zone of influence and impact of blasting on the neighbourhood. Within 500 meters of such sites vulnerable to blasting vibrations avoidance of use of explosives and adoption of alternative means of mineral extraction, such as ripper/dozer combination/rock breakers/surface miners etc. should be seriously considered and practiced wherever practicable. A provision for monitoring of each blast should be made so that the impact of blasting on nearby habitation and dwelling units could be ascertained. The covenant of lease deed under Rule 31 of MCR 1960 provides that no mining operations shall be carried out within 50 meters of public works such as public roads and buildings or inhabited sites except with the prior permission from the competent authority
23. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
24. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
25. The PP shall take precautions to suppress the dust in and around the mining site. Use of effective sprinkler system to suppress fugitive dust on haul roads and other transport roads shall be ensured.
26. Implementation of Haryana Government Rehabilitation and Resettlement of Land Owners' Policy as per applicability in the area.

27. Implementation of Environment Management Policy of the Company w.r.t. judicious use of Mineral resources for growth & development synchronizing mining & environment with prosperity.

28. The Project Proponent shall also take all precautionary measures during mining operation for conservation and protection of endangered flora/fauna, if any, spotted in the study area.

29. The illumination and sound at night at project site, disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. Project Proponent must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day light/night hours.

30. A comprehensive study for slope stabilization of mine benches and OB dumps shall be undertaken within one year.

31. The PP shall manage the overburden at the mining site if left after sale.

32. Washing of all transport vehicles should be done inside the mining lease.

33. The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.

34. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project if any and also obtained the CTO from HSPCB after the approval from CGWA

35. Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

36. The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.

B. <u>Statutory Compliance</u>

1. This Environmental Clearance (EC) is subject to orders/ judgment of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, Common Cause Conditions as may be applicable.

2. The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August,2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Ors before commencing the mining operations.

3. The State Government concerned shall ensure that mining operation shall not be commenced till the entire compensation levied, if any, for illegal mining paid by the Project Proponent through their respective Department of Mining & Geology in strict compliance of Judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Ors.

4. This Environmental Clearance shall become operational only after receiving formal NBWL Clearance from MoEF&CC subsequent to the recommendations of the Standing Committee of National Board for Wildlife, if applicable to the Project.

5. This Environmental Clearance shall become operational only after receiving formal Forest Clearance (FC) under the provision of Forest Conservation Act, 1980, if applicable to the

Project.

6. Project Proponent (PP) shall obtain Consent to Operate after grant of EC and effectively implement all the conditions stipulated therein. The mining activity shall not commence prior to obtaining Consent to Establish/Consent to Operate from the concerned State Pollution Control Board/Committee.

7. The PP shall adhere to the provision of the Mines Act, 1952, Mines and Mineral (Development & Regulation), Act, 2015 and rules & regulations made there under. PP shall adhere to various circulars issued by Directorate General Mines Safety (DGMS), Mines & Geology Department, Haryana and Indian Bureau of Mines from time to time.. Also adhere to Haryana Minor Mineral Concession, Stocking, Transportation of Minerals and Prevention of Illegal Mining Rules, 2012.

8. The Project Proponent shall obtain consents from all the concerned land owners, before start of mining operations, as per the provisions of MMDR Act, 1957 and rules made there under in respect of lands which are not owned by it.

9. The Project Proponent shall follow the mitigation measures provided in MoEFCC's Office Memorandum No.Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area".

10. The Project Proponent shall obtain necessary prior permission of the competent authorities for drawl of requisite quantity of surface water and from CGWA for withdrawal of ground water for the project.

11. A copy of EC letter will be marked to concerned Panchayat / local NGO etc. if any, from whom suggestion / representation has been received while processing the proposal.

12. State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/ Tehsildar's Office for 30 days.

13. The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change (www.parivesh.nic.in). A copy of the advertisement may be forwarded to the concerned MoEFCC Regional Office for compliance and record.

14. The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred than mining operation shall only be carried out after transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.

I. Air Quality Monitoring and Preservation

1. The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatological data about wind direction such that an angle of 120° is made between the

monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. . $PM_{10,}$ $PM_{2.5}$, NO2, CO and SO2 etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.

2. Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metalled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM_{10} and $PM_{2.5}$ are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEFCC/Central Pollution Control Board.

II. Water Quality Monitoring and Preservation

1. In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEFCC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.

2. Regular monitoring of the flow rate of the springs and perennial nallahs flowing in and around the mine lease shall be carried out and records maintain. The natural water bodies and or streams which are flowing in an around the village, should not be disturbed. The Water Table should be nurtured so as not to go down below the pre-mining period. In case of any water scarcity in the area, the Project Proponent has to provide water to the villagers for their use. A provision for regular monitoring of water table in open dug wall located in village should be incorporated to ascertain the impact of mining over ground water table. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

3. Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new piezo-meter installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

4. The Project Proponent shall undertake regular monitoring of natural water course/ water resources/ springs and perennial nallahs existing/ flowing in and around the mine lease and maintain its records. The project proponent shall undertake regular monitoring of water quality upstream and downstream of water bodies passing within and nearby/ adjacent to the mine lease and maintain its records. Sufficient number of gullies shall be provided at appropriate places within the lease for management of water. PP shall carryout regular monitoring w.r.t. pH

and included the same in monitoring plan. The parameters to be monitored shall include their water quality vis-à-vis suitability for usage as per CPCB criteria and flow rate. It shall be ensured that no obstruction and/ or alteration be made to water bodies during mining operations without justification and prior approval of MoEF&CC. The monitoring of water courses/ bodies existing in lease area shall be carried out four times in a year viz. pre- monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January) and the record of monitored data may be sent regularly to Ministry of Environment, Forest and Climate Change and its Regional Office, Central Ground Water Authority and Regional Director, Central Ground Water Board, State Pollution Control Board and Central Pollution Control Board. Clearly showing the trend analysis on six-monthly basis.

5. Quality of polluted water generated from mining operations which include Chemical Oxygen Demand (COD) in mines run-off; acid mine drainage and metal contamination in runoff shall be monitored along with Total Suspended Solids (TDS), Dissolved Oxygen (DO), pH and Total Suspended Solids (TSS). The monitored data shall be uploaded on the website of the company as well as displayed at the project site in public domain, on a display board, at a suitable location near the main gate of the Company. The circular No. J-20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment, Forest and Climate Change may also be referred in this regard.
6. Project Proponent shall plan, develop and implement rainwater harvesting measures on long term basis to augment ground water resources in the area in consultation with Central Ground Water Board/State Groundwater Department. A report on amount of water recharged needs to be submitted to Regional Office MoEF&CC annually.
7. Industrial waste water (workshop and waste water from the mine) should be properly collected and treated so as to conform to the notified standards prescribed from time to time. The standards shall be prescribed through Consent to Operate (CTO) issued by concerned State Pollution Control Board (SPCB). The workshop effluent shall be treated after its initial passage through Oil and grease trap.
8. The water balance/water auditing shall be carried out and measure for reducing the consumption of water shall be taken up and reported to the Regional Office of the MoEF&CC and State Pollution Control Board/Committee.

III. <u>Noise and vibration monitoring and prevention</u>

1. The peak particle velocity at 500m distance or within the nearest habitation, whichever is closer shall be monitored periodically as per applicable DGMS guidelines.
2. The illumination and sound at night at project sites disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. PPs must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day/night hours.
3. The Project Proponent shall take measures for control of noise levels below 85 dba in the work environment. The workers engaged in operations of HEMM, etc. should be provided with ear plugs /muffs. All personnel including laborers working in dusty areas shall be provided with protective respiratory devices along with adequate training, awareness and information on

safety and health aspects. The PP shall be held responsible in case it has been found that workers/ personals/ laborers are working without personal protective equipment.

IV. Mining Plan

1. The Project Proponent shall adhere to the working parameters of mining plan which was submitted at the time of EC appraisal wherein year-wise plan was mentioned for total excavation i.e. quantum of mineral, waste, over burden, inter burden and top soil etc.. No change in basic mining proposal like mining technology, total excavation, mineral & waste production, lease area and scope of working (viz. method of mining, overburden & dump management, O.B & dump mining, mineral transportation mode, ultimate depth of mining etc.) shall not be carried out without prior approval of the Ministry of Environment, Forest and Climate Change, which entail adverse environmental impacts, even if it is a part of approved mining plan modified after grant of EC or granted by State Govt. in the form to Short Term Permit (STP), Query license or any other name.
2. The Project Proponent shall get the Final Mine Closure Plan along with Financial Assurance approved from Indian Bureau of Mines/Department of Mining & Geology as required under the Provision of the MMDR Act, 1957 and Rules/ Guidelines made there under. A copy of approved final mine closure plan shall be submitted within 2 months of the approval of the same from the competent authority to the concerned Regional Office of the Ministry of Environment, Forest and Climate Change and SEIAA for record and verification.
3. The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEF&CC and its concerned Regional Office.

V. Land reclamation

1. The Overburden (O.B.) generated during the mining operations shall be stacked at earmarked OB dump site(s) only and it should not be kept active for a long period of time. The physical parameters of the OB dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by D.G.M.S w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of top soil/OB dumps. The topsoil shall be used for land reclamation and plantation.
2. The reject/waste generated during the mining operations shall be stacked at earmarked waste dump site(s) only. The physical parameters of the waste dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of waste dumps.
3. The reclamation of waste dump sites shall be done in scientific manner as per the Approved Mining Plan cum Progressive Mine Closure Plan.
4. The slope of dumps shall be vegetated in scientific manner with suitable native species to maintain the slope stability, prevent erosion and surface run off. The selection of local species regulates local climatic parameters and help in adaptation of plant species to the microclimate. The gullies formed on slopes should be adequately taken care of as it impacts the overall

stability of dumps. The dump mass should be consolidated with the help of dozer/ compactors thereby ensuring proper filling/ leveling of dump mass. In critical areas, use of geo textiles/geo-membranes/clay liners/Bentonite etc. shall be undertaken for stabilization of the dump.

5. The Project Proponent shall carry out slope stability study in case the dump height is more than 30 meters. The slope stability report shall be submitted to concerned regional office of MoEF&CC/SEIAA.

6. Catch drains, settling tanks and siltation ponds of appropriate size shall be constructed around the mine working, mineral yards and Top Soil/OB/Waste dumps to prevent run off of water and flow of sediments directly into the water bodies (Nallah/ River/ Pond etc.). The collected water should be utilized for watering the mine area, roads, green belt development, plantation etc. The drains/ sedimentation sumps etc. shall be de-silted regularly, particularly after monsoon season, and maintained properly.

7. Check dams of appropriate size, gradient and length shall be constructed around mine pit and OB dumps to prevent storm run-off and sediment flow into adjoining water bodies. A safety margin of 50% shall be kept for designing of sump structures over and above peak rainfall (based on 50 years data) and maximum discharge in the mine and its adjoining area which shall also help in providing adequate retention time period thereby allowing proper settling of sediments/silt material. The sedimentation pits/ sumps shall be constructed at the corners of the garland drains.

8. The top soil, if any, shall temporarily be stored at earmarked site(s) within the mine lease only and should not be kept unutilized for long. The physical parameters of the top soil dumps like height, width and angle of slope shall be governed as per the approved Mining Plan and as per the guidelines framed by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of dumps. The topsoil shall be used for land reclamation and plantation purpose.

VI. Transportation

1. No Transportation of the minerals shall be allowed in case of roads passing through villages/ habitations. In such cases, PP shall construct a 'bypass' road for the purpose of transportation of the minerals leaving an adequate gap (say at least 200 meters) so that the adverse impact of sound and dust along with chances of accidents could be mitigated. All costs resulting from widening and strengthening of existing public road network shall be borne by the PP in consultation with nodal State Govt. Department. Transportation of minerals through road movement in case of existing village/ rural roads shall be allowed in consultation with nodal State Govt. Department only after required strengthening such that the carrying capacity of roads is increased to handle the traffic load. The pollution due to transportation load on the environment will be effectively controlled and water sprinkling will also be done regularly. Vehicular emissions shall be kept under control and regularly monitored. Project should obtain Pollution under Control (PUC) certificate for all the vehicles from authorized pollution testing centers.

2. The Main haulage road within the mine lease should be provided with a permanent water sprinkling arrangement for dust suppression. Other roads within the mine lease should be wetted regularly with tanker-mounted water sprinkling system. The other areas of dust generation like crushing zone, material transfer points, material yards etc. should invariably be provided with dust suppression arrangements. The air pollution control equipments like bag

filters, vacuum suction hoods, dry fogging system etc. shall be installed at Crushers, belt-conveyors and other areas prone to air pollution. The belt conveyor should be fully covered to avoid generation of dust while transportation. PP shall take necessary measures to avoid generation of fugitive dust emissions.

VII. Green Belt

1. The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted by the Ministry irrespective of the stipulation made in approved mine plan.
2. The Project Proponent shall carryout plantation/afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/Tribal Welfare Department/Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.
3. The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.
4. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt.
5. And implemented in consultation with the State Forest and Wildlife Department. A copy of Wildlife Conservation Plan and its implementation status (annual) shall be submitted to the Regional Office of the Ministry.

VIII. Public Hearing and Human Health Issues

1. The Project Proponent shall appoint an Occupational Health Specialist for Regular as well as Periodical medical examination of the workers engaged in the mining activities, as per the DGMS guidelines. The records shall be maintained properly. PP shall also carryout Occupational health check-ups in respect of workers which are having ailments like BP, diabetes, habitual smoking, etc. The check-ups shall be undertaken once in six months and necessary remedial/ preventive measures be taken. A status report on the same may be sent to MoEF&CC Regional Office and DGMS on half-yearly basis.
2. The Project Proponent must demonstrate commitment to work towards 'Zero Harm' from their mining activities and carry out Health Risk Assessment (HRA) for identification workplace

hazards and assess their potential risks to health and determine appropriate control measures to protect the health and wellbeing of workers and nearby community. The proponent shall maintain accurate and systematic records of the HRA. The HRA for neighborhood has to focus on Public Health Problems like Malaria, Tuberculosis, HIV, Anaemia, Diarrhoea in children under five, respiratory infections due to bio mass cooking. The proponent shall also create awareness and educate the nearby community and workers for Sanitation, Personal Hygiene, Hand washing, not to defecate in open, Women Health and Hygiene (Providing Sanitary Napkins), hazard of tobacco and alcohol use. The Proponent shall carryout base line HRA for all the category of workers and thereafter every five years.

3. The Proponent shall carry out Occupational health surveillance which be a part of HRA and include Biological Monitoring where practical and feasible, and the tests and investigations relevant to the exposure (e.g. for Dust a X-Ray chest; For Noise Audiometric; for Lead Exposure Blood Lead, For Welders Full Ophthalmologic Assessment; for Manganese Miners a complete Neurological Assessment by a Certified Neurologist, and Manganese (Mn) Estimation in Blood; For Inorganic Chromium- Fortnightly skin inspection of hands and forearms by a responsible person. Except routine tests all tests would be carried out in a Lab accredited by NABH. Records of Health Surveillance must be kept for 30 years, including the results of and the records of Physical examination and tests. The record of exposure due to materials like Asbestos, Hard Rock Mining, Silica, Gold, Kaolin, Aluminum, Iron, Manganese, Chromium, Lead, Uranium need to be handed over to the Mining Department of the State in case the life of the mine is less than 30 years. It would be obligatory for the State Mines Departments to make arrangements for the safe and secure storage of the records including X-Ray. Only conventional X-Ray will be accepted for record purposes and not the digital one). X-Ray must meet ILO criteria (17 x14 inches and of good quality).

4. The Proponent shall maintained a record of performance indicators for workers which includes (a) there should not be a significant decline in their Body Mass Index and it should stay between 18.5 -24.9, (b) the Final Chest X-Ray compared with the base line X-Ray should not show any capacities ,(c) At the end of their leaving job there should be no Diminution in their Lung Functions Forced Expiratory Volume in one second (FEV1),Forced Vital Capacity (FVC), and the ratio) unless they are smokers which has to be adjusted, and the effect of age, (d) their hearing should not be affected. As a proof an Audiogram (first and last need to be presented), (e) they should not have developed any Persistent Back Pain, Neck Pain, and the movement of their Hip, Knee and other joints should have normal range of movement, (f) they should not have suffered loss of any body part. The record of the same should be submitted to the Regional Office, MoEF&CC annually along with details of the relief and compensation paid to workers having above indications.

5. The Project Proponent shall ensure that Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects.

6. Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure. The domestic waste water should be treated with STP in order to avoid contamination of underground water.

7. The activities proposed in Action plan prepared for addressing the issues raised during the Public Hearing shall be completed as per the budgetary provisions mentioned in the Action Plan and within the stipulated time frame. The Status Report on implementation of Action Plan shall be submitted to the concerned Regional Office of the Ministry along with District Administration.

IX. Corporate Environment Responsibility (CER)

1. The activities and budget earmarked for Corporate Environmental Responsibility (CER) as per Ministry's O.M No 22-65/2017-IA. II (M) dated 01.05.2018 or as proposed by EAC should be kept in a separate bank account. The activities proposed for CER shall be implemented in a time bound manner and annual report of implementation of the same along with documentary proof viz. photographs, purchase documents, latitude & longitude of infrastructure developed & road constructed needs to be submitted to Regional Office MoEF&CC annually along with audited statement.
2. Project Proponent shall keep the funds earmarked for environmental protection measures in a separate account and refrain from diverting the same for other purposes. The Year wise expenditure of such funds should be reported to the MoEF&CC and its concerned Regional Office.

X. Miscellaneous

1. The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF& CC.
2. The Project Authorities should inform to the Regional Office regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
3. The Project Proponent shall submit six monthly compliance reports on the status of the implementation of the stipulated environmental safeguards to the MOEF&CC and its concerned Regional Office, Central Pollution Control Board and State Pollution Control Board.
4. A separate 'Environmental Management Cell' with suitable qualified manpower should be set-up under the control of a Senior Executive. The Senior Executive shall directly report to Head of the Organization. Adequate number of qualified Environmental Scientists and Mining Engineers shall be appointed and submit a report to RO, MoEF& CC.
5. The concerned Regional Office of the MoEF&CC including other authorized organization shall randomly monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the MoEF&CC officer(s) including other authorized officer by furnishing the requisite data/information.

FINDINGS OF THE AUTHORITY (SEIAA):

The said Proposal was taken up during **162nd Meeting of SEIAA held on 19.07.2023. T**he Authority decided to constitute a Sub-committee of the followings:

1. **Member Secretary, SEIAA (Head of the Sub-committee);**
2. **Member Secretary, SEAC (Member);**
3. **Representative of Member Secretary of HSPCB (Member);**

4. **Mining Officer, Charkhi Dadri (Member);**
5. **Regional Officer of HSPCB of the relevant area (To assist the Sub-committee).**

The Sub-committee shall visit the project site and submit a detailed report about the proposal.

Thereafter, 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 consideed 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 PM^{10} 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 PM^{10}, 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.

FINAL DECISION OF THE AUTHORITY (SEIAA):

The case was again taken up in 173rd Meeting of SEIAA held on 16.05.2024. Upon perusal of the relevant record placed on the file and further considering the recommendations of the Appraisal Committee (SEAC), decided to grant Expansion of Environment Clearance till the validity of Mining Plan i. e. for five years from the date of approval of Mining Plan as approved vide letter dated 24.03.2022 by Director General, Mines & Geology Department, Haryana as per EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India EC under, with these additional conditions:

1. **That Project Proponent should submit revised green area plan and PP shall maintain 60% of the green area as block plantation in nearby villages.**
2. **That Project Proponent should *use* High pressure sprinkler in the mining site to certain dust pollution**
3. **Project proponent will be responsible for annual Maintenance of panchayat roads as well as nearest connecting roads which will be used for evacuation of mined material.**

Item No. 173.02

EC for Proposed Sand mining Project at Dabar Ki Par Block at Villages Dabar Ki Par, Mustafabad & Dhakwala (North), District- Karnal, Haryana, Area 84.79 Ha by M/s MAXX Mining Company.

The project was submitted to the SEIAA, Haryana vide online Proposal **SIA/HR/MIN/453014/2023 dated 29.11.2023** 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.237914 dated 29.11.2023**. (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 in **283rd meeting held on 13.12.2023**. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied in the form of an affidavit dated 13.12.2023. The reply was considered. After detailed deliberations, the Committee decided to recommend the case to SEIAA for granting of **EC under Category B1,1(a) for one year, under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Sand at Villages Dabar Ki Pa, Mustafabad & Dhakwala (North), District- Karnal, Haryana with 40,75000 MT/year production as mentioned in LOI/ Mining Plan/EIA Report/ ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0m as mentioned in Replenishment Study Report approved** by Director Mines & Geology, Haryana and for quantity of 40,75000 MT/year with the following Details and Specific & General Stipulations:

Table 1 – Basic Details

Name of the project: EC for Proposed Sand mining Project at Dabar Ki Par Block at Villages Dabar Ki Par, Mustafabad & Dhakwala (North), District- Karnal, Haryana, Area 84.79 Ha. by M/s MAXX Mining Company		
1	**Online Proposal no**	SIA/HR/MIN/453014/2023
2	**Category/Item no. (In Schedule)**	1(a) Mining of Minerals (Non-Coal Mining) Category B1
3	Area of the Project	84.79 Ha (lease area consists of 84.79 ha area in Dabar Ki Par sand block. Out of it about 13.80 ha area is under restricted zone and 6.290 ha reserved for ancillary activities where no mining will be done. About 64.70 ha area is free from restriction and the mining is proposed in this area only as per mining plan)
4	Date of LOI Granted by Mines & Geology Department, Haryana	21.06.2022
5	Date of Approval of TOR by SEIAA	21.08.2023
6	Date of Approval of mine plan	03.08.2023
7	Location of Project	Villages Dabar Ki Par, Mustafabad & Dhakwala (North)
8	Khasra No.	Village Dabar Ki Par 17//12min,13min,18,19min,20min,21,22min,23min, 18//24min,25min

<table>
<tr><td></td><td></td><td>32//16min,23min,24min,25
33//3min,4min,5,6min,7,8,9min,10min,
11min,12,13,14min,15min,17min,18min,19,
20,21min,22min,23min
34//1min,2min,10min
35//2min,3min,4,5,8,9min,10min,11min,12,
20,36//16min,24min,
Village Mustafabad
1//23min,24min,25,2//12,13,19,20,21,3//1,10,11,20,21
4//2min,3min,4to8,9min,10min,11min,12to 25
5//15min,16min,24min,25min
12//4min, 5,6,7min,13min,14to17,18min, 23min, 24, 25
13//1to5, 6min,7to13,14min,15min,17min, 18to23,24min
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16//2min,3to8,9min,12min,13to18,19min, 22min,23,24,25
23//2min,3to8,9min,12min,13,14,15
24//1to15, 25//10,11
Village Dhakwala (North)
32//11to25, 33//12min,13to18,19min,22min,23,24,25
54//1min,2min,3to9,10min,11min,12to19,
20min,21min,22to25
55// 1 to 25
For Ancillary Area
11//21,22,23,24, 17//1,2,3,4,7,8,9,10,11,12,13,14</td></tr>
<tr><td>9</td><td>Project Cost</td><td>25.70 Crores</td></tr>
<tr><td>10</td><td>Water Requirement</td><td><table><tr><th>Activity</th><th>Round off Figure in KLD</th></tr><tr><td>Drinking</td><td>10.00</td></tr><tr><td>Dust Suppression</td><td>12.00</td></tr><tr><td>Plantation</td><td>10.00</td></tr><tr><td>Total</td><td>32 KLD</td></tr></table></td></tr>
<tr><td>11</td><td>Environment Management Plan</td><td>Capital Cost Rs 27.50 Lakhs,
Recurring Cost Rs 13.50 Lakhs
Total Rs.1,44,50,000/- for 10 Years.</td></tr>
<tr><td>12</td><td>CER Budget</td><td>55 Lakhs</td></tr>
<tr><td>13</td><td>Mineral</td><td>Sand</td></tr>
<tr><td>14</td><td>Production Capacity</td><td>40,75,000 TPA</td></tr>
<tr><td>15</td><td>Corner Coordinates</td><td><table><tr><th>Pillar</th><th>Longitude</th><th>Latitude</th></tr><tr><td>A1</td><td>77°7'54.539"E</td><td>29°39'32.449"N</td></tr><tr><td>A10</td><td>77°7'35.003"E</td><td>29°39'17.021"N</td></tr><tr><td>A11</td><td>77°7'42.348"E</td><td>29°39'19.088"N</td></tr><tr><td>A12</td><td>77°7'43.520"E</td><td>29°39'21.349"N</td></tr><tr><td>A13</td><td>77°7'54.599"E</td><td>29°39'28.467"N</td></tr><tr><td>A2</td><td>77°7'42.748"E</td><td>29°39'26.538"N</td></tr><tr><td>A3</td><td>77°7'39.399"E</td><td>29°39'24.514"N</td></tr><tr><td>A4</td><td>77°7'35.604"E</td><td>29°39'23.761"N</td></tr><tr><td>A5</td><td>77°7'34.498"E</td><td>29°39'20.737"N</td></tr><tr><td>A6</td><td>77°7'28.571"E</td><td>29°39'16.456"N</td></tr><tr><td>A7</td><td>77°7'23.035"E</td><td>29°39'12.793"N</td></tr><tr><td>A8</td><td>77°7'18.809"E</td><td>29°39'8.858"N</td></tr><tr><td>A9</td><td>77°7'28.568"E</td><td>29°39'13.783"N</td></tr></table></td></tr>
</table>

		B1	77°7'9.694"E	29°39'3.382"N
		B10	77°7'18.105"E	29°38'52.253"N
		B11	77°7'21.201"E	29°38'53.048"N
		B12	77°7'23.623"E	29°39'6.097"N
		B13	77°7'25.295"E	29°39'9.045"N
		B2	77°7'8.111"E	29°39'0.912"N
		B3	77°7'4.325"E	29°38'54.165"N
		B4	77°7'1.540"E	29°38'47.730"N
		B6	77°6'59.017"E	29°38'33.341"N
		B7	77°7'24.167"E	29°38'32.569"N
		B8	77°7'18.144"E	29°38'40.873"N
		B9	77°7'17.885"E	29°38'46.432"N
		C1	77°06'59.153"E	29°38'30.378"
		C2	77°06'56.263"	29°38'17.791"N
		C2 (a)	77°7'18.84"	29°38'17.880"
		C25	77°7'3.416"E	29°37'32.068"N
16	Green Belt Plantation	**33,576Trees, plants to be planted along the Haul Road and in schools and public building and other social forestry program.**		
17	Machinery Required	Chain Mounted Excavators, Water Tankers & Trucks/Tippers		
18	Power Requirement	Electric connection will be taken for office and security purpose from Electricity Board		
19	Power Backup	DG Set		

- **Geological Reserves**

Lease area in Ha.	**Total geological reserve MT**	**Blocked Geological reserve MT (B)**	**Available Mineable reserves MT (A-B)**
84.79	49,45,500	8,69,400	40,76,100

- **Five years proposed Production details (Tons /Anum)**

Year	MTPA
I	40,75,000
II	40,75,000
III	40,75,000
IV	40,75,000
V	40,75,000

- **Manpower Details**

S no.	**Category**	**Numbers**
1	Manager (II Class)	1
2	Assistant Manager	4
3	Foreman/Mates	4
4	Supervisory Staff	4
5	Skilled Personnel	10
5	Semi-Skilled Personnel	122
6	Unskilled	10
Total		**155**

- **List of Machinery**

S. No.	**Name of machinery**	**Capacity**	**Nos.**
1	Chain Mounted	1.30-2.0 m^3	04

	Excavators		
2	Tippers/ Trucks	25 tons	35
3	Water Tanker	4000 liters	2s
4	Light vehicles	--	1
5	Maintenance van	-	1

- **Details of Mining**

S.no	Particulars	Details
1	Method Of Mining	Semi-Mechanized Opencast method
2	Geological Reserves	49,45,500MT
3	Mineable Reserves	40,76,100MT
4	Proposed Production	40,75,000 TPA

- **Land use pattern**

Sr.no	Details	Existing land use (ha)	At the end of 5th year (ha)
1	Pit Area	0.0	0.00
2	Dump Area	0.0	0.0
3	Safety Zone (Restricted Area)	13.80	13.80
4	Infrastructure	6.290	6.290
5	Plantation	0.0	5.0
6	Natural Reclamation	64.70	64.70
	Total	**84.79**	**84.79**

Table 2 – EMP Details

S. No	Measures	Capital cost (In Rs.)	Recurring cost (In Rs.)	Total 10 Yr budget (In Rs.)
1	Pollution Control & Dust Suppression	7,00,000	2,00,000	25,00,000
2	Pollution Monitoring i) Air pollution ii) Water pollution iii) Soil pollution iv) Noise Pollution	6,00,000	1,50,000	19,50,000
3	Plantation and salary for gardener (part time basis).	7,50,000	7,50,000	75,00,000
4	Haul road Maintenance Cost	7,00,000	2,00,000	25,00,000
Total		**27,50,000**	**13,50,000**	**1,44,50,000**

- **Revised CSR Budget**

Sr.No.	Activity	Approx Cost (in Rs.)
1	Health awareness and medical camps for local community in nearby village and panchayat.	10.00
2	Distribution of educational kits and sports kits among the students of nearby villages.	6.00
3	Drinking water facility and toilet facilities with proper water system at 8 places in Villages Dabar ki Par, Mustafabad and hakwala (South) & surrounding villages.	15.00
4	Skill Development Program as per requirement of local Youngster of Villages Dabar ki Par, Mustafabad and Dhakwala (South) & surrounding villages.	10.00

5	Installation of solar lights in public places in consultation with Gram Panchayat. (*Rs.30000 x 20 places)	7.00
6	Whitewashing/painting work of school rooms and walls of Villages Dabar ki Par, Mustafabad and Dhakwala (South) & surrounding villages. & surrounding villages.	7.00
TOTAL		**55.00 lakh**

- **Revised Occupational Health Budget**

Particulars	Recurring Cost per year (Rs.)
For routine check-up (twice a year)	3,00,000
Medical aid	3,00,000
Training	3,00,000
Total	**9,00,000**

A. <u>Specific Conditions</u>

1. The PP shall construct the pucca link roads connected to the main road at the mining site before the start of mining.
2. The plantation shall be done on both sides of the road to prevent dust spreading
3. The PP shall construct the Haul roads of width 10 meters.
4. The PP shall provide only one exit and one entry to the Mining Project area and all the mining shall be dispatched through E-billing.
5. The PP shall maintain an un-mined block of 50 meters width after every block of 1000 meters over which mining is undertaken or at such distance as may be directed by the Director or any officer authorized by him.
6. The PP shall restrict mining within the central $3/4^{th}$ width of the river/rivulet.
7. The PP shall not permit any mining in an area up to width of 500 meters from the active edges of embankments in case of River Yamuna, 250 mtrs. in case of Tangri, Markanda and Ghaggar and 100 mtrs. on either side of all other rivers/rivulets.
8. 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.
9. The PP shall maintain the garland drains in the project area and catchment area for preserving overburden and dump mining.
10. 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.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water

(Prevention and Control of Pollution) Act, 1974.

13. The PP shall take precautions to suppress the dust in and around the mining site. The PP shall use mixed cannon water sprinkle for dust suppression instead of conventional sprinkles for efficient dust suppression.
14. The PP shall also provide the Anti smog gun mounted on truck in the project for suppression of dust and shall use the treated water, if feasible.
15. The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.
16. 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.
17. The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.
18. Action plan for the public hearing issues shall be complied in letter and spirit.
19. The Proponent will provide adequate sanitary facility in the form of mobile toilets to the labours engaged for the project work.
20. The Project proponent shall comply all the measures, conditions suggested in the approved mining plan with post closure mine plan, Environmental Management Plan (EMP) in a letter and spirit.
21. Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
22. The PP shall comply with Sand Mining Rules 2016 and NGT directions from time to time.
23. The PP shall get the Wildlife Conservation Plan approved from the Competent Authority before the start of Mining Operations.
24. The PP shall restrict maximum mining depth upto 3 meters above the Ground Water Table as per approved Mining Plan.
25. The PP shall submit the scientific grid based/drone based replenishment study for the project site in the river bed within 1 year after the start of the mining at the project site, for further extension of time period as per approved mining plan of the project.
26. The PP shall develop total 33 hac. of community/panchayti area in the nearby village and project site area as green belt in consultation with local people and other stake holders to meet with the demand of public hearing and shall do plantation of 33,576 Plants on the project site as proposed.

B. <u>Statutory Compliance</u>

1. This Environmental Clearance (EC) is subject to orders/judgment of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, Common Cause Conditions as may be applicable.
2. The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August,2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Others before commencing the mining operations.

3. The State Government concerned shall ensure that mining operation shall not be commenced till the entire compensation levied, if any, for illegal mining paid by the Project Proponent through their respective Department of Mining & Geology in strict compliance of Judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India & Ors.

4. This Environmental Clearance shall become operational only after receiving formal NBWL Clearance from MoEF & CC subsequent to the recommendations of the Standing Committee of National Board for Wildlife, if applicable to the Project.

5. This Environmental Clearance shall become operational only after receiving formal Forest Clearance (FC) under the provision of Forest Conservation Act, 1980, if applicable to the Project.

6. Project Proponent (PP) shall obtain Consent to Operate after grant of EC and effectively implement all the conditions stipulated therein. The mining activity shall not commence prior to obtaining Consent to Establish/Consent to Operate from the concerned State Pollution Control Board/Committee.

7. The PP shall adhere to the provision of the Mines Act, 1952, Mines and Mineral (Development & Regulation), Act, 2015 and rules & regulations made there under. PP shall adhere to various circulars issued by Directorate General Mines Safety (DGMS), Mines & Geology Department, Haryana and Indian Bureau of Mines from time to time.. Also adhere to Haryana Minor Mineral Concession, Stocking, Transportation of Minerals and Prevention of Illegal Mining Rules, 2012.

8. The Project Proponent shall obtain consents from all the concerned land owners, before start of mining operations, as per the provisions of MMDR Act, 1957 and rules made there under in respect of lands which are not owned by it.

9. The Project Proponent shall follow the mitigation measures provided in MoEF&CC Office Memorandum No. Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area".

10. The Project Proponent shall obtain necessary prior permission of the competent authorities for drawl of requisite quantity of surface water and from CGWA for withdrawal of ground water for the project.

11. A copy of EC letter will be marked to concerned Panchayat/local NGO etc. if any, from whom suggestion/representation has been received while processing the proposal.

12. State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/Tehsildar's Office for 30 days.

13. The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change (www.parivesh.nic.in). A copy of the advertisement

may be forwarded to the concerned MoEF&CC Regional Office for compliance and record.

14. The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred than mining operation shall only be carried out after transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.

I. Air Quality Monitoring and Preservation

1. The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatologically data about wind direction such that an angle of 120° is made between the monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. $PM_{10,}$ $PM_{2.5}$, NO2, CO and SO2 etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.

2. Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metalled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM_{10} and $PM_{2.5}$ are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEF&CC/Central Pollution Control Board.

II. Water Quality Monitoring and Preservation

1. In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEF&CC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.

2. Regular monitoring of the flow rate of the springs and perennial Nallahs flowing in and around the mine lease shall be carried out and records maintain. The natural water bodies and or streams which are flowing in an around the village, should not be disturbed. The Water Table should be nurtured so as not to go down below the pre-mining period. In case of any water scarcity in the area, the Project Proponent has to provide water to the villagers for their use. A provision for regular monitoring of water table in open dug wall located in village should be incorporated to ascertain the impact of mining over ground water table. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

3. Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new

piezometer installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

4. The Project Proponent shall undertake regular monitoring of natural water course/ water resources/ springs and perennial Nallahs existing/ flowing in and around the mine lease and maintain its records. The project proponent shall undertake regular monitoring of water quality upstream and downstream of water bodies passing within and nearby/ adjacent to the mine lease and maintain its records. Sufficient number of gullies shall be provided at appropriate places within the lease for management of water. PP shall carryout regular monitoring w.r.t. pH and included the same in monitoring plan. The parameters to be monitored shall include their water quality vis-à-vis suitability for usage as per CPCB criteria and flow rate. It shall be ensured that no obstruction and/ or alteration be made to water bodies during mining operations without justification and prior approval of MoEF&CC. The monitoring of water courses/ bodies existing in lease area shall be carried out four times in a year viz. pre- monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January) and the record of monitored data may be sent regularly to Ministry of Environment, Forest and Climate Change and its Regional Office, Central Ground Water Authority and Regional Director, Central Ground Water Board, State Pollution Control Board and Central Pollution Control Board. Clearly showing the trend analysis on six-monthly basis.
5. Quality of polluted water generated from mining operations which include Chemical Oxygen Demand (COD) in mines run-off; acid mine drainage and metal contamination in runoff shall be monitored along with Total Suspended Solids (TDS), Dissolved Oxygen (DO), pH and Total Suspended Solids (TSS). The monitored data shall be uploaded on the website of the company as well as displayed at the project site in public domain, on a display board, at a suitable location near the main gate of the Company. The circular No. J-20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment, Forest and Climate Change may also be referred in this regard.
6. Project Proponent shall plan, develop and implement rainwater harvesting measures on long term basis to augment ground water resources in the area in consultation with Central Ground Water Board/State Groundwater Department. A report on amount of water recharged needs to be submitted to Regional Office MoEF&CC annually.
7. Industrial waste water (workshop and waste water from the mine) should be properly collected and treated so as to conform to the notified standards prescribed from time to time. The standards shall be prescribed through Consent to Operate (CTO) issued by concerned State Pollution Control Board (SPCB). The workshop effluent shall be treated after its initial passage through Oil and grease trap.
8. The water balance/water auditing shall be carried out and measure for reducing the consumption of water shall be taken up and reported to the Regional Office of the MoEF& CC and State Pollution Control Board/Committee.

III. <u>Noise and Vibration Monitoring and Prevention</u>

1. The peak particle velocity at 500m distance or within the nearest habitation, whichever is closer shall be monitored periodically as per applicable DGMS guidelines.

2. The illumination and sound at night at project sites disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. PPs must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day/night hours.

3. The Project Proponent shall take measures for control of noise levels below 85 dba in the work environment. The workers engaged in operations of HEMM, etc. should be provided with ear plugs/muffs. All personnel including laborers working in dusty areas shall be provided with protective respiratory devices along with adequate training, awareness and information on safety and health aspects. The PP shall be held responsible in case it has been found that workers/personals/laborers are working without personal protective equipment.

IV. Mining Plan

1. The Project Proponent shall adhere to the working parameters of mining plan which was submitted at the time of EC appraisal wherein year-wise plan was mentioned for total excavation i.e. quantum of mineral, waste, over burden, inter burden and top soil etc.. No change in basic mining proposal like mining technology, total excavation, mineral & waste production, lease area and scope of working (viz. method of mining, overburden & dump management, O.B & dump mining, mineral transportation mode, ultimate depth of mining etc.) shall not be carried out without prior approval of the Ministry of Environment, Forest and Climate Change, which entail adverse environmental impacts, even if it is a part of approved mining plan modified after grant of EC or granted by State Govt. in the form to Short Term Permit (STP), Query license or any other name.

2. The Project Proponent shall get the Final Mine Closure Plan along with Financial Assurance approved from Indian Bureau of Mines/Department of Mining & Geology as required under the Provision of the MMDR Act, 1957 and Rules/ Guidelines made there under. A copy of approved final mine closure plan shall be submitted within 2 months of the approval of the same from the competent authority to the concerned Regional Office of the Ministry of Environment, Forest and Climate Change and SEIAA for record and verification.

3. The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEF&CC and its concerned Regional Office.

V. Land Reclamation

1. The Overburden (O.B.) generated during the mining operations shall be stacked at earmarked OB dump site(s) only and it should not be kept active for a long period of time. The physical parameters of the OB dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by D.G.M.S w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of top soil/OB dumps. The topsoil shall be used for land reclamation and plantation.

2. The reject/waste generated during the mining operations shall be stacked at earmarked waste

dump site(s) only. The physical parameters of the waste dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of waste dumps.

3. The reclamation of waste dump sites shall be done in scientific manner as per the Approved Mining Plan cum Progressive Mine Closure Plan.
4. The slope of dumps shall be vegetated in scientific manner with suitable native species to maintain the slope stability, prevent erosion and surface run off. The selection of local species regulates local climatic parameters and help in adaptation of plant species to the microclimate. The gullies formed on slopes should be adequately taken care of as it impacts the overall stability of dumps. The dump mass should be consolidated with the help of dozer/ compactors thereby ensuring proper filling/leveling of dump mass. In critical areas, use of geo textiles/geo-membranes/clay liners/Bentonite etc. shall be undertaken for stabilization of the dump.
5. The Project Proponent shall carry out slope stability study in case the dump height is more than 30 meters. The slope stability report shall be submitted to concerned regional office of MoEF&CC/SEIAA.
6. Catch drains, settling tanks and siltation ponds of appropriate size shall be constructed around the mine working, mineral yards and Top Soil/OB/Waste dumps to prevent run off of water and flow of sediments directly into the water bodies (Nallah/River/Pond etc.). The collected water should be utilized for watering the mine area, roads, green belt development, plantation etc. The drains/ sedimentation sumps etc. shall be de-silted regularly, particularly after monsoon season, and maintained properly.
7. Check dams of appropriate size, gradient and length shall be constructed around mine pit and OB dumps to prevent storm run-off and sediment flow into adjoining water bodies. A safety margin of 50% shall be kept for designing of sump structures over and above peak rainfall (based on 50 years data) and maximum discharge in the mine and its adjoining area which shall also help in providing adequate retention time period thereby allowing proper settling of sediments/silt material. The sedimentation pits/ sumps shall be constructed at the corners of the garland drains.
8. The top soil, if any, shall temporarily be stored at earmarked site(s) within the mine lease only and should not be kept unutilized for long. The physical parameters of the top soil dumps like height, width and angle of slope shall be governed as per the approved Mining Plan and as per the guidelines framed by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of dumps. The topsoil shall be used for land reclamation and plantation purpose.

VI. Transportation

1. No Transportation of the minerals shall be allowed in case of roads passing through villages/ habitations. In such cases, PP shall construct a 'bypass' road for the purpose of transportation of the minerals leaving an adequate gap (say at least 200 meters) so that the adverse impact of sound and dust along with chances of accidents could be mitigated. All costs resulting from widening and strengthening of existing public road network shall be borne by the PP in consultation with nodal State Govt. Department. Transportation of minerals through road movement in case of existing village/ rural roads shall be allowed in consultation with nodal

State Govt. Department only after required strengthening such that the carrying capacity of roads is increased to handle the traffic load. The pollution due to transportation load on the environment will be effectively controlled and water sprinkling will also be done regularly. Vehicular emissions shall be kept under control and regularly monitored. Project should obtain Pollution under Control (PUC) certificate for all the vehicles from authorized pollution testing centers.

2. The Main haulage road within the mine lease should be provided with a permanent water sprinkling arrangement for dust suppression. Other roads within the mine lease should be wetted regularly with tanker-mounted water sprinkling system. The other areas of dust generation like crushing zone, material transfer points, material yards etc. should invariably be provided with dust suppression arrangements. The air pollution control equipments like bag filters, vacuum suction hoods, dry fogging system etc. shall be installed at Crushers, belt-conveyors and other areas prone to air pollution. The belt conveyor should be fully covered to avoid generation of dust while transportation. PP shall take necessary measures to avoid generation of fugitive dust emissions.

VII. Green Belt

1. The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted irrespective of the stipulation made in approved mine plan.
2. The Project Proponent shall carryout plantation/afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/Tribal Welfare Department/Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.
3. The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.
4. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt. and implemented in consultation with the State Forest and Wildlife Department. A copy of Wildlife Conservation Plan and its implementation status (annual) shall be submitted to the Regional Office of the Ministry.
5. 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.

VIII. Public Hearing and Human Health Issues

1. The Project Proponent shall appoint an Occupational Health Specialist for Regular as well as Periodical medical examination of the workers engaged in the mining activities, as per the DGMS guidelines. The records shall be maintained properly. PP shall also carryout Occupational health check-ups in respect of workers which are having ailments like BP, diabetes, habitual smoking, etc. The check-ups shall be undertaken once in six months and necessary remedial/ preventive measures be taken. A status report on the same may be sent to MoEF&CC Regional Office and DGMS on half-yearly basis.
2. The Project Proponent must demonstrate commitment to work towards 'Zero Harm' from their mining activities and carry out Health Risk Assessment (HRA) for identification workplace hazards and assess their potential risks to health and determine appropriate control measures to protect the health and wellbeing of workers and nearby community. The proponent shall maintain accurate and systematic records of the HRA. The HRA for neighborhood has to focus on Public Health Problems like Malaria, Tuberculosis, HIV, Anaemia, Diarrhoea in children under five, respiratory infections due to bio mass cooking. The proponent shall also create awareness and educate the nearby community and workers for Sanitation, Personal Hygiene, Hand washing, not to defecate in open, Women Health and Hygiene (Providing Sanitary Napkins), hazard of tobacco and alcohol use. The Proponent shall carryout base line HRA for all the category of workers and thereafter every five years.
3. The Proponent shall carry out Occupational health surveillance which be a part of HRA and include Biological Monitoring where practical and feasible, and the tests and investigations relevant to the exposure (e.g. for Dust a X-Ray chest; For Noise Audiometric; for Lead Exposure Blood Lead, For Welders Full Ophthalmologic Assessment; for Manganese Miners a complete Neurological Assessment by a Certified Neurologist, and Manganese (Mn) Estimation in Blood; For Inorganic Chromium- Fortnightly skin inspection of hands and forearms by a responsible person. Except routine tests all tests would be carried out in a Lab accredited by NABH. Records of Health Surveillance must be kept for 30 years, including the results of and the records of Physical examination and tests. The record of exposure due to materials like Asbestos, Hard Rock Mining, Silica, Gold, Kaolin, Aluminum, Iron, Manganese, Chromium, Lead, Uranium need to be handed over to the Mining Department of the State in case the life of the mine is less than 30 years. It would be obligatory for the State Mines Departments to make arrangements for the safe and secure storage of the records including X-Ray. Only conventional X-Ray will be accepted for record purposes and not the digital one). X-Ray must meet ILO criteria (17 x14 inches and of good quality).
4. The Proponent shall maintained a record of performance indicators for workers which includes (a) there should not be a significant decline in their Body Mass Index and it should stay between 18.5 -24.9, (b) the Final Chest X-Ray compared with the base line X-Ray should not show any capacities ,(c) At the end of their leaving job there should be no Diminution in their Lung Functions Forced Expiratory Volume in one second (FEV1),Forced Vital Capacity (FVC), and the ratio) unless they are smokers which has to be adjusted, and the effect of age, (d) their hearing should not be affected. As a proof an Audiogram (first and last need to be

presented), (e) they should not have developed any Persistent Back Pain, Neck Pain, and the movement of their Hip, Knee and other joints should have normal range of movement, (f) they should not have suffered loss of any body part. The record of the same should be submitted to the Regional Office, MoEF&CC annually along with details of the relief and compensation paid to workers having above indications.

5. The Project Proponent shall ensure that Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects.

6. Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure. The domestic waste water should be treated with STP in order to avoid contamination of underground water.

7. The activities proposed in Action plan prepared for addressing the issues raised during the Public Hearing shall be completed as per the budgetary provisions mentioned in the Action Plan and within the stipulated time frame. The Status Report on implementation of Action Plan shall be submitted to the concerned Regional Office of the Ministry along with District Administration.

IX. Corporate Environment Responsibility (CER)

1. The activities and budget earmarked for Corporate Environmental Responsibility (CER) as per Ministry's O.M No 22-65/2017-IA. II (M) dated 01.05.2018 or as proposed by EAC should be kept in a separate bank account. The activities proposed for CER shall be implemented in a time bound manner and annual report of implementation of the same along with documentary proof viz. photographs, purchase documents, latitude & longitude of infrastructure developed & road constructed needs to be submitted to Regional Office MoEF&CC annually along with audited statement.

2. Project Proponent shall keep the funds earmarked for environmental protection measures in a separate account and refrain from diverting the same for other purposes. The Year wise expenditure of such funds should be reported to the MoEF& CC and its concerned Regional Office.

X. Miscellaneous

1. The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF& CC.

2. The Project Authorities should inform to the Regional Office regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.

3. The Project Proponent shall submit six monthly compliance reports on the status of the implementation of the stipulated environmental safeguards to the MOEF&CC &its concerned Regional Office, Central Pollution Control Board and State Pollution Control Board.

4. A separate 'Environmental Management Cell' with suitable qualified manpower should be set-up under the control of a Senior Executive. The Senior Executive shall directly report to Head

of the Organization. Adequate number of qualified Environmental Scientists and Mining Engineers shall be appointed and submit a report to RO, MoEF&CC.

5. The concerned Regional Office of the MoEF&CC including other authorized organization shall randomly monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the MoEF&CC officer(s) including other authorized officer by furnishing the requisite data/information.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up in 173rd Meeting of SEIAA held on 16.05.2024. Upon perusal of the relevant record placed on the file and considering the recommendations of the Appraisal Committee (SEAC), The Authority decided to grant Environmental Clerance under Category B1,1 (a) for one year, as per EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for mining of sand at Villages Dabar Ki Pa, Mustafabad & Dhakwala (North), District- Karnal, Haryana with 40,75000 MT/year production as mentioned in LOI/ Mining Plan/EIA Report/ ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0m as mentioned in Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 40,75000 MT/year with these additional conditions:

1. **That Project Proponent should submit revised green area plan and PP shall maintain 60 % of the green area as block plantation in nearby villages.**

2. **That Project Proponent should use High pressure sprinkler in the mining site to certain dust pollution**

3. **Project proponent will be responsible for annual Maintenance of panchayat roads as well as nearest connecting roads which will be used for evacuation of Sand mining.**

Item No. 173.03

EC for Proposed Group Housing Colony "The Valley Orchard" under NILP policy in the Revenue Estate of Village Bhagwanpur, Sector 2 & 3, Pinjore Kalka Urban Complex, Panchkula, Haryana by M/s DLF Homes Panchkula Pvt. Ltd. and others.

The project was submitted to the SEIAA, Haryana vide **online proposal No. SIA/HR/INFRA2/453795/2023 dated 01.12.2023** for obtaining **Environment Clearance** under **Category 8(a) of EIA Notification dated 14.09.2006**. The Project Proponent has deposited due Scrutiny fee (as applicable) of **₹ Rs.2,00,000/- vide DD No.522677 dated 27.10.2023.** (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 in **283rd meeting held on 13.12.2023**. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied in the form of an affidavit dated 13.12.2023 and reply was considered.

After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Keyna Builders and Construction Pvt. Ltd and others in collaboration with DLF Home Panchkula Pvt. Ltd. (as per the license issued by DTCP vide letter No. LC-4870/JE (RK)-2023/22674 dated 11.07.2023)** 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

Table 1 – Basic Details

Name of the Project: EC for Proposed Group Housing Colony "The Valley Orchard" under NIL policy over an area measuring 15.833 acres in the Revenue Estate of Village Bhagwanpur, Sector & 3, Pinjore Kalka Urban Complex, Panchkula, Haryana by DLF Homes Panchkula Priva Limited		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/453795/2023		
1.	Latitude	30°45'43.93"N
2.	Longitude	76°54'32.72"E
3.	Total Plot Area	64073.776 sqm (15.833 Acres)
4.	Net Plot Area	57,666.54 sqm
5.	Proposed Ground Coverage	22,678.955 sqm
6.	Total Proposed FAR (Commercial + Residential)	90,560.628 sqm
7.	Total Non-FAR including (Balcony, Basement, Mumty, Guard Room etc.) (Commercial + Residential)	52,132.680 sqm
8.	Total Built Up area	142693.308 sqm
9.	Total Green Area with Percentage	11630.34 sqm @ (20.17 % of Net Plot area)
10.	Rain Water Harvesting Pits	15 no.
11.	Total Parking	784 ECS
12.	Maximum Height of the Building	14.95 m (till terrace TOS)
13.	Power Requirement	4122 KW

14.	No. of DG set		3,000 KVA (2X1500 KVA)
15.	Capacity of STP		500 KLD
16.	Total Water Requirement		522 KLD
17.	Total Domestic Waste Water Generated		420 KLD
18.	Fresh Water Requirement		290 KLD
19.	Domestic water requirement		290 KLD
20.	Total treated water after STP treatment		393 KLD
21.	Treated Water Requirement		217 KLD
22.	Domestic Solid Waste Generated		1,876 Kg/day
23.	Organic waste		1 No. OWC having capacity of 1000 kg/day
24.	Biodegradable waste		750 kg/day
25.	Total Population		4,924 No.
26.	Number of floors		B+S+4 F
27. D	Dwelling unit		512
28.	Basement		01 Level
29.	Commercial		01 Nos
30.	Total Cost of the project:		Rs. 673 Crore
31.	EMP Budget		Rs. 1227.00 Lakh
32.	Incremental Load in respect of:	i) $PM_{2.5}$	0.1112 µg/m^3
		ii) PM_{10}	0.26702 µg/m^3
		iii) SO_2	0.6119 µg/m^3
		iv) NO_2	0.89007 µg/m^3
		v) CO	0.00025 mg/m^3
34.	Construction Phase:	i) Power Back-up	62.5 kVA
		ii) Water Requirement & Source	25 KLD (STP treated water)
		iii) STP (Modular)	5 KLD
		iv) Anti-Smoke Gun	1 nos

Table 2 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	20.00	Waste Water Management (Sewage Treatment Plant)	90.00	100.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	20.00
Green Belt Development	5.00	10.00	Green Belt Development	300.00	50.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system	0.00	0.00	Rainwater harvesting system	105.00	12.00
Dust Mitigation Measures Including water sprinkling and anti-smog gun)	10.00	10.00	DG Sets including stack height and acoustics	50.00	60.00
Medical cum First Aid facility	10.00	10.00	Energy Saving (Solar Panel system)	20.00	20.00

(providing medical room & Doctor)					
Storm Water Management (temporary drains and sedimentation basin)	15.00	5.00			
Site Barricading	246.00	4.00			
Total	**291 Lakhs**	**74 Lakhs**	**Total**	**585 Lakhs**	**277 Lakhs**
G. Total	**1227 Lakh**				

A. Specific Conditions

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

8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. 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
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC
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 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 11630.34 sqm @ (20.17% of Net Plot area) shall be provided for green area development.**
23. **The PP shall** increase solar panels capacity from 40KW to 60 KW.
24. **15 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.

25. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.

B. Statutory Compliance

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

I. Air Quality Monitoring and Preservation

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

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

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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. <u>Water Quality Monitoring and Preservation</u>

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. 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.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during 173rd Meeting of SEIAA held on 16.05.2024**. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which project proponent replied on 16.05.2024. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC), decided to grant Environmental Clearance to M/s Keyna Builders and Construction Pvt. Ltd and others in collaboration with DLF Home Panchkula Pvt. Ltd. (as per the license issued by DTCP vide letter No. LC-4870/JE (RK)-2023/22674 dated 11.07.2023) under Category 8(a)** of 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 is stated to be more than 2 kms beyond the ESZ distance of Sukhna Wildlife Sanctuary and the same is not part of Draft Notification of Sukhna ESZ published by MoEF&CC, GOI vide Gazette ID No.CG-DL-E-26032024-253371 issued on 22.03.2024. However, if the said project falls under Sukhna ESZ in the final notification of MoEF&CC, GOI, the Project proponent will apply for NBWL clearance from Authorities concerned.**
3. **The Project proponent will undertake mitigation measures during the construction period.**

Item No. 173.04

EC (Under Violation) for Group Housing Project located at Sector 72, District Gurugram, Haryana M/s Tata Housing Development.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/412588/2022 dated 31.12.2022 for obtaining **Environmental Clearance (Under Violation)** 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.008145 dated 15.11.2021 at the time of submission of application for granting ToR.

Appraisal & Recommendations of SEAC:

The case was taken up in 259th meeting held on 20.01.2023 in which some observations were raised. The PP submitted reply of observations raised in 259th meeting vide letter dated 12.05.2023. However, during 267th meeting held on 16.05.2023, the committee raised some more observations.

The case was taken up in 271st meeting held on 29.06.2023. The case was deferred on request of PP.

The case was taken up in 273rd meeting held on 28.07.2023. The PP submitted the reply of observations raised in 267th meeting and after discussing the same, the committee further raised following observations:

1. The PP shall submit a revised realistic, scientific, quantify and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika
2. The PP shall submit revised tangible, realistic, scientific and quantified EMP.
3. The PP shall submit proof/latest status of prosecution against the project.
4. The PP shall submit revised CA certificate mentioning total cost of the project and cost of violation part as per balance sheet of the project and comparable with earlier EC, CET and CTO giving reason, if varied.
5. PP shall revisit the green area details along with latitude/longitude and details of plants.
6. PP shall submit the proof of change of name of developer from original EC and relating documents from Ministry of Corporate Affairs and DTCP are required.
7. PP shall submit a plan for segregation/collection of e-waste generated in residential area.
8. PP shall submit status of compliance of ATR dated 20.07.2023 submitted to MoEF&CC.
9. The PP shall submit Certified Compliance Report of IRO, MoEF&CC.
10. The PP shall submit copy of valid license.

The case was taken up in 276th meeting held on 07.09.2023. But reply of previous observations of 273rd Meeting held on 28.07.2023 submitted by PP was incomplete in respect of observations raised by committee. The PP agreed to submit the reply in the next meeting. The committee acceded to the request of PP and directed the PP to submit the complete reply within 15 days so that the case can be taken up accordingly.

The case was again taken up in during the 280th meeting of SEAC (State Expert Appraisal Committee) held on 08.11.2023. After deliberations the Committee was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance (under violation)** to **M/s TATA Housing Development Company Limited** (**as per the license issued by DTCP vide letter No LC-2005-JE (DS)-2023/3215 dated 03.02.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India along with the specific and general stipulations. The SEAC further recommended that SEIAA to take appropriate action as per the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika with following details and general and specific stipulations.

Table 1 – Basic Detail

Basic Details of the Project

Name of the Project: EC (Under Violation) for Group Housing Project located at Sector 72, District Gurugram, Haryana by M/s Tata Housing Development Co. Ltd.		
Sr.No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/INFRA2/412588/2022
2.	Latitude	28°24' 30.766" N
3.	Longitude	77°2' 1.355" E
4.	Plot Area	1,46,704.38 sqm (14.67 ha)
5.	Net Plot Area	1,46,495.97
6.	Permissible ground coverage (35% of Net Plot Area)	51,273.59
7.	Proposed ground coverage (19.49% of Plot Area)	28,591.80
8.	Permissible FAR Area (@175% of the net plot area)	2,56,367.95
9.	Achieved FAR Area (as per OC certificate)	2,55,033.221
10.	Primary School	1,118.622
11.	Nursery School & part of Sr. Citizens Club	276.54
12.	Basement area	1,34,229.275
13.	Non-FAR area	605.828
14.	Builtup Area	391,263.486
15.	Total Green Area with % (60.08% of plot Area)	88,257 sqm
16.	Total Population	7054
17.	Rain Water Harvesting Pits	41
18.	STP Capacity	1000
19.	Total Parking (Surface + Basement)	2777 ECS (2640 ECS + 137 ECS)
20.	Maximum Height of the Building (m)	129.65 m
21.	Power Requirement	14,912 kVA.
22.	Power Backup	13,500 KVA (6 x 1250 + 4 x 1010 + 4 x 500 KVA)
23.	Total Water Requirement	1334
24.	Domestic Water Requirement	1064
25.	Fresh Water Requirement	704
26.	Flushing Water Requirement	360
27.	Horticulture Requirement	270
28.	Waste Water Generated	924
29.	Solid Waste Generated	3,328 kg/day
30.	Biodegradable Waste (40% of the total Solid Waste as per norms)	1331.2 kg/day

31.	Number of Towers		7
32.	Dwelling Units/ EWS		1255 (including 192 EWS)
33.	Basement		3
34.	No. of Villas		34
35.	EMP Budget (per year)	i) Capital Cost	833.71 lacs
		ii) Recurring Cost	72.5 lacs
36.	Incremental Load in respect of:	i) PM 2.5	141.3µg/m^3
		ii) PM 10	275.7µg/m^3
		iii) SO_2	16.7µg/m^3
		iv) NO_2	40.9µg/m^3
		v) CO	1322µg/m^3

1. EMP Details during operation phase is as below:

Sr. No	Component	Capital Cost (in Lacs)	Recurring Cost (in Lacs) /Year
1	Seweage Treatment Plant	177.71	36
2	Rain Water Harvesting System	76.5	10
3	Solid Waste Management	16.5	12
4	Environmental Monitoring	25	0.5
5	Green Area	23	2
6	Others (Energy Saving Devices & Misc)	515	12
	TOTAL	**833.71**	**72.5**

2. Total damage assessment cost has been calculated as per MoEF&CC OM regarding Draft Guidelines for Environmental Damage Assessment cost for Violation Cases dated 05th March 2020 and as per SOP 07.07.2021 regarding violation cases. Details of damage assessment, Natural Resource and community Resource augmentation details are as below:

S.No.	Description	Cost (Lacks)
1	Damage Assessment Cost On Air Environment	117.11
2	Damage Assessment Cost On Water Environment	42.902
3	Damage Assessment Cost On Noise Environment	120.8
4	Damage Assessment Cost For Solid Waste	8.2
5	Damage Assessment Cost For Land	0
6	Damage Assessment Cost Non Compliance of STP Requirement	0
7	Damage Assessment Cost Tree Cutting	122.4
Total		**411.4**
PENALTY 1% OF FRACTIONAL COST (As per CA certificate Project cost under violation is 204.06 Cr.)		**204.06**
0.25 % OF THE TURNOVER (Turnover cost of violation 37.09 Cr.)		**9.27**
Total damage Cost Including Penalty		**624.8 (6.248 Crores)**

Natural Resource Augmentation Plan

Sr. No	Pond name	Pond ID	Latitude	Longitude	Area	Amount (in Lakhs)
1	Kadarpur(84)	01HRGGMSHN0084KADA394	28°23'30"N	77°06'33"E	0.95	17.1
2	Jharsa (94)	02HRGGMGUR0028JRSA004	28°44'55"N	77°05'59"E	1	18
3	Kadarpur(84)	01HRGGMSHN0084KADA395	28°23'19"N	77°06'13"E	0.64	11.52
4	Kherki Majra (52)	01HRGGMGGM0052KHER001	28°29'24"N	76°57'52"E	1.78	32.04
5	Kherki Majra (52)	01HRGGMGGM0052KHER376	28°29'18"N	76°57'39"E	1	18
6	Molahera (65)	02HRGGMGUR0002MLHE001	28°50'14"N	77°06'59"E	1	18
7	Nathupur (67)	02HRGGMGUR0035NATH002	28°48'59"N	77°09'54"E	1.5	27
8	Nurpur Jharsa(165)	02HRGGMGUR0025NURP004	28°38'59"N	77°03'59"E	1.2	21.6
9	Sukhrali (71)	02HRGGMGUR0006SHRI002	28°47'59"N	77°06'29"E	1	18
10	Nurpur Jharsa(165)	02HRGGMGUR0000NURP003	28°17'49"N	76°49'22"E	1.2	21.6
11	Ghata (81)	02HRGGMGUR0030GHAT003	28°41'59"N	77°12'36"E	5	90
						292.86

Community Resource Augmentation Plan

S. No.	Activities	1st Year	2nd Year	3rd Year	Total cost (in lakh)
1	Improving sports infrastructure in Nurpur Jharsa Village & Aklimpur Village for 3 Years	10	10	10	30
2	Infrastructure development for training of Youths for 3 Years in Village Nurpur Jharsa & Aklimpur	10	10	10	30
3	Sponsoring 5 Nos meritorious Students (each year) ITI courses for 3 Years from Village Nurpur Jharsa & Aklimpur	10	10	4.4	24.4
4	Health Camp in Village Nurpur Jharsa Village & Aklimpur Village for 3 Years	11.4	11.4	11.3	34.1
Total Community Resource Augmentation Cost		**41.4**	**41.4**	**35.7**	**118.50**

A. Specific Conditions

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

6. The PP shall also submit the details of status of development of Green plan, species planted, survival status along with existing trees species wise and also maintain the record date wise along with digital mapping.
7. The PP shall also maintain the record of trees/plants to be planted as per the Remediation plan and Natural and Community Resource Augmentation plan along with digital mapping, latitude, longitude details.
8. The PP shall submit the prosecution details filled by HSPCB in Special Environment Court Faridabad/Kurukshetra under EP Act, 1986 before the meeting of SEIAA.
9. The PP shall not start construction and development works without getting EC under violation Act/provisions of notification.
10. The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project.
11. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening.
12. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
13. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
14. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
15. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
16. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
17. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to

be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time.

18. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
19. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
20. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
21. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
22. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
23. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
24. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
25. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
26. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
27. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
28. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
29. The PP may provide electric charging stations to facilitate electric vehicle commuters.
30. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
31. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
32. 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 **88257 m2 (60.08% of plot area)** shall be provided for Green Area development for whole project, excluding plot areas.
33. **41 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms

34. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.

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.
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 project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC 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

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
4. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack

of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

5. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
10. 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.
11. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. 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.
12. For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity

of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw 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.
12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned

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

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

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

III. <u>Noise Monitoring and Prevention</u>

1. 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.

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

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

IV Energy Conservation Measures

1. 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.

2. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V. Waste Management

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

VI. Green Cover

1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2. A minimum of 1 tree (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.
3. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area

for green belt development shall be provided as per the details provided in the project document.

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

VII. Transport

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

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

1. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility.
2. 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.
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. 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

1. The PP has submitted concept planning as such PP will have to obtain fresh environment clearance in case there is change in the planning.
2. 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.
3. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
4. 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.
5. 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.
6. 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.
7. 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.

8. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
9. 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.
10. 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.
11. 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
12. 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.
13. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up in **173rd Meeting of SEIAA held on 16.05.2024**. During the meeting and **order dated 02.01.2024 in W.P.(C) No. 001394 - / 2023 Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the Authority. The Said order stated that "*Until further orders, there shall be stay of operation of the Office Memorandum dated 7th July, 2021 and 28th January, 2022 issued by the Ministry of Environment, Forest and Climate Change.*"**

After detailed deliberation, Authority decided to defer this case till the matter is decided by the Hon'ble Supreme Court of India.

Item No. 173.05

Environment Clearance of the project "JSW Steel Coated Products Ltd (Cold Rolling Division) Bawal Works" located at Plot No. 7 to 12, IMT Bawal Road, Sector 6, Bawal 123501, Rewari, Haryana by M/s JSW Steel Coated Products Limited.

The project was submitted to the SEIAA, Haryana vide online proposal No. **SIA/HR/IND1/453437/2023 dated 14.12.2023 for obtaining Environment Clearance under Category 3(a) of EIA Notification dated 14.09.2006.** The PP submitted the scrutiny fee of Rs.**2,00,000/- vide DD No.016938 dated 06.03.2023.** (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 in 284th meeting held on 05.01.2024. The PP as well as consultant appeared before the committee and presented their case. The committee asked PP to submit chronology of the case as well as raised certain observations. The PP submitted chronology/reply to the observations in the form of affidavit and the reply was considered.

After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance to **M/s JSW Steel Coated Products Limited (as per the Order dated 05.01.2023, passed by NCLT as well as Resolution dated 23.02.2023 issued by Company Secretary and approval of name change issued by HSPCB vide letter dated 07.12.2023)** 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.

Table 1 – Basic Detail

Name of the Project: EC FOR THE "JSW STEEL Coated Products Ltd. (Cold Rolling Divison) Bawal Works "Project Located At Plot No-7 to 12, IMT Bawal Road, Sector-6, Bawal-123501, Rewari, Haryana		
Sr. No.	**Particulars**	
	Online Proposal No. SIA/HR/IND1/453437/2023	
1.	Latitude	28°5'55.91" N to 28°5'48.67" N
2.	Longitude	76°34'52.26" E to 76°34'51.28" E
3.	Plot Area	57600 SQM
4.	Proposed Ground Coverage	35956 SQM
5.	Proposed FAR	35956 SQM
6.	Non-FAR Area	1981SQM
7.	Total Built Up area	37937 SQM

8.	Total Green Area with Percentage		5762SQM (10.01%) at the project site in addition to the 30% Green Area developed by HSIIDC Bawal.
9.	Rainwater Harvesting Pits		08 Nos RWH PITS
10.	STP Capacity		60 KLD
11.	ETP Capacity		106 KLD
12.	Total Parking		8640 SQM
13.	Maximum Height of the Building (m)		Below 15 Mtrs.
14.	Power Requirement		8500 KW
15.	Total Water Requirement		293 KLD
17.	Domestic Water Requirement		63 KLD
18.	Fresh Water Requirement		189 KLD
19.	Treated Water Requirement		104 KLD
20.	Wastewater Generated		132 KLD
21.	Solid Waste Generated		305.28 Kg/day
22.	Biodegradable Waste		152.64 Kg/day
23.	Number of Towers		01Nos
24.	Dwelling Units/ EWS		Nil
25.	Saleable Units		Nil
26.	Basements		01 Nos
30.	Stories		B+G+2
31.	R+U Value of Material used (Glass)		U = 3.5 W/sqms, R = 0.91
32.	Total Cost of the project:	i) Land Cost ii) Development Cost **Total**	71.78 Cr 496.35 Cr **568.13 Cr**
33.	Total EMP Cost		28.34 Cr (4.98%)
34.	Increment Load in respect of	PM 2.5	1.32µg/m3
		PM 10	0.56µg/m3
		SO_x	2.72µg/m3
		NO_x	5.96µg/m3
		CO	0.06µg/m3

35.	**Raw Material Quantity** Hot Rolling Sheets Zinc Color Hydrochloric Acid	**Existing** 50 MT/Day 8.5 MT/Day 2.5 KL/Day --	**Expansion** 900 MT/Day 10 MT/Day 3.25 KL/Day -20 KL/Day	**Total Quantity** 1650 MT/Day 18.5 MT/Day 5.75 KL/Day 20 KL/Day
36.	**Production Capacity** ColdRolled Coils Colour Coated Coils Pickled Coils Galvanized Sheet	**Existing** 450 MT/Day 200 MT/Day - 350 MT/Day	**Expansion** 800 MT/Day 100 MT/Day 650 MT/Day 730 MT/Day	**Total Capacity** 1250 MT/Day 300 MT/Day 650 MT/Day 1080 MT/Day

Table 2 - EMP Detail

EMP Cost already incurred during Construction Phase & operation phase of Existing Unit

S. No.	Particulates	Capital Cost [in Lakh]	Recurring Cost [in Lakh] from 2013 to 2022
1	Air pollution control – Air pollution control devices, Stacks, Fume Extraction System, Water Sprinkling	200	100
2	Water pollution control - ETP and STP & Rainwater Harvesting	250	540
3	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste	100	150
4	Green area development	40	27
5	Environmental monitoring	0	42.93
6	PPE to Labours	60	50
7	Fire Safety & Fire Equipments	150	200
Total Cost		**800**	**1109.93**
Total EMP Cost		**1909.93**	

EMP Cost proposed during Construction Phase of Expansion Unit

S. No.	Particulars	Capital Cost (Lakhs)
1)	Water pollution control - ETP and Rainwater Harvesting	40
2)	Cost During Construction Phase	40
Total Proposed EMP Cost During Construction Phase		40

EMP Cost proposed during Operation Phase of Expansion Unit

S. No.	Particulates	Capital Cost [in Lakh]	Recurring Cost [in Lakh]				
			Ist Year	IInd Year	IIIrd Year	IVth Year	Vth Year
1	Air Pollution control – Air pollution control devices, Stacks, Fume Extraction System, Water Sprinkling	30	8	8	8	8	8
2	Water pollution control - ETP and STP	0	60	60	60	60	60

3	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste		18	18	18	18	18
5	Environmental monitoring	0	5	5	5	5	5
6	PPE to Labours	0	6	6	6	6	6
7	Insurance Policy for Employees	45	45	45	45	45	45
8	Fire Safety & Fire Equipments	0	20	20	20	20	20
Cost During Operation Phase		75	162	162	162	162	162
Total Proposed EMP Cost During Operation Phase		**885**					

A Specific Conditions

1. A Green Belt/area of 5762 sqm (10.01%) at the project site in addition to the 30% Green Area developed by HSIIDC Bawal shall be developed in a time frame of two years covering with native species within plant premises and avenue plantation (as committed by PP).
2. Greening and Paving shall be implemented in the plant area to arrest soil erosion and dust pollution from exposed soil surface.
3. No ground water will be extracted.
4. The project proponent shall maintain ETP and treated water will be reused and maintain the ZLD status.
5. The Oil scum and oily waste from plant shall be sent to registered re-cyclers.
6. All internal road and connecting road from project site to main highway shall be maintained with suitable Indian Standards as per the traffic load.
7. Performance test shall be conducted on all pollution control systems every year.
8. Particulate matter emission from stacks shall be less than 150 mg/Nm^3.
9. Hazardous waste generated i.e. Empty Barrel/Containers contaminated with Chemicals, Used Oil shall be sent to registered re-cyclers and the Oil soaked clothes/residues shall be sent to TSDF and Acid Recovery Plant shall be maintained.
10. The progress made in CER/EMP Budget expenditure shall be submitted along with six monthly compliance report to the IRO and also upload on the company web site.
11. The gaseous emission from various processes should conform to the load/ mass based standards as prescribed by the Ministry of Environment & forest and the Central/State Pollution Control Board from time to time. At no time the emission level should go beyond the prescribed standards.
12. Particulate matter emission from stacks shall be as per the stipulated guidelines of SPCB/CPCB.
13. Water meter to be installed at every inlet point of fresh water uptake and also at circulation point and regular record to be maintained.
14. The project proponent shall install 24 x 7 continuous effluent monitoring system with respect to standards prescribed in environment (Protection) Rules 1986 and its amendments from time to time and connect it to SPCB and CPCB online servers and calibrate the system from time to time according to equipment suppliers specification through labs recognized under Environment (Protection) Act 1986 or NABL accredited laboratories
15. Garland drain and collection pit shall be provided for each stockpile in case of runoff in the event of heavy rains and to check the water pollution due to surface runoff.

16. A resource efficiency group shall be created to set annual targets for resource conservation and annual reports shall be furnished to RO
17. All internal roads should be concreted/paved. Proper lighting and proper pathway inside the factory premises should be constructed to ensure safe vehicular movement. Provision of separate pathway for entry and exit of vehicles should be considered. Vehicles should confirm to pollution under control (PUC) norms. Proper housekeeping shall be maintained within the premises. Solar lighting should be used as far as practicable complying with HAREDA norms, if applicable.
18. Vehicles carrying a raw material shall be covered with tarpaulin to prevent spreading of dust during transportation
19. Regular Sweeping of Road shall be practiced with vacuum sweeping machine or water sprinkling to minimize dust.
20. Adequate measures to be adopted for control of fugitive emissions. Regular water sprinkling should be done to control the fugitive emissions.
21. Health and safety of workers should be ensured. Workers should be provided with adequate personnel protective equipment and sanitation facilities. Occupational health surveillance of workers shall be done on a regular basis and record maintained as per factories act.
22. Adequate measures to be adopted to ensure industrial safety. Proper fire detection & protection systems to be provided to control fire and explosion hazards.
23. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan (DMP) shall be implemented
24. The project proponent carry out heat stress analysis for the workman who work in high temperature work zone and provide personal protection equipment as per the norms of the factory act

General Conditions

Statutory compliance

The Environment Clearance (EC) granted to the project/ activity is strictly under the provisions of the EIA Notification, 2006 and its amendments issued from time to time.It does not tantamount/construe to approvals/ consent/ permissions etc., required to be obtained or standards/conditions to be followed under any other Acts/Rules/Subordinate legislations etc., as may be applicable to the project.

Air Quality Monitoring and Preservation

i. The project proponent shall monitor fugitive emissions in the plant premises at least once in every six month through laboratories recognized under Environment (Protection)Act,1986 or NABL accredited laboratories.

ii. Appropriate Air Pollution Control Measures (APCM) shall be provided for all the air pollution generating points, so as to comply prescribed stack emission standards.

iii. The project proponent shall provide leakage detection for Gaseous Fuel Storage Tanks.

iv. The project proponent shall design the ventilation system for adequate air changes as per prevailing norms for all motor houses, Oil Cellars wherever required.

Water Quality Monitoring and Preservation

i. The domestic wastewater will be treated through Sewage Treatment Plant in adjacent unit HRD (as committed by PP) to meet the prescribed standards.

ii. The project proponent shall maintain the ETP and treated water will be reused and maintain the ZLD status.

Noise Monitoring and Prevention

Noise quality shall be monitored as per the prescribed Noise Pollution (Regulation and Control) Rules, 2000 and report in this regard shall be submitted to Integrated Regional Office (IRO), MoEF & CC as a part of six-monthly compliance report.

Energy Conservation Measures

i. Energy conservation measures will be adopted such as adoption of renewable energy and provision of LED lights etc., to minimize the energy consumption.

ii. Waste Heat Recovery System shall be provided as per technical feasibility.

iii. Green Hydrogen Plant will be installed as committed by project proponent.

Waste Management

i. Waste Acid Recovery Plant shall be provided.

ii. Interleaving paper shall be recycled to maximum possible extent.

iii. Kitchen waste shall be composted.

Green Belt

i. The project proponent shall prepare GHG emissions inventory for the plant and shall submit the programme for reduction of the same including carbon sequestration including plantation.

ii. Project proponent shall submit a study report on De-carbonization program, which would essentially consist of company's carbon emissions, carbon budgeting/ balancing, carbon sequestration activities and carbon capture, use and storage and off setting strategies.

Human Health and Safety Issues

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

ii. The project proponent shall provide Personal Protection Equipment (PPE) as per the norms of Factory Act.

iii. Occupational health surveillance of the workers shall be done on a regular basis and record shall be maintained.

Environment Management

i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 30/09/2020 as part of Corporate Environment Responsibility(CER)activity.

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

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 report to the head of the organization.

Miscellaneous

i. The project proponent shall make public the environmental clearance granted for theirprojectalongwiththeenvironmentalconditionsandsafeguardsattheircostbyprominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also bed is played in the project proponent's website permanently.

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

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

iv. The project proponent shall monitor the criteria pollutants level namely; PM_{10}, SO_2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects.

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

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

vii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during **173rd Meeting of SEIAA** held on 16.05.2024. The Project proponent presented the case before the Authority. During the presentation the Project proponent was asked to submit detailed information about the project. The Authority discussed the case and made some observations to which Project proponent submitted the reply on 16.05.2024 which was considered. The Authority, considering the recommendations of the Appraisal Committee (SEAC), **decided to grant Environmental Clearance to M/s JSW Steel Coated Products Limited (as per the Order dated 05.01.2023, passed by NCLT as well as Resolution dated 23.02.2023 issued by Company Secretary and approval of name change issued by HSPCB vide letter dated 07.12.2023) under Category 3 (a**) within the scope and meaning of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India.

Item No. 173.06

Environment Clearance for Proposed Group Housing Project (Area 14.025 acres) at Sector 88A, Harsaru, Gurgaon, Haryana by M/s Ashiana Landcraft Realty Private Limited.

The Project was submitted to the SEIAA vide online Proposal No. **SIA/HR/INFRA2/456166/2023 dated 21.12.2023** for obtaining Environment Clearance under Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No.208165 dated 13.10.2023** (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 in **284th meeting held on 05.01.2024**. The PP as well as consultant appeared before the committee and presented their case. The committee asked PP to submit chronology of the case as well as raised certain observations. The PP submitted chronology/reply to the observations in the form of affidavit on 05.01.2024 and the reply was considered.

After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting Environmental **Clearance M/s Ashiana Landcraft Realty Private Limited (as per the license issued by DTCP vide Memo No.LC-2802-Vol III/JE(SB)/2023/19445 dated 16.06.2023 under Category 8(b)** of 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.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Proposed Group Housing Project (area 14.025 acres) at Sector-88A, Village-Harsaru, District-Gurgaon, Haryana By M/s Ashiana Landcraft Realty Private Limited		
Sr. No.	**Particulars**	
1.	Online Proposal Number	**SIA/HR/INFRA2/456166/2023**
2.	Latitude	28°25’49.09” N
3.	Longitude	76°57’8.86” E
4.	Plot Area	56757.0712 m^2 (14.025 acres)
5.	Total Built Up area	194259.894 m^2
6.	Total Green Area with % (37.96 % of plot Area)	21544.98 m^2 (Lawn: 19.35%; Plantation: 18.61%; Pavers: 0%)
7.	Rain Water Harvesting Pits	14 pits
8.	STP Capacity	500 KLD
9.	Total Parking	2737 ECS
10.	Organic Waste Converter	1 no.

11.	Maximum Height of the Building		91 m
12.	Power Requirement		6700 kW
13.	Power Backup		5000 kVA (3*1500+1*500 KVA)
14.	Total Water Requirement		766 KLD
15.	Fresh Water Requirement		417 KLD
16.	Treated Water		349 KLD
17.	Waste Water Generated		416 KLD
18.	Solid Waste Generated		2144.50 kg/day
19.	Biodegradable Waste		857.8 kg/day
20.	Dwelling Units		Main DU: 753; Service personnel unit: 76; EWS DU: 134, 2 nursery school and shops
21.	Basement		2
22.	Maximum Stories		G+28+Penthouse
23.	Total Cost of the project:		500 crores
24.	EMP Budget **(per year)**	i) Capital Cost	292.47 lacs
		ii) Recurring Cost	79.52 lacs
25.	Incremental Load in respect of:	PM 2.5	0.075 µg/m^3
		PM 10	0.045 µg/m^3
		SO_2	0.289 µg/m^3
		NO_2	1.20 µg/m^3
		CO	0.000683 mg/m^3
26.	Status of Construction		Structure of 4 towers has been completed.
27.	Construction Phase:	Power Back-up	250 KVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		Anti-Smoke Gun	4 Nos.

Table 2 – EMP Detail

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
BARRICADING OF CONSTRUCTION SITE	22.35	4.92
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5

LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, creche, safe acess road - water power, cooking kerosene/gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	**70.85**	**16.07**

ENVIRONMENT BUDGET (OPERATION STAGE)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
SEWAGE TREATMENT PLANT	100	27.00
RAIN WATER HARVESTING SYSTEM Rain Water Storage	49	7.35
SOLID WASTE STORAGE BINS & COMPOSTER	36.46	24.06
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	12.17	3.04
ROOF TOP SPV PLANT	24	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	**221.62**	**63.45**

A. Specific conditions

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

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

18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 21544.98 m^2 (37.96% of plot area) shall be provided for green area development.**
22. **14 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
24. 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 fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention &Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

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

9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.

10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. <u>Air Quality Monitoring and Preservation</u>

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 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. <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. Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VI. Green Cover

i. 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 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 **173rd Meeting of SEIAA held on 16.05.2024.** The Project Proponent presented the case before the Authority. The Authority made observations regarding structure stability certificate and assurance for sewer connection. In this regard the Project Proponent submitted the reply on 16.05.2024 which was considered. The Authority, considering the recommendations of the Appraisal Committee (SEAC), **decided to grant Environmental Clearance to M/s Ashiana Landcraft Realty Private Limited (as per the license issued by DTCP vide Memo No.LC-2802-Vol III/JE(SB)/2023/19445 dated 16.06.2023 under Category 8(b) of EIA Notification dated 14.9.2006** 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.**

Item No. 173.07

EC for Proposed Commercial Colony over an area measuring 2.2812 acres in Revenue Estate of Village Badha, Sector 85, Gurugram, Haryana by M/s SS Group Private Limited.

The Project was submitted to the SEIAA vide online Proposal **No. SIA/HR/INFRA2/456648/2023 dated 26.12.2023 for obtaining Environment Clearance under Category 8(a) of** EIA Notification dated 14.09.2006 issued by MOEF & CC, GOI. The Project Proponent has deposited Scrutiny fee of **₹ Rs.2,00,000/- vide DD No.647530 dated 20.12.2023** (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 in **284th meeting held on 05.01.2024**. The PP as well as consultant appeared before the committee and presented their case. The committee asked PP to submit chronology of the case as well as raised certain observations. The PP submitted chronology/reply to the observations in the form of affidavit on 05.01.2024 and the reply was considered.

After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting Environmental **Clearance M/s North Star Towers Pvt. Ltd., Matrix Buildwell Pvt. Ltd. In collaboration with North Star Apartments Pvt. Ltd. (now known as SS Group Pvt. Ltd.) (as per the license issued by DTCP vide Endst. No.LC-4998/JE(SB)/2023/17245 dated 06.06.2023) under category 8(a) of 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.

Table 1 – Basic Detail

Name of the Project: Proposed Commercial Colony over an area measuring 2.2812 Acres in revenue estate of Village-Badha, Sector-85, Gurugram, Haryana by M/s SS Group Pvt. Ltd and others.		
S.No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/INFRA2/456648/2023
2.	Latitude	28°24'35.37"N
3.	Longitude	76°57'7.79"E
4.	Land Area	9,231.674 Sq.mt/2.2812 Acres
5.	Proposed Ground Coverage (@43.7%)	4,035.914 Sq.mt
6.	Proposed FAR (@174.8%)	16,137.112 Sq.mt
7.	Non FAR Area	16,562.719 Sq.mt
8.	Total Built Up area	32,699.831 Sq.mt
9.	Total Green Area with(@16.2% of total Plot Area)	1,495.53 Sq.mt
10.	Rain Water Harvesting Pits (with size)	Total 3 nos. of RWH pits of effective diameter and depth of a Recharge pit 4 m and 6 m respectively.

11.	STP Capacity		120 KLD
12.	Total Parking		323 ECS
13.	Organic Waste Converter		Total 2 nos. of Organic waste converters of total capacity 550 Kg/day (1×500+1×50 Kg/day)
14.	Maximum Height of the Building (m)		20.1 m
15.	Power Requirement		1,352.92 KW
16.	Power Backup		2 Nos. of DG sets of total capacity 2,500 KVA(2 X 1,250 KVA)
17.	Total Water Requirement		135 KLD
18.	Domestic Water Requirement		50 KLD
19.	Fresh Water Requirement		50 KLD
20.	Treated Water		85 KLD
21.	Waste Water Generated		94 KLD
22.	Solid Waste Generated		741 kg/day
23.	Biodegradable Waste		445 kg/day
24.	Basement		3 Basements
25.	Stories		G+Mezzanine+3F
26.	R+U Value of Material used (Glass)		1.61 w/m^2K
27.	Total Cost of the project		Rs.125.44 Crores
28.	EMP Budget		Rs. 365 Lakhs (@2.90% of total project cost)
29.	Incremental Load in respect of:	PM 2.5	0.13248 (µg/m^3)
		PM 10	0.21219 (µg/m^3)
		SO_2	0.52991 (µg/m^3)
		NO_2	0.68889 (µg/m^3)
		CO	0.0000520 (mg/m^3)
30.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – Through Tankers.
		STP (Modular)	1 No. of 5 KLD
		Anti-Smog Gun	01 No. of Anti-smog gun

Table 2 – 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)	30.00	50.0
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	10.00	20.0
Green Belt Development	5.00	10.00	Green Belt Development	20.0	20.0
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (3 pits)	10.00	5.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15.00	10.00	DG Sets including stack height and acoustics	15.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	20.00	Energy Saving (Solar Panel system)	30.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	10.00	5.00			
Total	**55**	**75**	**Total**	**105**	**130**
G. Total			**365**		

A. <u>Specific conditions</u>

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
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 habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
10. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta.
14. The PP shall not carry any construction below the HT Line passing through the project.
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 and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
21. The PP shall take all preventive measures including water sprinkles to control dust during

construction and operational phase.

22. The PP shall provide the mechanical ladder for use in case of emergency.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **1,495.53 Sq.mt (16.2% of total plot area)** shall be provided for green area development.
25. **The PP shall provide solar power as per HAREDA norms.**
26. **03 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. **The PP shall obtain power assurance from the competent authority**
29. 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 fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention &Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.

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

I. Air Quality Monitoring and Preservation

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

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

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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. <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. Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VI. Green Cover

i. 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 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 173rd Meeting of SEIAA held on 16.05.2024. Upon perusal of the relevant record placed on the file. The Authority, considering the recommendations of the Appraisal Committee (SEAC), **decided to grant Environmental Clearance to M/s North Star Towers Pvt. Ltd., Matrix Buildwell Pvt. Ltd. In collaboration with North Star Apartments Pvt. Ltd. (now known as SS Group Pvt. Ltd.) (as per the license issued by DTCP vide Endst. No.LC-4998/JE(SB)/2023/17245 dated 06.06.2023) under category 8(a)** of EIA Notification dated 14.9.2006 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.**

Item No. 173.08

EC for Proposed Residential Colony under NILP over an area measuring 116.29625 acres at Village Kherki Daula & Sikohpur, Sector 76 & 77, Gurugram, Haryana by M/s DLF Limited and Others.

The Project was submitted to the SEIAA vide online Proposal SIA/HR/INFRA2/456674/2023 dated 27.12.2023 for obtaining Environment Clearance under Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.522761 dated 28.11.2023 (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 in **284th meeting held on 05.01.2024**. The PP as well as consultant appeared before the committee and presented their case. The committee asked PP to submit chronology of the case as well as raised certain observations. The PP submitted chronology/reply to the observations in the form of affidavit on 05.01.2024 and the reply was considered.

After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance M/s DLF Limited, Milda Buildwell Pvt. Ltd. & others in collaboration with DLF Limited as per license issued by DTCP vide Endst. No. LC5120/JE(SB)/2023/36210 dated 26.10.2023)) under category 8(b) of 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.

Table 1 – Basic Detail

Name of the Project: Proposed Residential Colony under New Integrated Licensing Policy (NILP) over an area measuring 116.29625 acres at Sector-76 & 77, Gurugram and Haryana is being developed by M/s DLF Ltd. and Others.		
Sr. No.	**Particulars**	**Total**
1.	**Online Project Proposal Number**	SIA/HR/INFRA2/456674/2023
2.	Latitude	28°22'56.22"N
3.	Longitude	76°59'29.49"E
4.	Total Plot Area	4,70,634.23 m^2 (116.29625 acres)
5.	Net Planned area for phase-1	1,01,770.00 m^2 (25.148 acres)
6.	Area Under sector road	12,085.00m^2
7.	Net plot area of net Planned area	89,685.00m^2
8.	Proposed Ground Coverage	12,042.00 m^2
9.	Proposed FAR	3,00,179.00 m^2

10.	Non FAR Area		2,61,741.84 m^2
11.	Total Built Up area		5,61,920.84m^2
12.	Total Green Area with Percentage		18,082.55m^2 (@20.16% of net plot area of net planned area)
13.	Rain Water Harvesting Pits		22 nos.
14.	STP Capacity		825 KLD
15.	Total Parking		3,521 ECS
16.	Organic Waste Converter		2,000 kg/day
17.	Maximum Height of the Building		146.3 mtrs.
18.	Power Requirement		10,829 KW
19.	Power Backup		Total 5 Nos. of 11 KV DG Sets having total capacity of 10,010 KVA (4×2,250 KVA & 1×1,010 KVA)
20.	Total Population		10,231
21.	Total Water Requirement		877 KLD
22.	Fresh Water Requirement		557 KLD
23.	Treated/Recycled Water		320 KLD
24.	Waste Water Generated		687 KLD
25.	Solid Waste Generated		4,354 kg/day
26.	Biodegradable Waste		1,742 kg/day
27.	Number of Towers		7 nos.
28.	Max. No. of Floors		S+40F+PH
29.	Total no. of Dwelling Units		1,113 nos.
30.	Basement		3 nos.
31.	Area for Nursery School		0.2 acre
32.	Area for Primary School		0.5 acre
33.	R+U Value of Material used (Glass)		U-Value:2.2 W/m^2K SHGC: 0.27
34.	Total Cost of the project:	i) Land Cost	14,871.86 Cr.
		ii) Construction Cost	
35.	EMP Cost/Budget		Rs. 1752 lakhs 1. Recurring Cost; Rs. 776 Lakhs 2. Capital Cost;Rs. 976 Lakhs
36.	Incremental Load in respect of:	PM 2.5	0.01398 µg/m^3
		PM 10	0.02464µg/m^3
		SO_2	0.06041 µg/m^3
		NO_2	0.11053 µg/m^3

		CO	0.000033mg/m^3
37.	Construction Phase	Power Back-up	Temporary Connection
		Water Requirement & Source	Fresh water – 10 KLD for drinking. Treated water 100 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	5 KLD
		Anti-Smog Gun	1

Table 2 – EMP Details

During Construction Phase			**During Operational Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	20.00	Waste Water Management (Sewage Treatment Plant)	125.00	130.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	40.00	40.00
Green Belt Development	33.00	22.00	Green Belt Development	13.00	22.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	20.00
Rainwater harvesting system	0.00	0.00	Rainwater harvesting system	110.00	110.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	500.00	150.00	DG Sets including stack height and acoustics	100.00	100.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	120.00	Energy Saving (Solar Panel system)	20.00	20.00

Storm Water Management (temporary drains and sedimentation basin)	20.00	7.00			
Total	568.00	334.00	**Total**	408.00	442.00
G. Total			**1,752 Lakhs**		

A. <u>Specific conditions</u>

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

9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 18,082.55m^2 (@20.16% of net plot area of net planned area) shall be provided for green area development.**
23. **22 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
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 increase the solar capacity from 40 KWp to 80 KWp.

26. 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 fire fighting equipment etc as per National Building Code including protection measures from lightening etc.

3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.

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

6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.

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

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

9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.

10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. <u>Air Quality Monitoring and Preservation</u>

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 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. <u>Water Quality Monitoring and Preservation</u>

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 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 **173rd Meeting of SEIAA held on 16.05.2024**. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which project proponent replied on 16.05.2024. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC), **decided to grant Environmental Clearance to M/s DLF Limited, Milda Buildwell Pvt. Ltd. & others in collaboration with DLF Limited as per license issued by DTCP vide Endst. No. LC5120/JE(SB)/2023/36210 dated**

26.10.2023) under Category 8(b) of EIA Notification dated 14.9.2006 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.**

Item No. 173.09

Environment Clearance for the Hospital (integrated Medicine & Geriatric Care) located at Revenue Estate of village Satord Khurd, Industrial Zone, sector-28, Tehsil & District Hisar, Haryana by M/s OM Savitri Jindal Charitable Society.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/457480/2024 dated 03.01.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.577363 dated 20.12.2023. (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 in **285th meeting held on 31.01.2024**. The PP as well as consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which pp replied vide affidavit on **31.01.2024** and the reply/affidavit was considered.

After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Om Savitri Jindal Charitable Society (Jindal Institute of Integrated Medicine & Geriatric Care) (as per CLU issued by Director Urban Local Bodies Haryana vide Memo No.DULB/CTP/06017000417-HSR/2023/10949 dated 04.12.2023)**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.

Table 1 – Basic Detail

Name of the Project: Environmental Clearance of the Hospital (Integrated Medicine & an Geriatric care) located in the revenue estate of Village Satroad khurd, Industrial Zone, Sector-Tehsil and District Hisar, Haryana by Om Savitri Jindal Charitable Society		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/457480/2024		
1.	Latitude	29°07'2.46"N
2.	Longitude	75°46'20.79"E
3.	Total Area	95,834.58 sqm
4.	Area falling under 45m wide road	8660 sqm
5.	Net Plot Area	87174.58 sqm
6.	Proposed Ground Coverage	20,590.69 sqm
7.	Proposed FAR	60,876.02 sqm
8.	Non FAR Area	24,207.32sqm
9.	Total Built Up area	85083.34 sqm
10.	Total Green Area with Percentage	21713.5 sqm (@24.91% of plot area)
11.	Rain Water Harvesting Pits	21 no
12.	STP Capacity	225 KLD
13.	Total Parking	625 ECS
14.	Maximum Height of the Building	67.7 m
15.	Power Requirement	2309.6 KW

16.	No. of DG set		3 x 1250 kVA
17.	Total Water Requirement		325KLD
18.	Fresh Water Requirement		165 KLD
19.	Treated Water		160 KLD
20.	Waste Water Generated		177 KLD
21.	Solid Waste Generated		920.64 Kg/day
22.	Organic Waste Converter		1 no.
23.	Biodegradable Waste		242.76 kg/day
24.	Bio-medical Waste		212.5 kg/day
25.	Dwelling Units		102 nos
26.	Basement		01
27.	Number of Towers/Blocks		06 (Gariatric Care Centre, Hospital Block, Support Staff Residence, Nurse Staff Residence, Doctor's Residence, Admin Staff Residence)
28.	Stories		Geriatric Care Centre: G+3 Hospital Block : G+7 Admin Block :B+S(2)+10 Doctors Block : B+S(2)+15 Nurse Block : B+S(2)+8 Support Staff Block : B+S(2)+5
29.	Total No of ECS		625 ECS
30.	Total No of Beds		Gariatric Care Centre 125 Hospital Block 250
31.	R+U Value of Material used (Glass)		1.77
32.	Total Cost of the project		Rs. 225.6 Crore
33.	EMP Budget		455 Lacs (2.02% of project cost)
34.	Incremental Load in respect of:	i) $PM_{2.5}$	0.05
		ii) PM_{10}	0.02
		iii) SO_2	0.26
		iv) NO_2	0.12
		v) CO	0.13

Total EMP Budget

S. No.	Particular	Cost in Lakhs
1	EMP budget for inside the project boundary(Capital cost)	396.5
2	EMP budget for inside the project boundary(Recurring cost)	58.5
	Total EMP	**455**

EMP Construction Phase

S.No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	10	7
2	Tractors/Tanker cost for Water sprinkling for dust suppression	2	20
3	Wheel wash arrangement during construction phase	1	2
4	Sanitation for labours (mobile toilets/septic tank)	4	5
5	Anti-Smog Guns	5	0.5
6	Sedimentation Tank	2	4

7	Storm Water Drainage	35	2
8	Sewerage System	40	2
9	Handling of construction waste material	3	5
Total		**102**	**47.5**

EMP Operation Phase

S.no	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	Sewage Treatment Plant	225	3
2	Rain water Harvesting Pits	19.5	1
3	Acoustic enclosure/stack for DG sets and Energy savings	5	1
4	Solid Waste Management	15	3
5	Green Area/ Landscape Area	20	2
6	Installation of Solar PV	5	0.5
7	Water efficient fixture and measures	5	0.5
Total		**294.5**	**11**

A. Specific conditions

1. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening to maximum extent.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
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 solid waste dumping site through authorized vender.

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. 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.
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
15. The PP shall follow SOP regarding single use plastic free
16. The PP shall follow the SOP for reduction of carbon footprints
17. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The PP shall install the **Solar Panels of 115 KWp** as proposed which is 5% of the demand load.
25. As proposed **21,713.5 sqm (24.91% of plot area) (including Miyawaki Plantation of 919.3 sqm)** shall be developed as green development plan
26. **21 Rain water harvesting pits** shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall provide 02 nos. of Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
28. 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.

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.
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 project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

10. The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. Air Quality Monitoring and Preservation

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

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

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

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. 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 and 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 byelaw 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 reuse. 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 the area 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 neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

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

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

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

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

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

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

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

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

VI. Green Cover

i. 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 every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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 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 30 days from the date of receipt.

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

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

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

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

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

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

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

x. Any change in planning of the approved plan will 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

Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during **173rd Meeting of SEIAA held on 16.05.2024**. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which project proponent replied on 16.05.2024. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC)**; decided to grant Environmental Clearance to M/s Om Savitri Jindal Charitable Society (Jindal Institute of Integrated Medicine & Geriatric Care) (as per CLU issued by Director Urban Local Bodies Haryana vide Memo No. DULB/CTP/06017000417-HSR/2023/10949 dated 04.12.2023) under Category 8(a) of** EIA Notification dated 14.9.2006 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.**

Item No. 173.10

Validity Extension of EC for River Bed mining Project "Shamtoo-2 Block/PKL B-12" located at village Shamtoo, Panchkula by M/s Ganesh Enterprises.

The Project was submitted to the SEIAA vide online Proposal No.S IA/HR/MIN/457161/2023 dated 30.12.2023 for obtaining **Validity Extension of EC** 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.161919 dated 29.12.2023 (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 in **285th meeting held on 31.01.2024**. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide affidavit mentioning therein as under:

1. That we have been allotted the above-mentioned block by Department of Mines & Geology, Haryana at Khasra no55 Min of Village Shamtoo having an area of 45.00 ha vide memo no.DMG/HY/Cont./Shamtoo-2 Block/PKLB- 12/2017/7040, dated 16.11.2017.
2. That EC was granted By SEIAA, Haryana vide EC Identification no EC23B000HR115086, File no SEIAA/HR/2022/269 for a depth of 1 m and production capacity 3,87,000 TPA
3. That replenishment Report for our project has been approved by the Director Mines & Geology, Haryana vide letter no DMG/HY/RS/Shamtoo 2 Block/ PKL B-12/2022/3740 on 28.06.2023.
4. That the mining plan had been approved by Department of Mines and Geology vide memo no. DMG/HY /MP/Shamtoo-2 Block PKL 12/2022/5289-5292 dated 22.08.2022 for a depth of 3 m and production capacity of 11,60,000 TPA.
5. That the Status of Compliance Report has been received from the Haryana State Pollution Control board vide letter no. HSPCB/PKL/2023/1967 Dated 19/12/2023
6. That we shall conduct mining operations upto 1 m only as per EC granted by SEIAA, Haryana vide EC Identification no EC23B000HR115086. File no SEIAA/HR/2022/269.

A detailed discussion was held on the documents submitted regarding mining area, capacity granted in previous EC, compliance report, mining plan, as well as the submissions made by the PP. The Committee during discussion asked the PP and the consultant to clarify the status of District Survey Report to which the PP replied that the DSR has been approved by Mining Officer, Panchkula. Dr. Madhvi Gupta, State Mining Engineer, representative from the Mines & Geology Department, Haryana who was also present during the meeting has also authenticated the documents issued by Mining Department. It was also discussed that vide earlier EC ID No.EC-23-B-000-HR-115086 dated 09.02.2023, the PP (**M/s Ganesh Enterprises**) was granted EC upto depth of 1 mtrs for quantity of 3,87,000 TPA/year for one year and PP was asked to submit scientific grid based/drone based replenishment study for the project site in the river bed within 1 year after the start of the mining at the

project site, for further extension of time period as per approved mining plan of the project.

After detailed deliberations, the Committee decided to recommend the case to SEIAA for granting **Extension of earlier Environmental Clearance** to PP **(M/s Ganesh Enterprises)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for River Bed Mining of Gravel and Sand project situated at Shamtoo-2, Block/PKL, B-12, Area 45 ha, located at Village Shamtoo, District Panchkula **till the remaining period of validity of Mining Plan** with capacity of **3,87,000 TPA/year** production and **maximum depth upto 1.0m** as granted vide EC ID No.EC-23-B-000-HR-115086 dated 09.02.2023.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during **173rd Meeting of SEIAA held on 16.05.2024.** Upon perusal of the relevant record placed on the file. The Authority, considering the recommendations of the Appraisal Committee (SEAC), decided to **grant Extension of earlier Environmental Clearance to Project Proponent (M/s Ganesh Enterprises) under Category 1(a) of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for river bed mining of gravel and sand project situated at Shamtoo-2, Block/PKL, B-12, Area 45 ha, located at Village Shamtoo, District Panchkula till the remaining period of validity of Mining Plan with capacity of 3,87,000 TPA/year production and upto a maximum depth up to 1.0m as granted vide EC ID No.EC-23-B-000-HR-115086 dated 09.02.2023.**

Item No. 173.11

Extension in Validity of Environmental Clearance (EC) for setting-up Group Housing Project (17.191 Acres) at Sector-58, Village Ghata, Tehsil Sohna, Gurgaon, Haryana by M/s Commander Realtors Private Limited.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/458411/2024 dated 11.01.2024 for obtaining **Extension in Validity of Environmental 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.351208 dated 27.12.2023. (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 in 285th meeting held on 31.01.2024. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP submitted following reply dated 31.01.2024 which is as under:

S. No.	Observations	Reply
1.	PP shall submit Form-1.	Form-1 is attached as ***Annexure-1.***
2.	PP shall submit the construction status along with site photographs of project.	Construction status along with site photographs of project is attached as ***Annexure-2.***
3.	PP shall submit the details of khasra no. in licenses by DTCP Haryana.	The proposed is a residential group housing project admeasuring approx. 17.191 acres falling in rectangle no. 37, 38, 48 & 49. The said project is falls under License No.63 of 2009 dated 03.11.2009, License No.107 of 2010 dated 20.12.2010 and License No.60 of 2012 dated: 11.06.2012 approved by DTCP Haryana for development of plotted colony admeasuring approx. 331 acres spread over sector 58, 59, 60, 61 and 62. Details of Rect/khasra no. in licenses are attached as ***Annexure-3.***
4.	PP shall submit the affidavit cum undertaking regarding the notification of Covid 19 and license renewals.	Affidavit cum undertaking is attached as ***Annexure-4.***

PP also submitted an affidavit mentioning therein as under:

1. That Hon'ble State Environment Impact Assessment Authority (SEIAA) Haryana granted EC vide letter no. SEIAA/HR/2013/1239 dated 25.11.2013 and subsequent extension of EC vide letter no. SEIAA/HR/2020/566 dated 16.11.2020 respectively, as per the EIA notification 2006 and subsequent amendment and further extended up to 3 years i.e. dated 24.11.2023.

   After obtaining EC & CTE as stated above, the we have initiated the construction/

development work at project site, with information to the concerned Authority through documents submission Further, we would like to inform to your good office that, majority of work comprising of five towers, 30 habitable floors, two basements and infrastructure work have been completed at project site and we would like to reiterate that considering the above facts & due to the lockdown imposed as per the directives issued by the Government of India because of unprecedented worldwide pandemic (COVID 19), multiple bans on construction from EPCA/ Authority over the several years besides the severe slowdown prevailing• in the real estate industry requested Hon'ble SEIAA to extend the validity of the Environment Clearance granted as per the EIA Notification 2006 & subsequent amendment thereon for completion of balance development/construction works at the project site.

As per the EIA notification S.O. 1533 dt. 14.09.2006 and subsequent amendment in notification vide S.O. 1141(E) dt. 29.04.2015 the validity of Environment Clearance (EC) was stand seven years. Further, in view of the outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, MoEF&CC vide notification S.O.221 (E.) dated 18.01.2021, has mandated that the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity Environmental Clearance granted under the provisions of this notification in view of outbreak of Corona Virus and subsequent lockdown (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid. The direction is as under:

"…….9A. Notwithstanding anything contained in this notification, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearance granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid." Accordingly, the validity of Environment clearance accorded by Hon'ble SEIAA is valid till 24.11.2024

Subsequently as per amendment in notification S.O. 1807(E) dated 12.04.2022, validity of EC stand still 10 years, which further extendable for one year.

Thus, the EC granted to we can be extended up to 24.11.2025 i.e. existing validity 24.11.2024 as per 12 months period with reference to MoEF&CC notification S.0.221 (E.) dated 18.01.2021, plus 1 year period as per amendment in notification S.O. 1807(E) dated 12.04.2022. In view of the above point no. (vi& vii), we hereby request you to extend the validity of EC till 24.11.2025.

Therefore, considering the above facts & also present market scenario in the real estate industry, we humbly request your good office to kindly revised/ extend the validity of Environment Clearance letter granted up to 24.11.2025 to carry out the balance/ remaining work as per the EIA notification 2006 & subsequent amendment thereon.

1. That we have obtained License No.63 of 2009 dated 03.11.2009 which is renewed up to dated 02.11.2024 from DTCP, Haryana.
2. That we have also obtained License No.107 of 2010 dated 20.12.2010 which was valid

till dated 19.12.2022. Further, Application for renewal of license is submitted to DTCP, Haryana.

3. That we have also obtained License No.60 of 2012 dated 11.06.2012 which was valid till dated 10.06.2022. Further, Application for renewal of license is submitted to DTCP Haryana.

A detailed discussion was held on the documents submitted regarding previous EC and extension validity of EC, notification of COVID-19, license, status of construction as well as the submissions made by the PP and the documents submitted.

After detailed discussion, the committee decided to recommend the case to SEIAA for the Extension of Validity of EC from the date of expiry of EC, for further 02 year (as per MoEF & CC notification dated 12th April 2022 + 1 year as per MoEF & CC notification dated 18th January 2021).

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during **173rd Meeting of SEIAA held on 16.05.2024**. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which project proponent replied on 16.05.2024. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC), decided to **grant Extension of Validity of EC from the date of expiry of EC for a further period of 02 years** (**as per MoEF & CC notification dated 12th April 2022 + 1 year as per MoEF & CC notification dated 18th January 2021).**

Item No. 173.12

Extension in Validity of Environmental Clearance (EC) for setting-up Plotted Development (29.79 Acres) at Sector-60, Village Ullawas, Gurugram, Haryana by M/s Commander Realtors Private Limited.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/459215/2024 dated 18.01.2024 for obtaining **Extension in Validity of Environmental 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.351209 dated 27.12.2023. (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 in 285th meeting held on 31.01.2024. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP submitted following reply dated 31.01.2024 which is as under:

S. No.	Observations	Reply
1.	PP shall submit Form-1.	Form-1 is attached as ***Annexure-1.***
2.	PP shall submit the construction status along with site photographs of project.	Construction status along with site photographs of project is attached as ***Annexure-2.***
3.	PP shall submit the details of khasra no. in licenses by DTCP Haryana.	The proposed is a residential plotted development colony project admeasuring approx. 29.79 acres falling in rectangle no. 24, 29, 30, 38 & 39. The said project is falls under License No.107 of 2010 dated 20.12.2010 and License No.60 of 2012 dated: 11.06.2012 approved by DTCP Haryana for development of plotted colony admeasuring approx.. 331 acres spread over sector 58, 59, 60, 61 and 62. Details of khasra no. in licenses are attached as ***Annexure-3.***
4.	PP shall submit the affidavit cum undertaking regarding the notification of Covid 19 and license renewals.	Affidavit cum undertaking is attached as ***Annexure-4.***

PP also submitted an affidavit dated 31.01.2024 mentioning therein as under:

1. That Hon'ble State Environment Impact Assessment Authority (SEIAA) Haryana granted EC vide letter no. SEIAA/HR/2013/1519 dated 24.12.2013 and subsequent extension of EC vide letter no. SEIAA/HR/2020/565 dated 16.11.2020 respectively, as per the EIA notification 2006 and subsequent amendment and further extended up to 3 years i.e. dated 23.12.2023.

   After obtaining EC & CTE as stated above, we had initiated the construction/ development of infrastructure services at project site, with information to the concerned Authority through documents submission Further, we would like to inform to your good

office that, majority of infrastructure services have been completed at project site and we would like to reiterate that considering the above facts & due to the lockdown imposed as per the directives issued by the Government of India because of unprecedented worldwide pandemic (COVID 19), multiple bans on construction from EPCA/ Authority over the several years besides the severe slowdown prevailing· in the real estate industry requested Hon'ble SEIAA to extend the validity of the Environment Clearance granted as per the EIA Notification 2006 & subsequent amendment thereon for completion of balance development/construction works at the project site.

As per the EIA notification S.O. 1533 dt. 14.09.2006 and subsequent amendment in notification vide S.O. 1141(E) dt. 29.04.2015 the validity of Environment Clearance (EC) was stand seven years. Further, in view of the outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, MoEF&CC vide notification S.O.221 (E.) dated 18.01.2021, has mandated that the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity Environmental Clearance granted under the provisions of this notification in view of outbreak of Corona Virus and subsequent lockdown (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid. The direction is as under:

"…….9A. Notwithstanding anything contained in this notification, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearance granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid." Accordingly, the validity of Environment clearance accorded by Hon'ble SEIAA is valid till 23.12.2024.

Subsequently as per amendment in notification S.O. 1807(E) dated 12.04.2022, validity of EC stand still 10 years, which further extendable for one year.

Thus, the EC granted to we can be extended upto 23.12.2025 i.e. existing validity 23.12.2024 as per 12 months period with reference to MoEF&CC notification S.0.221 (E.) dated 18.01.2021, plus 1 year period as per amendment in notification S.O. 1807(E) dated 12.04.2022. In view of the above point we hereby request you to extend the validity of EC till 23.12.2025.

Therefore, considering the above facts & also present market scenario in the real estate industry, we humbly request your good office to kindly revised/ extend the validity of Environment Clearance letter granted up to 23.12.2025 to carry out the balance/ remaining work as per the EIA notification 2006 & subsequent amendment thereon.

2. That we have also obtained License No.107 of 2010 dated 20.12.2010 which was valid till dated 19.12.2022. Further, Application for renewal of license is submitted to DTCP, Haryana.
3. That we have also obtained License No.60 of 2012 dated 11.06.2012 which was valid till dated 10.06.2022. Further, Application for renewal of license is submitted to DTCP Haryana.

A detailed discussion was held on the documents submitted regarding previous EC and extension validity of EC, notification of COVID-19, license, status of construction as well as the submissions made by the PP and the documents submitted.

After detailed discussion, the committee decided to recommend the case to SEIAA for the Extension of Validity of EC from the date of expiry of EC, for further 02 year (as per MoEF&CC notification dated 12th April 2022 + 1 year as per MoEF&CC notification dated 18th January 2021).

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during **173rd Meeting of SEIAA held on 16.05.2024**. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which project proponent replied on 16.05.2024. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC), decided to **grant Extension of Validity of EC from the date of expiry of EC for a further period of 02 years** (**as per MoEF & CC notification dated 12th April 2022 + 1 year as per MoEF & CC notification dated 18th January 2021).**

Item No. 173.13

EC for River Bed Sand (Minor Mineral) Mining project at Shergarh Tapu Block, Village Shergarh Tapu, Tehsil and District- Karnal (Haryana) (Mine Contract area – 22.96 Ha.) by M/s Enbridge Civil Corporation.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/MIN/457804/2024 dated 08.01.2024 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.750330 dated 23.01.2023 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 in **285th meeting held on 31.01.2024**. The Project proponent as well as consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which pp replied vide affidavit on **31.01.2024** and the reply/affidavit was considered. After detailed deliberations, the Committee decided to recommend the case to SEIAA for granting of **EC under Category B1,1(a) for one year, under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for River Bed Sand Mining Shergarh Tapu Block, at Village Shergarh Tapu, Tehsil & District Panchkula, Haryana ,Area 22.96 Ha with 7,96,500 MT/year production as mentioned in LOI/Mining Plan/EIA Report/ ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0m as mentioned in Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 7,96,500 MT**/year with the following details specific and general stipulations

Name of the project: EC for Proposed River Bed Sand mining Project at Shergarh Tapu Block, Village Shergarh Tapu, Tehsil & District Panchkula, Haryana, Area 22.96 Ha. by M/s Enbridge Civil Corporation		
1	Online Proposal no	SIA/HR/MIN/457804/2024
2	Category/Item no. (In Schedule)	1(a) Mining of Minerals (Non-Coal Mining) Category B1
3	Area of the Project	22.96 Ha (Lease area consists of 22.96 ha area in Shergarh Tapu Block Out of it about 2.25 ha area is under restricted zone/7.5 m barrier zone and 5.960 ha reserved for ancillary activities where no mining will be done. About 14.75 ha area is free from restriction and the mining is proposed in this area only as per mining plan)
4	Date of LOI Granted by Mines & Geology Department, Haryana	21/06/2022
5	Date of Approval of TOR by SEIAA	Auto TOR vide proposal no. SIA/HR/MIN/404705/2022 on 02/12/2022
6	Date of Approval of mine plan	17/03/2023
7	Location of Project	Shergarh Tapu Block, Village Shergarh Tapu, Tehsil & District Panchkula, Haryana
8	Khasra No.	14//18min, 19min, 20min, 21min, 22, 23min, 15//25min, 30//4min, 5min, 6min, 7min, 8min, 9min, 10min, 11, 12min, 13min, 14min, 20min, 21min, 29//6min, 7min, 13min, 14min, 15,16,17,18, 19min, 20min; 21min, 22,23,24, 28//25min, 32//1, 33//1 to 5, 6 min, 7 to 13, 14min,

		17min, 18min, 19min, 20min, 34//3min, 4min, 5,6,7, 8min, 9min, 11min, 12min, 13 to 16, 17min, 18min, 19min, 20min. Ancillary area: 35//11, 20, 21, 36/12 to 19, 22, 23, 24 and 25
9	Project Cost	1.69 Crores
10	Water Requirement	

Activity	Round off Figure in KLD
Drinking	3.00
Dust Suppression	8.0
Plantation	9.0
Total	**20.0 KLD**

11	Environment Management Plan	Capital Cost Rs 16.50 Lakhs, Recurring Cost Rs 13.80 Lakhs for 8 years
12	CER Budget	Capital Cost Rs 6.40 Lakhs, Recurring Cost Rs 1.60 Lakhs for 8 years
13	Mineral	Sand
14	Production Capacity	7,96,500 TPA
15	Corner Coordinates	

Pillar	Longitude	Latitude
A 1	77^0 7’ 55.1856” E	29^0 46’ 11.5284” N
A 2	77^0 7’ 57.4068” E	29^0 46’13.4796” N
A 3	77^0 8’ 4.7724” E	29^0 46’18.084” N
A 4	77^0 8’ 14.3628” E	29^0 46’ 22.9764” N
A 5	77^0 8’ 22.3368” E	29^0 46’ 24.6864” N
A 6	77^0 8’ 26.3004” E	29^0 46’24.9168 ” N
A7	$77^0$8’ 29.652” E	29^0 46’ 27.4512 ” N
A8	$77^0$8’ 33.8496” E	29^0 46’ 29.3304 ” N
B 7	***77^0 8’ 40.1028” E***	***29^0 46’ 30.2304 ” N***
B 8	77^0 8’ 36.2652” E	29^0 46’ 26.6808 ” N
B 9	77^0 8’ 31.272” E	29^0 46’25.6116” N
B10	$77^0$8’ 27.24” E	29^0 46’ 22.7496 ” N
B 11	$77^0$8’ 21.4836 ” E	29^0 46’21.5436 ” N
B 12	$77^0$8’ 19.2228” E	29^0 46’19.2504 ” N
B 13	77^0 8’ 18.7764” E	29^0 46’ 15.474 ” N
B 14	77^0 8’ 13.506” E	29^0 46’ 10.9668 ” N
B 15	77^0 8’ 10.7664” E	29^0 46’ 10.8228 ” N
B 16	77^0 8’ 3.7464” E	29^0 46’ 10.146 ” N
B 17	77^0 8’ 0.0168” E	29^0 46’ 10.9308 ” N
B 18	77^0 7’ 57.108” E	29^0 46’ 11.2368 ” N
B 19	***77^0 7’ 54.4008” E***	***29^0 46’ 10.1496 ” N***

16	Green Belt Plantation	Around 5625 plants to be planted along the 7.5 m barrier zone, approach road, in schools, public building and other social forestry program.
17	Machinery Required	JCB/Excavators, Water tankers; Trucks/Tippers and light vehicle
18	Power Requirement	Electric connection will be taken for office and security purpose from Electricity Board

- **Five years proposed Production details (Tons /Annum)**

Year	MTPA
1	7,96,500
2	7,96,500
3	7,96,500
4	7,96,500
5	7,96,500

- **Manpower Details**

S no.	Category	Numbers
1	Manager – 2nd Class	1
2	Assistant managers(foreman)	2
3	Supervisory staff	2
4	Skilled personnel s	8
5	Semi-skilled personnel	40
6	Un-skilled	10
Total		**63**

- **List of Machinery**

S.No.	Machinery Name	Capacity	Nos.
1	Chain Mounted excavator	1 to3 cum	5
2	Tippers/ Trucks	25 tons	40
3	Water Tanker	4000 liters	1
4	Light vehicles	--	1

- **Details of Mining**

S.no	Particulars	Details
1	Method of Mining	Semi-Mechanized Open cast method
2	Proved Geological Reserves	9,18,000 MT
3	Mineable Reserves	7,96,500 MT/annum
4	Proposed Production	7,96,500 MT/annum

- **Land use pattern**

Sr. No	Details	Existing land use (ha)	At the end of 5thyear (ha)
1	Pit Area	0.00	0.0
2	Dump Area	0.00	0.0
3	Safety Zone (RestrictedArea)	2.25	2.25
4	Infrastructure (Office, Temp. shelter, mineral stack yard etc)	5.960	5.960
5	Plantation (In restricted area)	0.00	(2.25)
6	Natural Reclamation(area available for mining)	14.75	14.75
	Total	22.96	22.96

- **Geological Reserves**

Lease area in Ha.	Proved Geological Reserves in MT (111)	Blocked Reserve as per UNFC Code in MT (211 & 222)	Mineable Reserve (MT)
22.96	9,18,000	1,21,500	7,96,500

Revised EMP Details

The Revised EMP Budget as suggested by SEAC, Haryana is being submitted below:

S.No	Measures	Capital cost (In Rs.)	Annual recurring Cost for 8 years (in Rs.)
1	Irrigation Department for Embankment protection	8,00,000	2,00,000
2	Dust suppression(Sprinkler and water tanker)	1,00,000	30,000
3	Plantation Budget @ 100 Rs /sapling Around 5625 plants to be planted along the Haul Road and in schools and public building and other social forestry program.	5,50,000	50,000
4	Pollution Monitoring (6 monthly)	0	1,00,000
5	Disaster Management Plan (Firefighting)	1,00,000	50,000
6	Occupational Health and Safety(Boot, helmet, goggles, ear plug and dust mask)	1,00,000	6,00,000
7	PUC certification and maintenance of Truck		50,000
8	Pre-monsoon and post monsoon survey for replenishment in the river bed		3,00,000
Total		**16,50,000**	**13,80,000**

Revised CSR Budget

Sr.No.	Activity	Capital Cost (In Rs.)	Recurring Cost/year for 8 year (In Rs.)
1	Health Insurance for people living in village/Primary health Centre	400000/-	--
2	RBM Sand to people constructing home	0/-	50,000/-
3	Construction & Maintenance of approach road	2,00,000	1,00,000
4	Plantation of Trees on Approach Road	40,000/-	10,000/-
Total		**6,40,000/-**	**1,60,000/-**

A. Specific Conditions

1. The PP shall construct the pucca link roads connected to the main road at the mining site before the start of mining.
2. The plantation shall be done on both sides of the road to prevent dust spreading
3. The PP shall construct the Haul roads of width 10 meters.
4. The PP shall provide only one exit and one entry to the Mining Project area and all the mining shall be dispatched through E-billing.
5. The PP shall maintain an un-mined block of 50 meters width after every block of 1000 meters over which mining is undertaken or at such distance as may be directed by the Director or any officer authorized by him.
6. The PP shall restrict mining within the central $3/4^{th}$ width of the river/rivulet.
7. The PP shall not permit any mining in an area up to width of 500 meters from the active edges of embankments in case of River Yamuna, 250 mtrs. in case of Tangri, Markanda and Ghaggar and 100 mtrs. on either side of all other rivers/rivulets.
8. 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.

9. The PP shall maintain the garland drains in the project area and catchment area for preserving overburden and dump mining.
10. 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.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
13. The PP shall take precautions to suppress the dust in and around the mining site. The PP shall use mixed cannon water sprinkle for dust suppression instead of conventional sprinkles for efficient dust suppression.
14. The PP shall also provide the Anti smog gun mounted on truck in the project for suppression of dust and shall use the treated water, if feasible.
15. The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.
16. 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.
17. The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.
18. Action plan for the public hearing issues shall be complied in letter and spirit.
19. The Proponent will provide adequate sanitary facility in the form of mobile toilets to the labours engaged for the project work.
20. The Project proponent shall comply all the measures, conditions suggested in the approved mining plan with post closure mine plan, Environmental Management Plan (EMP) in a letter and spirit.
21. The PP shall not use forest land for entry and exit at the proposed site without permission of competent authority.
22. Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
23. The PP shall comply with Sand Mining Rules 2016 and NGT directions from time to time.
24. The PP shall get the Wildlife Conservation Plan approved from the Competent Authority before the start of Mining Operations.
25. The PP shall restrict maximum mining depth upto 3 meters above the Ground Water Table.

26. The PP shall submit the scientific grid based/drone based replenishment study for the project site in the river bed within 1 year after the start of the mining at the project site, for further extension of time period as per approved mining plan of the project.

27. The PP shall develop total 15 hac. of community/panchayti area in the nearby village and project site area as green belt in consultation with local people and other stake holders to meet with the demand of public hearing and shall do plantation of 15000 trees on the project site as proposed.

B. Statutory Compliance

1. This Environmental Clearance (EC) is subject to orders/judgment of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, Common Cause Conditions as may be applicable.
2. The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August,2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Others before commencing the mining operations.
3. The State Government concerned shall ensure that mining operation shall not be commenced till the entire compensation levied, if any, for illegal mining paid by the Project Proponent through their respective Department of Mining & Geology in strict compliance of Judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Ors.
4. This Environmental Clearance shall become operational only after receiving formal NBWL Clearance from MoEF&CC subsequent to the recommendations of the Standing Committee of National Board for Wildlife, if applicable to the Project.
5. This Environmental Clearance shall become operational only after receiving formal Forest Clearance (FC) under the provision of Forest Conservation Act, 1980, if applicable to the Project.
6. Project Proponent (PP) shall obtain Consent to Operate after grant of EC and effectively implement all the conditions stipulated therein. The mining activity shall not commence prior to obtaining Consent to Establish/Consent to Operate from the concerned State Pollution Control Board/Committee.
7. The PP shall adhere to the provision of the Mines Act, 1952, Mines and Mineral (Development & Regulation), Act, 2015 and rules & regulations made there under. PP shall adhere to various circulars issued by Directorate General Mines Safety (DGMS), Mines & Geology Department, Haryana and Indian Bureau of Mines from time to time.. Also adhere to Haryana Minor Mineral Concession, Stocking, Transportation of Minerals and Prevention of Illegal Mining Rules, 2012.
8. The Project Proponent shall obtain consents from all the concerned land owners, before start of mining operations, as per the provisions of MMDR Act, 1957 and rules made there under in respect of lands which are not owned by it.
9. The Project Proponent shall follow the mitigation measures provided in MoEF& CC Office Memorandum No. Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area".

10. The Project Proponent shall obtain necessary prior permission of the competent authorities for drawl of requisite quantity of surface water and from CGWA for withdrawal of ground water for the project.
11. A copy of EC letter will be marked to concerned Panchayat/local NGO etc. if any, from whom suggestion/representation has been received while processing the proposal.
12. State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/Tehsildar's Office for 30 days.
13. The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change (www.parivesh.nic.in). A copy of the advertisement may be forwarded to the concerned MoEF&CC Regional Office for compliance and record.
14. The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred than mining operation shall only be carried out after transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.

I. Air Quality Monitoring and Preservation

1. The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatologically data about wind direction such that an angle of 120° is made between the monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. $PM_{10,}$ $PM_{2.5}$, NO2, CO and SO2 etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.
2. Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metalled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM_{10} and $PM_{2.5}$ are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEF&CC/Central Pollution Control Board.

II. Water Quality Monitoring and Preservation

1. In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEF&CC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.

2. Regular monitoring of the flow rate of the springs and perennial Nallahs flowing in and around the mine lease shall be carried out and records maintain. The natural water bodies and or streams which are flowing in an around the village, should not be disturbed. The Water Table should be nurtured so as not to go down below the pre-mining period. In case of any water scarcity in the area, the Project Proponent has to provide water to the villagers for their use. A provision for regular monitoring of water table in open dug wall located in village should be incorporated to ascertain the impact of mining over ground water table. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

3. Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new piezometer installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

4. The Project Proponent shall undertake regular monitoring of natural water course/ water resources/ springs and perennial Nallahs existing/ flowing in and around the mine lease and maintain its records. The project proponent shall undertake regular monitoring of water quality upstream and downstream of water bodies passing within and nearby/ adjacent to the mine lease and maintain its records. Sufficient number of gullies shall be provided at appropriate places within the lease for management of water. PP shall carryout regular monitoring w.r.t. pH and included the same in monitoring plan. The parameters to be monitored shall include their water quality vis-à-vis suitability for usage as per CPCB criteria and flow rate. It shall be ensured that no obstruction and/ or alteration be made to water bodies during mining operations without justification and prior approval of MoEF&CC. The monitoring of water courses/ bodies existing in lease area shall be carried out four times in a year viz. pre- monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January) and the record of monitored data may be sent regularly to Ministry of Environment, Forest and Climate Change and its Regional Office, Central Ground Water Authority and Regional Director, Central Ground Water Board, State Pollution Control Board and Central Pollution Control Board. Clearly showing the trend analysis on six-monthly basis.

5. Quality of polluted water generated from mining operations which include Chemical Oxygen Demand (COD) in mines run-off; acid mine drainage and metal contamination in runoff shall be monitored along with Total Suspended Solids (TDS), Dissolved Oxygen (DO), pH and Total Suspended Solids (TSS). The monitored data shall be uploaded on the website of the company as well as displayed at the project site in public domain, on a display board, at a suitable location near the main gate of the Company. The circular No. J-20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment, Forest and Climate Change may also be referred in this regard.

6. Project Proponent shall plan, develop and implement rainwater harvesting measures on long term basis to augment ground water resources in the area in consultation with Central Ground Water Board/State Groundwater Department. A report on amount of water recharged needs to be submitted to Regional Office MoEF&CC annually.

7. Industrial waste water (workshop and waste water from the mine) should be properly collected and treated so as to conform to the notified standards prescribed from time to time. The standards shall be prescribed through Consent to Operate (CTO) issued by concerned State Pollution Control Board (SPCB). The workshop effluent shall be treated after its initial passage through Oil and grease trap.

8. The water balance/water auditing shall be carried out and measure for reducing the consumption of water shall be taken up and reported to the Regional Office of the MoEF& CC and State Pollution Control Board/Committee.

III. Noise and Vibration Monitoring and Prevention

1. The peak particle velocity at 500m distance or within the nearest habitation, whichever is closer shall be monitored periodically as per applicable DGMS guidelines.

2. The illumination and sound at night at project sites disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. PPs must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day/night hours.

3. The Project Proponent shall take measures for control of noise levels below 85 dba in the work environment. The workers engaged in operations of HEMM, etc. should be provided with ear plugs/muffs. All personnel including laborers working in dusty areas shall be provided with protective respiratory devices along with adequate training, awareness and information on safety and health aspects. The PP shall be held responsible in case it has been found that workers/personals/laborers are working without personal protective equipment.

IV. Mining Plan

1. The Project Proponent shall adhere to the working parameters of mining plan which was submitted at the time of EC appraisal wherein year-wise plan was mentioned for total excavation i.e. quantum of mineral, waste, over burden, inter burden and top soil etc.. No change in basic mining proposal like mining technology, total excavation, mineral & waste production, lease area and scope of working (viz. method of mining, overburden & dump management, O.B & dump mining, mineral transportation mode, ultimate depth of mining etc.) shall not be carried out without prior approval of the Ministry of Environment, Forest and Climate Change, which entail adverse environmental impacts, even if it is a part of approved mining plan modified after grant of EC or granted by State Govt. in the form to Short Term Permit (STP), Query license or any other name.

2. The Project Proponent shall get the Final Mine Closure Plan along with Financial Assurance approved from Indian Bureau of Mines/Department of Mining & Geology as required under the Provision of the MMDR Act, 1957 and Rules/ Guidelines made there under. A copy of approved final mine closure plan shall be submitted within 2 months of the approval of the same from the competent authority to the concerned Regional Office of the Ministry of Environment, Forest and Climate Change and SEIAA for record and verification.

3. The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be

governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEF&CC and its concerned Regional Office.

V. Land Reclamation

1. The Overburden (O.B.) generated during the mining operations shall be stacked at earmarked OB dump site(s) only and it should not be kept active for a long period of time. The physical parameters of the OB dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by D.G.M.S w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of top soil/OB dumps. The topsoil shall be used for land reclamation and plantation.
2. The reject/waste generated during the mining operations shall be stacked at earmarked waste dump site(s) only. The physical parameters of the waste dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of waste dumps.
3. The reclamation of waste dump sites shall be done in scientific manner as per the Approved Mining Plan cum Progressive Mine Closure Plan.
4. The slope of dumps shall be vegetated in scientific manner with suitable native species to maintain the slope stability, prevent erosion and surface run off. The selection of local species regulates local climatic parameters and help in adaptation of plant species to the microclimate. The gullies formed on slopes should be adequately taken care of as it impacts the overall stability of dumps. The dump mass should be consolidated with the help of dozer/ compactors thereby ensuring proper filling/ leveling of dump mass. In critical areas, use of geo textiles/geo-membranes/clay liners/Bentonite etc. shall be undertaken for stabilization of the dump.
5. The Project Proponent shall carry out slope stability study in case the dump height is more than 30 meters. The slope stability report shall be submitted to concerned regional office of MoEF&CC/SEIAA.
6. Catch drains, settling tanks and siltation ponds of appropriate size shall be constructed around the mine working, mineral yards and Top Soil/OB/Waste dumps to prevent run off of water and flow of sediments directly into the water bodies (Nallah/River/ Pond etc.). The collected water should be utilized for watering the mine area, roads, green belt development, plantation etc. The drains/ sedimentation sumps etc. shall be de-silted regularly, particularly after monsoon season, and maintained properly.
7. Check dams of appropriate size, gradient and length shall be constructed around mine pit and OB dumps to prevent storm run-off and sediment flow into adjoining water bodies. A safety margin of 50% shall be kept for designing of sump structures over and above peak rainfall (based on 50 years data) and maximum discharge in the mine and its adjoining area which shall also help in providing adequate retention time period thereby allowing proper settling of sediments/silt material. The sedimentation pits/ sumps shall be constructed at the corners of the garland drains.
8. The top soil, if any, shall temporarily be stored at earmarked site(s) within the mine lease only and should not be kept unutilized for long. The physical parameters of the top soil dumps like height, width and angle of slope shall be governed as per the approved Mining Plan and as per

the guidelines framed by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of dumps. The topsoil shall be used for land reclamation and plantation purpose.

VI. Transportation

1. No Transportation of the minerals shall be allowed in case of roads passing through villages/ habitations. In such cases, PP shall construct a 'bypass' road for the purpose of transportation of the minerals leaving an adequate gap (say at least 200 meters) so that the adverse impact of sound and dust along with chances of accidents could be mitigated. All costs resulting from widening and strengthening of existing public road network shall be borne by the PP in consultation with nodal State Govt. Department. Transportation of minerals through road movement in case of existing village/ rural roads shall be allowed in consultation with nodal State Govt. Department only after required strengthening such that the carrying capacity of roads is increased to handle the traffic load. The pollution due to transportation load on the environment will be effectively controlled and water sprinkling will also be done regularly. Vehicular emissions shall be kept under control and regularly monitored. Project should obtain Pollution under Control (PUC) certificate for all the vehicles from authorized pollution testing centers.
2. The Main haulage road within the mine lease should be provided with a permanent water sprinkling arrangement for dust suppression. Other roads within the mine lease should be wetted regularly with tanker-mounted water sprinkling system. The other areas of dust generation like crushing zone, material transfer points, material yards etc. should invariably be provided with dust suppression arrangements. The air pollution control equipments like bag filters, vacuum suction hoods, dry fogging system etc. shall be installed at Crushers, belt-conveyors and other areas prone to air pollution. The belt conveyor should be fully covered to avoid generation of dust while transportation. PP shall take necessary measures to avoid generation of fugitive dust emissions.

VII. Green Belt

1. The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted irrespective of the stipulation made in approved mine plan.
2. The Project Proponent shall carryout plantation/afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/Tribal Welfare Department/Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.
3. The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of

the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.

4. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt. and implemented in consultation with the State Forest and Wildlife Department. A copy of Wildlife Conservation Plan and its implementation status (annual) shall be submitted to the Regional Office of the Ministry.

5. 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.

VIII. <u>Public Hearing and Human Health Issues</u>

1. The Project Proponent shall appoint an Occupational Health Specialist for Regular as well as Periodical medical examination of the workers engaged in the mining activities, as per the DGMS guidelines. The records shall be maintained properly. PP shall also carryout Occupational health check-ups in respect of workers which are having ailments like BP, diabetes, habitual smoking, etc. The check-ups shall be undertaken once in six months and necessary remedial/ preventive measures be taken. A status report on the same may be sent to MoEF&CC Regional Office and DGMS on half-yearly basis.

2. The Project Proponent must demonstrate commitment to work towards 'Zero Harm' from their mining activities and carry out Health Risk Assessment (HRA) for identification workplace hazards and assess their potential risks to health and determine appropriate control measures to protect the health and wellbeing of workers and nearby community. The proponent shall maintain accurate and systematic records of the HRA. The HRA for neighborhood has to focus on Public Health Problems like Malaria, Tuberculosis, HIV, Anaemia, Diarrhoea in children under five, respiratory infections due to bio mass cooking. The proponent shall also create awareness and educate the nearby community and workers for Sanitation, Personal Hygiene, Hand washing, not to defecate in open, Women Health and Hygiene (Providing Sanitary Napkins), hazard of tobacco and alcohol use. The Proponent shall carryout base line HRA for all the category of workers and thereafter every five years.

3. The Proponent shall carry out Occupational health surveillance which be a part of HRA and include Biological Monitoring where practical and feasible, and the tests and investigations relevant to the exposure (e.g. for Dust a X-Ray chest; For Noise Audiometric; for Lead Exposure Blood Lead, For Welders Full Ophthalmologic Assessment; for Manganese Miners a complete Neurological Assessment by a Certified Neurologist, and Manganese (Mn) Estimation in Blood; For Inorganic Chromium- Fortnightly skin inspection of hands and forearms by a responsible person. Except routine tests all tests would be carried out in a Lab accredited by NABH. Records of Health Surveillance must be kept for 30 years, including the results of and the records of Physical examination and tests. The record of exposure due to materials like Asbestos, Hard Rock Mining, Silica, Gold, Kaolin, Aluminum, Iron, Manganese,

Chromium, Lead, Uranium need to be handed over to the Mining Department of the State in case the life of the mine is less than 30 years. It would be obligatory for the State Mines Departments to make arrangements for the safe and secure storage of the records including X-Ray. Only conventional X-Ray will be accepted for record purposes and not the digital one). X-Ray must meet ILO criteria (17 x14 inches and of good quality).

4. The Proponent shall maintained a record of performance indicators for workers which includes (a) there should not be a significant decline in their Body Mass Index and it should stay between 18.5 -24.9, (b) the Final Chest X-Ray compared with the base line X-Ray should not show any capacities ,(c) At the end of their leaving job there should be no Diminution in their Lung Functions Forced Expiratory Volume in one second (FEV1),Forced Vital Capacity (FVC), and the ratio) unless they are smokers which has to be adjusted, and the effect of age, (d) their hearing should not be affected. As a proof an Audiogram (first and last need to be presented), (e) they should not have developed any Persistent Back Pain, Neck Pain, and the movement of their Hip, Knee and other joints should have normal range of movement, (f) they should not have suffered loss of any body part. The record of the same should be submitted to the Regional Office, MoEF&CC annually along with details of the relief and compensation paid to workers having above indications.
5. The Project Proponent shall ensure that Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects.
6. Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure. The domestic waste water should be treated with STP in order to avoid contamination of underground water.
7. The activities proposed in Action plan prepared for addressing the issues raised during the Public Hearing shall be completed as per the budgetary provisions mentioned in the Action Plan and within the stipulated time frame. The Status Report on implementation of Action Plan shall be submitted to the concerned Regional Office of the Ministry along with District Administration.

IX. Corporate Environment Responsibility (CER)

1. The activities and budget earmarked for Corporate Environmental Responsibility (CER) as per Ministry's O.M No 22-65/2017-IA. II (M) dated 01.05.2018 or as proposed by EAC should be kept in a separate bank account. The activities proposed for CER shall be implemented in a time bound manner and annual report of implementation of the same along with documentary proof viz. photographs, purchase documents, latitude & longitude of infrastructure developed & road constructed needs to be submitted to Regional Office MoEF&CC annually along with audited statement.
2. Project Proponent shall keep the funds earmarked for environmental protection measures in a separate account and refrain from diverting the same for other purposes. The Year wise expenditure of such funds should be reported to the MoEF& CC and its concerned Regional Office.

X. Miscellaneous

1. The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF& CC.
2. The Project Authorities should inform to the Regional Office regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
3. The Project Proponent shall submit six monthly compliance reports on the status of the implementation of the stipulated environmental safeguards to the MOEF&CC &its concerned Regional Office, Central Pollution Control Board and State Pollution Control Board.
4. A separate 'Environmental Management Cell' with suitable qualified manpower should be set-up under the control of a Senior Executive. The Senior Executive shall directly report to Head of the Organization. Adequate number of qualified Environmental Scientists and Mining Engineers shall be appointed and submit a report to RO, MoEF&CC.
5. The concerned Regional Office of the MoEF&CC including other authorized organization shall randomly monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the MoEF&CC officer(s) including other authorized officer by furnishing the requisite data/information.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up in **173rd Meeting of SEIAA held on 16.05.2024**. The Project proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which Project proponent replied on 16.05.2024 which was considered. The Authority, Considering the recommendations of the Appraisal Committee (SEAC), **decided to grant Environment Clearance under Category B1,1(a) for one year, as per EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for river bed sand mining in Shergarh Tapu Block, at Village Shergarh Tapu, Tehsil & District Panchkula, Haryana ,Area of 22.96 Ha with 7,96,500 MT/year production as mentioned in LOI/Mining Plan/EIA Report/ ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0m as mentioned in the Replenishment Study approved by Director Mines & Geology, Haryana and for quantity of 7,96,500 MT** with these additional conditions:

1. **That Project Proponent should submit revised green area plan and PP shall maintain 60 % of the green area as block plantation in nearby villages.**
2. **That Project Proponent should use High pressure sprinkler in the mining site to certain dust pollution**
3. **Project proponent will be responsible for annual Maintenance of panchayat roads as well as nearest connecting roads which will be used for evacuation of Sand mining.**

Item No. 173.14

EC for Group Housing Project located at Village Budha Khera, Sector 32, Karnal, Haryana by M/s Skyhigh Infraland Pvt. Ltd.

The Project was submitted to the SEIAA vide online Proposal No.SIA/HR/INFRA2/457159/2024 dated 03.01.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000 /- vide DD No. 069328 dated 26.12.2023 (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 in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied (**Annexure-I to IX**) vide letter dated **07.02.2024** alongwith an affidavit and the reply was considered.

After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Skyhigh Infraland Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2563/JE(RK)/2023/19094 dated 15.06.2023)** 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.

Table 1 – Basic Detail

Name of the Project:EC for Group Housing Project located at Village BudhaKhera, Sector 32, Karnal Haryana by M/s SkyhighInfralandPvt. Ltd.				
Sr. No.		**Area already approved towers**	**Proposed Area of Revised Towers**	**Total Area(m2)**
Online Proposal no. SIA/HR/INFRA2/457159/2024				
1.	Latitude	29°42'15.68"N		
2.	Longitude	77° 1'50.46"E		
3.	Total Area	21043.62 m2		
4.	Proposed Ground Coverage	3011.540m2	3712.587 m2	6724.127m2
5.	Proposed FAR Residential FAR • Commercial (shopping) FAR • Club house FAR	13059.00 13059.00 - -	24681.763 24580.078 101.685 400.080	37740.763 m2
6.	Non FAR Area	5068.76 m2	17022.437 m2	22091.197m2
7.	Total Built Up area	18127.76 m2	41704.200 m2	59831.96 m2
8.	Total Green Area with Percentage	4065.132 m2 (19.44% of plot area)		
9.	Rain Water Harvesting Pits	6 No		
10.	STP Capacity	280 KLD		
11.	Total Parking	379 ECS		
12.	Maximum Height of the Building	32.4mtrs		
13.	Power Requirement	2522.22 KW		
14.	No. of DG set	1 x 750 KVA, 1 x 250 KVA , 1 x 1000 KVA , 1 x 500 KVA		
15.	Total Water Requirement	218 KLD		
16.	Fresh Water Requirement	151 KLD		

17.	Treated Water		67 KLD
18.	Waste Water Generated		145 KLD
19.	Solid Waste Generated		1021kg/day
20.	Biodegradable waste		408 kg/day
21.	Non-Bio degradable waste		511 kg/day
22.	Dwelling Units		246 Dwelling Units and 45 EWS Unit
23.	Stories	**Type of Building/facilities**	**No. of Floors**
		Proposed Buildings Tower 1 to Tower 4	S+9
		Proposed Buildings Tower 5 to Tower 6	S+7
		Already Existing Towers(Type A and Type A1)-14 no. of tower	G+3
		Club House	G
		Commercial Buildings	G
24.	Number of Towers		Proposed Buildings Tower 1 to Tower 6 and Already Existing Towers(Type A and Type A1)-14 no. of tower, Club House,Commercial Buildings
25.	R+U Value (wall)		1.207
26.	Total Cost of the project:		148 Cr.
27.	EMP Budget		298 lakhs
28.	Incremental Load in respect of:	i) $PM_{2.5}$	0.239 µg/m^3
		ii) PM_{10}	0.102 µg/m^3
		iii) SO_2	0.079µg/m^3
		iv) NO_2	0.417µg/m^3
		v) CO	0.056 µg/m^3
29.	Construction Phase	Power Back-up	62.5 kVA
		Water Requirement &Source	5 KLD domestic water to be obtained from local tanker water supplier 50 KLD tre ed water will be procured from nearby STP.
		STP (Modular)	Septic tank is proposed
		An i-Smoke Gun	2

EMP Construction Phase

S.No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	15	7
2	Tractors/Tanker cost for Water sprinkling for dust suppression	2	30
3	Wheel wash arrangement during construction phase	1	2
4	Sanitation for labours (mobile toilets/septic tank)	3	4
5	Anti-Smog Guns	5	0.5
6	Sedimentation Tank	2	4
7	Storm Water Drainage	37	2
9	Handling of construction waste material	3	5
Total		**68**	**54.5**

EMP Operation Phase

S.no	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	Sewage Treatment Plant	52	5
2	Rain water Harvesting Pits	9	1

3	Acoustic enclosure/stack for DG sets and Energy savings	5	1
4	Solid Waste Management/E-waste Management/Plastic Waste Management	20	2
5	Green Area/ Landscape Area	10	3
6	Installation of Solar PV	60	2
7	Water efficient fixture and measures	5	0.5
Total		**161**	**14.5**

Total EMP Budget

S. No.	Particular	Cost in Lakhs
1	EMP budget for inside the project boundary(Capital cost)	229
2	EMP budget for inside the project boundary(Recurring cost)	69
	Total EMP project cost that is ₹ 148 Crores	**298**

A. Specific conditions

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

8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water

intensive and/or invasive species should not be used for landscaping. As **proposed 4065.132 m2 (19.44% of plot area)shall be provided for green area development.**

23. **06 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
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 provide 76 kWP of solar power which is 3% of the demand load
26. 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. <u>Statutory Compliance</u>

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

I. Air Quality Monitoring and Preservation

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

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

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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. <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. <u>Waste Management</u>

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 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 case was taken up in **173rd Meeting of SEIAA held on 16.05.2024.** The Project proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations regarding change proposed in percentage of green area as mentioned in earlier EC vide no SEIAA/HR/2013/1403 dated 12.12.2013. The Project proponent replied to this and submitted an affidavit on 16.05.2024 and 17.5.2024 that they will not decrease the green area mentioned in earlier EC (green area 30% of plot area) and that it would also submit revised green area plan & area statement. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC) and the above submission of project proponent , **decided to Grant Environment Clearance to M/s Skyhigh Infraland Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2563/JE(RK)/2023/19094 dated 15.06.2023) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India under Category 8(a) of EIA Notification dated 14.09.2006** issued by the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **Project proponent will not reduce green area as mentioned in earlier EC vide no SEIAA/HR/2013/1403 dated 12.12.2013.**
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.**

Item No. 173.15

EC for Group Housing Colony "Uniworld Garden-II" at Sector-47, Village Fatehpur, District- Gurugram, Haryana by M/s Unitech Realty Private Limited.

The Project was submitted to the SEIAA vide online Proposal SIA/HR/INFRA2/462257/2024dated 09.02.2024 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.150649 dated 15.01.2024. (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 in **287th meeting held on 27.02.2024.** The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit and the reply was considered.

After deliberations, the committee rated this project with **"Gold Rating"** andwas of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Unitech Realty Pvt. Ltd .and others (as per the Zoning Plan approved vide No.DPG No.D.T.C.P/1866 dated 01.06.2009)** under Category 8(a) of 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.

Table 1 – Basic Detail

Name of the Project: EC for Group Housing Colony "Uniworld Garden-II" at Sector-47, Village-Fatehpur, District- Gurugram, Haryana by M/s Unitech Realty Private Limited		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/462257/2024		
1.	Latitude	28°25'29.64"N
2.	Longitude	77° 2'33.84"E
3.	Total Plot Area	51783.49 sqm (12.79 Acres)
4.	Proposed Ground Coverage	11,618.58sqm
5.	Proposed FAR	90456.82 sqm
6.	Proposed Non FAR Area	33,325.02sqm
7.	Total Built Up area	123781.84 sqm
8.	Total Green Area with Percentage	17884.91 sqm (34.53% of plot area)
9.	Rain Water Harvesting Pits	13 no
10.	STP Capacity	700 KLD
11.	Total Parking	1362 ECS
12.	Maximum Building	41.80 M
13.	Power Requirement	4,000 KW
14.	No. of DG set	5 No.(1×500 KVA+4×750 KVA)
15.	Total Water Requirement	781 KLD
16.	Fresh Water Requirement	457 KLD
17.	Recycled Water requirement	324 KLD
18.	Waste Water Generated	600 KLD
19.	Solid Waste Generated	2,772 Kg/day

20.	Stories		B2+B1+G+13 Floors
21.	Total No. of Towers		16 No
22.	Total no. of Basements		2 No
23.	Total Population		5809 Persons
24.	No of Dwelling unit		896
25.	EWS Units		158
26.	Servant Units		90
27.	R+U Value of Material used (Glass)		---
28.	Total Cost of the project		Rs.250.47 Cr.
29.	EMP Budget		EMP Budget: Rs. 1,045.13 Lakhs.
30.	Incremental Load in respect of:	i) $PM_{2.5}$	0.01382 µg/m³
		ii) PM_{10}	0.03341 µg/m³
		iii) SO_2	0.02033 µg/m³
		iv) NO_2	0.08352µg/m³
		v) CO	0.000017 mg/m³
31.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 10 KLD for drinking. Treated water -50 KLD for construction Source: GMDA Fresh water – GMDA Construction Water – GMDA
		iii) STP (Modular)	1 Nos of 10 KLD
		iv) Anti-Smoke Gun	01 Nos of Anti-smog gun

Table 2 – EMP Detail

Table No.1 EXPENDITURE MADE ON EMP BUDGET

Sr. no.	Details	Capital cost (Lakh Rs.)	Recurring cost (Lakh Rs.)
a.	Waste water management (sewage treatment plant)	117.72	7.80
b.	Rain water Harvesting pollution prevention	22.71	1.6
c.	Solid waste management	25.00	3.0
d.	Green area development	254.80	15.5
e.	Monitoring for air, water, noise & soil	--	1.0
f.	Miscellaneous	190.00	
	Total	**610.23**	**28.90**
	Grand Total	**639.13**	

Table No.2 EMP BUDGET DURING EXPANSION PHASE

During Construction Phase			During Operation Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 3 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	15.00	Waste Water Management (Sewage Treatment Plant)	0.00	100.00
Garbage & Debris disposal	0.00	15.00	Solid Waste Management (Dust bins & OWC)	25.00	30.00
Green Belt Development	5.00	5.00	Green Belt Development	20.00	40.00
Air, Noise, Soil, Water Monitoring	0.00	3.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00

Rainwater harvesting system	10.00	5.00	Rainwater harvesting system	00.00	5.00
Dust Mitigation Measures Including water sprinkling and anti-smog gun)	5.00	10.00	DG Sets including stack height and acoustics	10.00	20.00
PPE for workers & Health Care	10.00	5.00	Energy Saving (Solar Panel system)	3.00	10.00
Medical cum First Aid facility (providing medical room & Doctor	10.00	15.00	.		
Storm Water Management (temporary drains and sedimentation basin)	5.00	10.00			
Total	**50**	**83**	**Total**	**58**	**215**

A. <u>Specific conditions</u>

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

to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the 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
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed** 17884.91 sqm (34.53% of plot area) **shall be provided for green area development.**
22. **13 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.

24. The PP shall provide additional **5 KWp** Solar panel within the project

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

I. Air Quality Monitoring and Preservation

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

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

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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. <u>Water Quality Monitoring and Preservation</u>

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.

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

VIII. Human Health Issues

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

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

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

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

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

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

IX. Corporate Environment Responsibility

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

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

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

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

X. Miscellaneous

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 **173rd Meeting of SEIAA held on 16.05.2024**. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which project proponent replied on 16.05.2024. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC), **decided to grant Environmental Clearance to M/s Unitech Realty Pvt. Ltd .and others (as**

per the Zoning Plan approved vide No.DPG No.D.T.C.P/1866 dated 01.06.2009 under Category 8(a) of EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with these additional conditions.

1. **Project proponent will not restrict the axes of public to this revenue rasta as a public through fair.**
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.**

Item No. 173.16

EC for Proposed Mix Land use colony (98% Group Housing and 2% Commercial) under TOD policy in the revenue estate of Village Dhanwapur, Sector 103, Gurugram, Haryana by M/s Whiteland Corporation Private Limited.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/464794/2024dated 02.03.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.516341 dated 08.02.2024 (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 in 288th meeting held on 13.03.2024. During the meeting, it was apprised to the committee that a complaint from Rajesh Sharma, Environment & Social Activist, R/o 1351 GF, Housing Board, Sector-9, Gurugram, Haryana has been received in this case which was forwarded to all members, PP and Consultant for submitting their reply. The PP who was present during the meeting sought some time to furnish the reply with regard to the complaint. The committee directed the PP and consultant to submit the reply to the allegations made in the complaint in the form of affidavit alongwith the supporting documents.

The committee further decided to constitute a sub-committee to visit the site consisting of followings:

1. Shri ParbhakerVerma, Member, SEAC
2. Shri Bhupender Singh Rinwa, Member Secretary, SEAC

The committee was asked to submit its report within 07 days.

The case was taken up in 289th meeting of SEAC, Haryana held on 29.03.2024. The committee was apprised that a sub-committee was also constituted in this case for site visit, however, the sub-committee could not visit the site so far due to busy schedule of the members of the sub-committee. In the meanwhile, the PP as well as consultant appeared before the committee and PP was asked to submit reply of the complaint received against the project in the form of affidavit. The para-wise reply in the form of affidavit, dated 27.03.2024. During the presentation, the PP has further submitted that the complainant has withdrawn his complaint. The committee was also apprised that an email regarding withdrawal of complainant has also received on official email. The copy of the same was also produced before the committee.

The committee after discussion decided that since the complainant has withdrawn his complaint, therefore, it has become infructuous.

Reply was considered and Further, the committee was also of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Whiteland Corporation Pvt. Ltd. (as per license issued by DTCP vide Endst No. LC-5229-PA(VA)-2023/42807 dated 13.12.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific details and general stipulations.

Name of the Project: EC for Proposed Mix Land use colony (98% Group Housing and 2% Commercial) under TOD policy in the revenue estate of Village Dhanwapur, Sector 103, Gurugram, Haryana By M/s Whiteland Corporation Private Limited			
S. No.	**Particulars**		**Detail**
1.	Online Proposal Number		SIA/HR/INFRA2/464794/2024
2.	Latitude		28°29'6.62"N
3.	Longitude		76°59'6.55"E
4.	Plot Area		38,773.882 m^2 (9.581 Acre)
5.	Proposed Ground Coverage (15.00%)		5,819.110 m^2
6.	Proposed FAR		1,66,061.212 m^2
7.	Non FAR Area		84,576.450 m^2
8.	Total Built Up area		2,50,637.662 m^2
9.	Total Green Area with (20.42% of plot area)		7,917.540 m^2
10.	Rain Water Harvesting Pits		10 RWH Pits
11.	STP Capacity		2 STP of total 1025 KLD = (800 KLD + 225 KLD)
12.	Total Parking		1578 ECS
13.	Organic Waste Converter		Total 2 nos. of Organic waste converters of capacity 2,000 Kg/day (2×1,000 Kg/day)
14.	Maximum Height of the Building (m)		151.45 m Max.
15.	Power Requirement		5,954.47 KW
16.	Power Backup		Total 3 DG of 3,750 kVA (2 x 1500 kVA + 1 x 750 kVA)
17.	Water Requirement		671 KLD
18.	Domestic Water Requirement		471KLD
19.	Fresh Water Requirement		471 KLD
20.	Treated Water		200 KLD
21.	Waste Water Generated		537 KLD
22.	Solid Waste Generated		3,688 Kg/day
23.	Biodegradable Waste		1500Kg/day
24.	Basement		3 nos
25.	Number of Towers		9 No. of Towers
26.	Dwelling Units/ EWS		Total Dwelling Units: 948 EWS: 168 Domestic Servant: 96
27.	Community Center(Club House)		1 Nos
28.	Convenient Shopping		1 Nos
29.	Nursery School		1 Nos
30.	Primary School		1 Nos
31.	Stories		(B3 + B2 + B1 + S / G + 38) Max.
32.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm k SHGC: 0.9
33.	Total Cost of the project:	i) Land Cost	Rs 2,870.1350 Crore
		ii) Construction Cost	
34.	EMP Budget		1445 Lakhs
35.		i) PM 2.5	0.23658µg/m³
36.		ii) PM 10	0.6286µg/m³
37.		iii) SO_2	1.72629 µg/m³
38.		iv) NO_2	2.4235 µg/m³
39.		v) CO	0.000727 mg/m³
40.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
41.		Water Requirement & Source	Fresh water 5KLD for drinking Treated wastewater 100KLD for construction

			Source: Fresh water GMDA/HSVP Construction Water GMDA/HSVP
42.		STP (Modular)	1 Nos of 10 KLD
43.		Anti-Smog Gun	01 Nos of Anti smog gun

During Construction Phase			**During Operational Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cos (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	25.00	Waste Water Management (Sewage Treatment Plant)	300.00	350.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	45.00	150.00
Green Belt Development	10.00	20.00	Green Belt Development	80.00	140.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system(10 pits)	50.00	10.00	Rainwater harvesting system	00.00	25.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	20.00	DG Sets including stack height and acoustics	25.00	15.00
Medical cum First Aid facility (providing medical room & Doctor)	5.00	10.00	Energy Saving (Solar Panel system)	30.00	5.00
Storm Water Management (drains and sedimentation basin)	25.00	5.00	Adoption of Nearby Pond	20.00	0.00
Total	**145.00 Lakhs**	**105.00 Lakhs**	**Total**	**500.00 Lakhs**	**695.00 Lakhs**

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 PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 7,917.540 m^2 **(20.42% of plot area) shall be provided for green area development**.
25. **10 Rain Water Harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.**
26. **The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.**
27. Since the project site is at a distance less than 5km from Boundary of Delhi, hence, the PP must obtain necessary permission from competent authority.
28. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance

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

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

I. Air Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

II. Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as

per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III. <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. 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.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during **173rd Meeting of SEIAA held on 16.05.2024**. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and made some observations to which project proponent replied on 16.05.2024. The reply was considered and the Authority, considering the recommendations of the Appraisal Committee (SEAC), **decided to Grant of Clearance to M/s Environmental Clearance to Whiteland Corporation Pvt. Ltd. (as per license issued by DTCP vide Endst No. LC-5229-PA(VA)-2023/42807 dated 13.12.2023) under Category 8(a**) of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with with these additional conditions.

1. Project proponent will not restrict the axes of public to this revenue rasta as a public through fair.
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.
4. That Project Proponent should submit revised green area plan and PP shall maintain 70 % of the green area as block plantation in project site.

Item No. 173.17

EC for Group Housing Colony in the Revenue Estate of Village Badshapur & Fazilpur Jharsa, Sector 70, Gurugram Manesar Urban Complex, Haryana by M/s Unitech Limited.

The Project was submitted to the SEIAA vide online Proposal SIA/HR/INFRA2/468476/2024 dated06.04.2024for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 150646 dated 12.01.2024. (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 in 290th meeting held on 18.04.2024. The PP as well as their consultant appeared before the committee for presenting their case. During presentation, the committee raised some observations to which PP has replied vide letter dated 18.04.2024 alongwith affidavits and the reply was considered.

After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Unitech High Vision Projects Ltd. C/o Unitech Ltd. (as per the License issued by DTCP vide Memo No.LC-1927-JE(VA)-2022/27023 dated 06.09.2022) under category 8(b) of 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.

Project Name: Environmental Clearance for Group Housing Colony in revenue estate of village-Badshapur & FazilpurJharsa, Sector-70, Gurugram Manesar Urban Complex Haryana by Unitech Limited		
Sr. No.	**Particulars**	
1.	Online Proposal no.	**SIA/HR/INFRA2/468476/2024**
2.	Latitude	28°23'52.58"N
3.	Longitude	77° 1'45.11"E
4.	Plot Area	1,10,883.69 m2 (27.40 Acre)
5.	Net Plot Area	1,06,322.89 m2 (26.273 Acre)
6.	Total FAR Proposed	1,85,369.048 sqm
7.	Proposed Ground coverage	22,028.91 sqm
8.	Basement	51,343.826 sqm
9.	Other Non FAR area	10,000.000 sqm
10.	Total Built Up area	2,46,712.874 m2
11.	Total Green Area with Percentage	32,213.10 (35% of net plot area)
12.	Rain Water Harvesting	26
13.	Total Parking	2048 ECS
14.	Power Requirement	6875 KVA
15.	Power Backup	4 DG of 2700 kVA = 2 x 750 kVA + 2 x 600 kVA

16.	Total Water Requirement		908 KLD
17.	Fresh Water Requirement		612 KLD
18.	Treated water Requirement		296 KLD
19.	Wastewater Generation		700 KLD
20.	Proposed STP Capacity		1000 KLD
21.	Solid Waste Generated		4915 Kg/day
22.	OWC Capacity		2 OWC of 2500 Kg/day = (2 x 1250 Kg/day)
23.	Towers		6 Block (Including 23 towers)
24.	Convenient Shopping		1
25.	Primary School		1
26.	Nursery School		2
27.	Community Building		1
28.	EWS		1
29.	Total Population		10592
30.	Main Dwelling Unit		1360 no
31.	EWS Unit		241
32.	Domestic Servant Unit		140
33.	Max. height of building		58.450 m Max.
34.	no of floors		(B3 + B2 + B1 + G + 18) Max
35.	Total Cost of the project:		608.35 Cr
36.	EMP Cost/Budget		Rs. 1194 Lakh
37.	Incremental Load in respect of i) PM 2.5		0.02007 µg/m³
	ii) PM 10		0.0345 µg/m³
	iii) SO_2		0.08026 µg/m³
	iv) NO_2		0.03209 µg/m³
	v) CO		0.0000088 mg/m³
38.	Construction Phase:	v) Power Back-up	1 x 500 kVA
		vi) Water Requirement & Source	10 KLD (STP treated water)
		vii) STP (Modular)	5 KLD
		viii) Anti-Smoke Gun	1 Nos

During Construction Phase			**During Operational Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	20.00	2.00	Waste Water Management (Sewage Treatment Plant)	200.00	150.00
Garbage & Debris disposal	5.00	2.00	Solid Waste Management (Dust bins & OWC)	50.00	200.00
Green Belt Development	10.00	5.00	Green Belt Development	80.00	72.00
Air, Noise, Soil, Water	0.00	5.00	Monitoring for Air,	0.0	10.00

Monitoring			Water, Noise & Soil		
Rainwater harvesting system	200.00	10.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	1.00	DG Sets including stack height and acoustics	40.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	2.00	10.00	Energy Saving (Solar Panel system)	40.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	20.00	10.00			
Total	**277.00**	**45.00**	**Total**	**410.00**	**462.00**

A. <u>Specific conditions</u>

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

detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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 32,213.10**

(35% of net plot area) shall be provided for green area development.

23. **26 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
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 increase solar panel capacity from 40 KW to 70 KW**
26. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I. Air Quality Monitoring and Preservation

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

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

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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. <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. <u>Waste Management</u>

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.

xi. 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 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 case was taken up in **173rd Meeting of SEIAA held on 16.05.2024**. The Project proponent appeared before the Authority and presented its case. The Authority discussed the case and made following observations

1. **Project proponent should submit assurance of sewer connection.**
2. **That Project Proponent should submit revised green area plan and PP shall maintain 70 % of the green area as block plantation in project site.**

After detailed deliberation, Authority decided to defer this case.