# State Environment Impact Assessment Authority (SEIAA), Haryana

**Minutes of 174th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 24.05.2024 at 10.00 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.**

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**List of Participants**

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

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

At the outset, the Chairman, State Environment Impact Assessment Authority, Haryana (SEIAA), (hereinafter refer to as, "The Authority"), greeted the Members and requested the Member Secretary to give a brief background of the Proposals to be placed before the Authority as **"Agenda Items (Sr. No. 01 to 15)"** for discussions in the said meeting.

**"Later, the Minutes of the 173rd Meeting of SEIAA held on 16.05.2024 were "CONFIRMED" as part of the proceedings of 174th meeting held on 24.05.2024"**

**Meeting : 174th**
**Date : 24.05.2024**
**Time : 10:00 AM**

**AGENDA ITEMS**
**(Sr. No. 01 to 15)**

**The Authority took up the following Proposals during 174th Meeting for consideration and decisions thereof:**

**Item No. 174.01**

## Corrigendum in EC for shopping/ commercial Building on 32.36 acres (DLF Downtown formally known as Mall of India) at sector 25A, Gurugram Haryana by M/s DLF LIMITED & OTHERS

The Project Proponent submitted online Proposal No. SIA/HR/MIS/301504/2023 dated 23.06.2023 for issuance of **Corrigendum in Environment Clearance** letter No.EC-23-B-038-HR-159125 dated 09.04.2023 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.522130 dated 11.07.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **273rd meeting held on 28.07.2023.** The PP alongwith consultant appeared before the committee for presentation of their case. During presentation, it was informed to the committee that the EC was granted to the project on dated 09.04.2023. It was further informed that total green area has been mentioned as 32814.57 sqms (25.05%) of the project, however, there was a provision of 5% vertical green area which was not mentioned in EC letter dated 09.04.2023 and now, the PP has requested to issue corrigendum in the said EC letter mentioning the word including 5% vertical green area.

A detailed discussion was held on the submissions of PP as well as documents produced by PP in support of their contention. The PP has also submitted a copy of proposed green plan mentioning therein as under:

| | | |
|---|---|---|
| Site Area | : | 130956.07 sqm. |
| Required Green Area (@20% of site area) | : | 26191.21 sqm. |
| Proposed Green Arena | : | Organized Green + Green Wall/Fencing + Tree Canopy Area i.e. @25.06% of Site Area) = 1315+6584.57+131115 =32814.57 sqms |

**After detailed deliberation, the committee has observed that the project has already been recommended for EC with green/landscape area 20.06% at ground and 5% as a vertical green vide Minutes of 261st Meeting of SEAC dated 28.02.2023 and the same is reiterated.**

**FINDINGS AND FINAL DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. Upon perusal of the relevant record placed on the file. The Authority, considering the recommendations of the Appraisal Committee (SEAC), **decided to grant corrigendum in EC with Green area 20.06% of plot area at ground with tree plantation and 5% as a vertical green** as per 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 maintain **green area 20.06% of plot area at ground level with tree plantation and 5% plot area as a vertical green.**

**Item No. 174.02**

## Amendment in EC for Group Housing "Casa Bella" at village Shikhopur and Sihi at Sector-82 & 83, Gurgaon, Haryana by M/s Mapsko Builders Pvt. Ltd

The Project Proponent submitted online Proposal SIA/HR/INFRA2/456346/2023 for obtaining **Amendment in 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.500639 dated 07.12.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **284th meeting held on 05.01.2024.** PP presented the case before the committee. After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit.

The committee discussed the matter and recommended the amendment/modification in earlier **Environment Clearance issued to the project vide no. SEIAA/HR/09/1268 dated 04.12.2009** as per above project details and all other contents and conditions mentioned in the Environment Clearance will remain same

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. Upon perusal of the relevant record placed on the file. The Authority, **decided to defer this case for want more clarification.**

**Item No. 174.03**

## Corrigendum in EC for Proposed Expansion of "Mapsko Garden Estate" plotted Township project at sector 26 & 27 village Ahamadpur, Sonepat, Haryana by M/s Mapsko Builders Pvt. Ltd.

The Project Proponent submitted online Proposal SIA/HR/MIS/302003/2023 for obtaining **Corrigendum in 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.500583 dated 07.07.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **284th meeting held on 05.01.2024.** PP/Consultant presented the case before the committee. After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit.

The committee after discussion considered the reply and agreed upon to recommend this case for granting Corrigendum with the condition that PP shall install STP in either case regarding permission from HSPCB is made available/denied as treated water from STP to be used for gardening and flushing through dual plumbing system shall have to maintain latest BOD norms for use of treated water for flushing, in earlier **Environmental Clearance no. SEIAA/HR/2022/507 dated 13.10.2022** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**.

Project proponent presented the before the Authority and he was requested to kindly issue a corrigendum. Upon perusal of the relevant record placed on the file and Authority ***decided to issue corrigendum in earlier EC No. SEIAA/HR/2022/507 dated 13.10.2022 for total plot area i.e. 138.74928 Acres instead of 137.24375 Acres*** (total plot area rectify as per detailed mentioned in record) and following details allow to project proponent;

| | | | | |
|---|---|---|---|---|
| **1.** | **Total Water Requirement** | **2036 KLD** | **-442 KLD** | **1594 KLD** |
| **2.** | **Fresh Water Requirement** | **1555 KLD** | **-437KLD** | **1118 KLD** |
| **3.** | **Waste Water Generated** | **1904 KLD** | **-603KLD** | **1301KLD** |
| **4.** | **STP Capacity** | **2300 KLD** | **-735KLD** | **1565KLD** |

Further Authority decided to impose a penalty of **Rs. 3,00,000/-** on Project Proponent because the project proponent started the construction in departure from the original EC without getting it corrected in the earlier **EC No. SEIAA/HR/2022/507 dated 13.10.2022.**

## Item No. 174.04

## EC for Proposed Residential Plotted Colony in the revenue estate of Village: Kherki Daula & Sikhopur, Sector 76 & 77, Gurugram, Haryana by M/s DLF Limited.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/440558/2023dated 23.08.2023 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.522050 dated 13.06.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in 284th meeting held on 05.01.2024. Vide letter dated 06.12.2023, PP/Consultant submitted that due to change in planning of the project there is revision in area and also the layout is changed under New Integrated Licensing Policy (NILP) of DTCP. It was further submitted by PP that an application for Environment Clearance has separately been submitted on dated 27.12.223 for proposed Residential Colony under New Integrated Licensing Policy (NILP) over an area measuring 116.29625 acres. PP further requested to withdraw the application of EC submitted earlier. An affidavit dated 05.01.2024, has also been submitted by PP in support of their case which is as under:

1. That We have earlier obtained Environmental Clearance (EC) for Proposed Residential Plotted Colony in Sector-76 & 77, Gurugram, Haryana for total built-up area of 1,47,578 sq mtr and to developed on 1,10,762.5 m2 (27.37 acres), out of Plot area of 4,60,111.387 sq mtr (113.696 Acres) though vide letter no. SEIAA/HR/2014/1357 dated 07/11/2014 which was valid till 06.11.2021. Thus, the validity of EC has expired.
2. We have also applied for expansion in EC on dated 08.12.2014. But the same proposal was de-listed by SEIAA, Haryana through Memo no. SEIAA/HR/2017/633 dated 14.09.2017.
3. That after the expiry of EC we have submitted fresh application for obtaining TOR over an area 113.696 on 26.07.2023 and accordingly TOR was granted on 03.08.2023. Afterwards case was taken up in 277th SEAC meeting on 25.09.2023. In that meeting we request to defer our case as there is some change in planning.
4. That we requested for withdrawal of this EC application due to change in planning of the project. There is a revision in area and the layout plan is changed under New Integrated Licensing Policy (NILP) of DTCP. The total area of project is increased from 113.696 acres to 116.29625 acres.
5. That we have not carried out any construction activities till now at the project.
6. That we have already submitted request letter on 29.12.2023 with SEAC, Haryana.

After due deliberation and documents submitted by the PP in support of their contention, the committee acceded with the request of PP and decided to recommend the case alongwith the supporting documents to SEIAA for withdrawal.

**FINDINGS AND FINAL DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. Upon perusal of the relevant record placed on the file. The Authority, considering the recommendations of the Appraisal Committee (SEAC), ***decided to allow withdrawal of this proposal***.

## Item No. 174.05

## EC for Proposed Expansion Project for Manufacturing of Herbal Extracts and Their Purified Derivatives from existing capacity 95.670 TPA to 110.050 TPA at 25/2 Mathura Road, Village Kaili, Ballabgarh, Haryana, having plot area 89113.80 sq.m. (8.9 ha) by M/s Alchem International Pvt Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/IND3/455233/2023 dated10.01.2024 for obtaining **Environment Clearance** under Category 5(f) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.791390and 004782 dated 21.10.2023 and 27.10.2023

**Appraisal & Recommendations of SEAC:**

The case was taken up in **285th meeting held on 31.01.2024**. PP/Consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP submitted the replied alongwith and affidavit..

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Alchem International Pvt. Ltd. (as per Factory License issued by Labour Department, Haryana vide Application ID 59951 dated 10.02.2022)** 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: Proposed Expansion Project for Manufacturing of Herbal Extracts and Their Purified Derivatives from existing production capacity is 95.670 TPA and the proposed expansion capacity will be 110.050 TPA, thus total production capacity after expansion will be 205.72 TPA at 25/2 Mathura Road, Village Kaili, Ballabgarh, Haryana, having plot area 89113.80 sq.m. (8.9 ha) by Alchem International Private Limited** | | | | | |
|---|---|---|---|---|---|
| **S. No.** | **Particulars** | **As per Earlier EC** | **Achieved** | **Expansion** | **Total Area** |
| **1.** | **Online Project Proposal Number** | - | - | SIA/HR/IND3/455233/2023 dated: 10.01.2024 | |
| 2. | Latitude | $28^0$ 17'55.10" N | - | No change | No change |
| 3. | Longitude | 77 $^0$17'54.58" E | - | No change | No change |
| 4. | Plot Area | 89113.80 sq.m. | - | No change | 89113.80 sq.m. |
| 5. | Proposed Ground Coverage | - | - | - | -- |
| 6. | Proposed FAR | NA | NA | NA | NA |
| 7. | Non FAR Area | NA | NA | NA | NA |
| 8. | Plant area | 20488.63 sq.m. | -- | -- | 20488.63 sq.m. |
| 9. | Total Green Area with Percentage | 29416.73 sq.m. (@ 33 %) | 33% (Density @1700 plants/Ha. | 33% (Density @2500 plants/Ha. | 29416.73 sq.m. (33 %) @2500 plants/ha. |
| 10. | Rain Water Collecting Pits | 6 Nos | 6 Nos | No Change | 6 Nos |
| 11. | STP Capacity | 20 KLD | - | 10 KLD | 30 KLD |

| | | | | | |
|---|---|---|---|---|---|
| 12. | Total Parking | 800 sq.m. | - | - | 800 sq.m. |
| 13. | Organic Waste Converter | NA | NA | NA | NA |
| 14. | Maximum Height of the Building (till terrace) | NA | NA | NA | NA |
| 15. | Power Requirement | Sanctioned load 2500 kVA, Contract demand 2000kVA | - | No Change | Sanctioned load 2500 kVA, Contract demand 2000 kVA |
| 16. | Power Backup | - | - | - | DG set (2 nos,1010 KVA) (1 Nos.-625 KVA)(1Nos.-500 KVA),(1Nos.-320 KVA) |
| 17. | Total Water Requirement | 160 KLD (130Fresh+30Recycle) | - | 60KLD (Fresh -21.5 for domestic only+38.5 recycle water) | 220 KLD (151.5 Fresh+68.5 Recycle) |
| 18. | Domestic Water Requirement | 10 KLD | - | 21.5 KLD | 31.5 KLD |
| 19. | Fresh Water Requirement | 130 KLD | - | 21.5 KLD | 151.5 KLD |
| 20. | Treated Water | 80 KLD | - | 12.5KLD | 92.5 KLD |
| 21. | Waste Water Generated | 80 KLD | - | 20.2 KLD | 100.2 KLD |
| 22. | Solid Waste Generated | -- | - | -- | -- |
| 23. | Biodegradable Waste | 50 kg/day | - | 37.5 kg/day | 87.5 kg/day |
| 24. | No. of Floors | NA | NA | NA | NA |
| 25. | Dwelling Units | NA | NA | NA | NA |
| 26. | Salable Units | NA | NA | NA | NA |
| 27. | Basement | NA | NA | NA | NA |
| 28. | Community Center | NA | NA | NA | NA |
| 29. | Convenient Shopping | NA | NA | NA | NA |
| 30. | Stories | NA | NA | NA | NA |
| 31. | R+U Value of Material used (Glass) | NA | NA | NA | NA |
| 32. | Total Cost of the project: i) Land Cost ii) Construction Cost | 137 cr | - | 7 cr | Rs. 144 Crore |
| 33. | CER | - | - | 107 Lacs | 107 lacs |
| 34. | EMP Cost/Budget | 339 lacs | | 478.34 lacs | 921.34 lacs |
| 35. | Incremental Load in respect of **($\mu g/m^3$)** i) PM 10 | - | - | 0.93 | |
| | ii) PM 2.5 | - | | 0.62 | |
| | iii) $NO_2$ | 1.5 | - | 1.85 | |
| | iv) $SO_2$ | - | - | 1.23 | |
| | v) CO | 1.1 | - | < 0.1 | |

**Table 1: Total Chemicals Required**

| Material | Existing Storage Capacity (KL) | Proposed Storage Capacity (KL) | TLVs | Classification |
|---|---|---|---|---|
| Methanol | 80 | **(No Change)** | **(No Change)** | Non-dangerous Petroleum **(No Change)** |
| Ethanol | 14 | | | |
| Methylene Dichloride | 40 | | | |
| Acetone | 10 | | | |
| **Toluene** | 30 | | | |
| Ethyl Acetate | 10 | | | |
| **Acetonitrile** | 5 | | | |
| HSD | 20 | | | |

**Table 2:**

The details of semi synthetic products to be manufactured along with quantity of herbs (Raw laterial) from the existing unit use and quantity of final products to be manufactured is given as follows:-

**List of Raw Materials Required**

| S. No. | Name of the Therapeutic Group | Name of the Raw Material | Existing Raw Materials Capacity(TPA) | Proposed Raw Materials Capacity (TPA) | Total Raw Materials Capacity (TPA) | Mode of Transport | Source | Distance from source (km) |
|---|---|---|---|---|---|---|---|---|
| 1. | Colchicine & colchicoside derivatives | Gloriosa Seeds | 350 | No Change | 350 | By Road | Agri-culture | 2000 |
| 2. | Hyoscine & derivatives | Duboisia Leaves & Belladona Roots | 320 | No Change | 320 | By Sea | Agri-culture | From Australia |
| 3. | Taxols | Taxus Baccata | 250 | No Change | 250 | By Road | Agri-culture | 700 |
| 4. | Digoxin | Digitalis Lanata Leaves | 100 | No Change | 100 | By Sea | Agri-culture | From Europe |
| 5. | Vinpocetine | Vocanga Seeds | 400 | No Change | 400 | By Sea | Agri-culture | From Africa |
| 6. | Pygeum Extract | Prunus Africana | 30 | No Change | 30 | By Sea | Agriculture | From Africa |
| 7. | Reserpine | RauWolfia Vomitoria | 30 | No Change | 30 | By Sea | Agri-culture | From Europe |
| 8. | Nicotine & derivatives | Nicotina Tobbacum | 10000 | Purchase Nicotine Semi pure | 10000 | By Road | Agri-culture | 200 to 1500 |
| 9. | Enoxolone | Acetyl Glycyrrhetenic Acid | 10 | No Change | 10 | By Road | Agri-culture | 200 |
| 10. | Tropanes & derivatives | Tropine | 1.4 | No Change | 1.4 | By Sea | Agri-culture | From China |

**Details of Product**

| S. No. | Therapeutic Group | Existing (TPA) | Proposed (TPA) | Total (TPA) |
|---|---|---|---|---|
| 1. | Colchicine & colchicoside derivatives | 2.150 | No Change | 2.150 |
| 2. | Hyoscine & derivatives | 7.200 | No Change | 7.200 |
| **3.** | **Taxols** | **0.250** | **0.050** | **0.300** |

| | | | | |
|---|---|---|---|---|
| 4. | Digoxin | 0.120 | No Change | 0.120 |
| 5. | Vinpocetine | 4.000 | No Change | 4.000 |
| 6. | Pygeum Extract | 0.150 | No Change | 0.150 |
| 7. | Reserpine | 0.100 | No Change | 0.100 |
| **8.** | **Nicotine & derivatives** | **75.000** | **110.000** | **185.000** |
| 9. | Enoxolone | 6.000 | No Change | 6.000 |
| 10. | Tropanes & derivatives | 0.700 | No Change | 0.700 |
| **Total** | | **95.670** | **110.050** | **205.720** |

**Table 4:**
**The existing capacity of the plant (phase-I) is 320 Kg/day as given below**

**Table 5: Solid Waste Generation**

| Particulars | Existing (kg/day) | Proposed (kg/day) | Total (kg/day) | Treatment/ disposal |
|---|---|---|---|---|
| Municipal Solid Waste (@0.125Kg/ day) | 50 | 37.5 | 87.5 | It is being sent to Municipal waste disposable site, Faridabad. |

**Table 6: Liquid Effluent**

Treatment of domestic waste water is done through STP (Capacity-15 KLD) has already provided with adequate capacity in existing plant. The treated water from STP is stored in collection tank and pumped directly to the garden for irrigation purposes.

**Proposed:** Domestic waste water -25.2 KLD will be generated which will be sent to STP (capacity-30 KLD- MBBR Technology). Periodic cleaning of sludge from Modular STP will be perform. And sludge collected from modular STP will be used for Plantation as manure. The treated water will be used for plantation. The details are incorporated in Chapter 4 of Final EIA/EMP report.

Waste water generated from the industrial process is sent to ETP Capacity – 80KLD (Biological treatment) and sludge generated from ETP is being sent to GEIPL site Faridabad. ETP treated water is being sent RO plant (3 stage) Capacity – 80 KLD and RO permeate will be reused in cooling tower. Further effluent from RO plant is being sent to MVR (capacity-50 KLD) followed by MEE & ATFD (capacity-10 KLD).

**Table 7:**
**Details of the human resource**

| Particular | Existing | Proposed | Total |
|---|---|---|---|
| Permanent | 300 | 200 | 500 |
| Skilled | 0 | 0 | 0 |
| Semi-skilled | 100 | 100 | 200 |
| **Total** | 400 | 300 | 700 |

**Table 8:**
**Storage Capacity of chemicals at one time in the project area**

| Material | Capacity (KL) |
|---|---|
| Methanol | 80 |
| Ethanol | 14 |
| Methylene Dichloride | 40 |
| Acetone | 10 |
| Toluene | 30 |
| Ethyl Acetate | 10 |
| Acetonitrile | 5 |
| HSD | 20 |

**Table 9 : Details of Hazardous Waste**

| S. No. | Hazardous waste description | Category as per HWMR Rules | Existing quantity (per annum) | Proposed quantity (per annum) | Total quantity (per annum) | Unit | Method of Disposal |
|---|---|---|---|---|---|---|---|
| 1 | ETP Sludge | 34.3 | 2400 | 8000 | 10,400 | Kg | It will be sent to GEPIL site at Faridabad for treatment and disposal |
| 2 | Used Oils and Spent Oil | 5.1 & 5.2 | 1000 | - | 1000 | Lit | It will be disposed through authorized handlers |
| 3 | Process residue and waste process oil | 28.1 | 33000 | 17,000 | 50,000 | Kg | It will be sent to GEPIL site at Faridabad for treatment and disposal |
| 4 | Off Specification product | 28.3 | 200 | - | 200 | Kg | It will be sent to GEPIL site at Faridabad for treatment and disposal |
| 5 | Expiry Drugs/ Medicines | 28.4 | 250 | - | 250 | Kg | It will be sent to GEPIL site at Faridabad for treatment and disposal |
| 6 | Spent solvent | 28.6 | 96000 | 150000 | 2,46,000 | Ltr | Authorized Recyclers |
| 7 | Spent Carbon | 28.3 | 240 | - | 240 | Kg | It will be sent to GEPIL site at Faridabad for treatment and disposal |
| 8 | Empty barrels/Containers | 33.1 | 1200 | 6000 | 7200 | Nos | It will be sent to GEPIL site at Faridabad for treatment and disposal |
| 9 | Exhaust alumina | -- | - | 50000 | 50000 | kg | It will be sent to GEPIL site at Faridabad for treatment and disposal |
| **TOTAL** | | **--** | **1,34,290** | **2,31,000** | **3,65,290** | | |

**Table 10: Details of CER**

| Sr. No. | Location | Proposed activity | Costs (lacs) |
|---|---|---|---|
| 1 | Forest Office, Faridabad | 1 no. for safe and hygenic Drinking water hot and cold dispenser | 0.09 |
| 2 | Village Kaili, Ballabgarh | Repairing & Painting work of Government School Building Including Toilets.<br>1.Civil work<br>2. Painting work<br>3.Tile Work<br>4.Electrical Fittings<br>5. Furniture | 7 |
| 3 | Village Kaili, Bapunagar & Ballabgarh | Solar Lights - 50 nos. | 8 |

| | | | |
|---|---|---|---|
| 4 | Village Kaili, Bapunagar & Ballabgarh | Street Light - 200 nos. | 3 |
| 5 | Village Kaili, Bapunagar & Ballabgarh | Tree Plantation - 3000 nos. | 3 |
| 6 | Village Kaili, Bapunagar & Ballabgarh | Rain Water Harvesting - 20 nos. | 10 |
| 7 | Village Kaili, Ballabgarh | 22 nos. CCTV cameras with DVR and Monitor installation for survellience in all village roads | 2 |
| 8 | Village Bapunagar, Faridabad | Repairing & Painting work of Government School Building Including Toilets.<br>1. Civil work<br>2. Painting work<br>3. Tile Work<br>4. Electrical Fittings<br>5. Furniture | 8 |
| 9 | Village Kaili, Ballabgarh | Installation and upkeep of RO plant for clean drinking water with new borewell and submersible pump | 2 |
| 10 | Kurnool, Andhra Pradesh | Schools - 6 nos in Kurnool - Various Activities like books, borewell, boundary wall etc | 10 |
| 11 | Ballabgarh and Neemrana | Distribution of free medicines in Nearby Government Hospitals and Villages | 35 |
| 12 | Ballabgarh and Neemrana | Medical Camp at Village Kund, Rewari with free distribution of medicines 6 | 2 |
| 13 | Ballabgarh | Medical Camp - 3 nos + Eye Camps 3 nos at village Kaili , Ballabgarh & Rewari | 5 |
| 14 | Neemrana | Computer -2nos. + 2 nos. Pronters + 5 nos. Chairs + 2 Almirahs for Neemrana New SP Office | 2 |
| 15 | Ballabgarh | Reduction of carbon and emission trading will be projected<br>Battery Charging station. | 12.5 |
| **TOTAL** | | | **107.84** |

**Table 11: Details of Flue Gases, Stack height etc.**

| **S. No.** | **Parameters** | **Units** | **Boiler (Rice husk)** | | | **DG SET** | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | **4 TPH** | **6 TPH** | **6 TPH** | **1010 KVA Dual fuel** | **1010KVA Dual fuel** | **625 KVA HSD** | **500 KVA HSD** | **320 KVA HSD** |
| 1. | Stack Height | M | 30 | 30 | 30 | 30 | 30 | 12 | 12 | 9 |
| 2. | Top diameter of Chimney | M | 2 | 2 | 2 | 0.15 | 0.15 | 0.25 | 0.35 | 0.35 |
| 3. | Flue gas velocity | m/sec | 15 | 12 | 15 | 14 | 14 | 14 | 12 | 12 |
| 4. | Exit Flue gas temperature | Deg K | 130 | 130 | 130 | 423 | 423 | 423 | 423 | 423 |
| 5. | Flue gas flow rate | $m^3$/Min | 240 | 240 | 240 | 0.25 | 0.25 | 0.69 | 1.154 | 1.154 |
| 6. | Emission rate at stack exit | | | | | | | | | |
| A. | PM | g/s | 218 | 115 | 190 | 0.3 g/kw-hr | 0.3 g/kw-hr | 0.3 g/kw-hr | 75 | 75 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| B. | $PM_{2.5}$ | g/s | | | | 9.2 g/kw-hr | 9.2 g/kw-hr | 9.2 g/kw-hr | 710 ppmv | 710 ppmv |
| C. | $NO_x$ | g/s | 7.9 | 6.5 | 7.5 | - | - | - | - | - |
| D. | $SO_2$ | g/s | 4 | 3 | 4.2 | 3.5 g/kw-hr | 3.5 g/kw-hr | 3.5 g/kw-hr | 150 | 150 |
| E. | CO | | | | | | | | | |
| | APCM | | Bag Filter, Cyclone | Bag Filter, Cyclone | Bag Filter, Cyclone | - | - | Retrofit emission control device | Retrofit emission control device | Retrofit emission control device |

**Table 12:-Details of Machinery**

| S.No | Equipment Name | Nos. |
|---|---|---|
| 1. | Air Handling Unit | 15 |
| 2. | ETP (80 KLD) | 1 |
| 3. | Ultra filtration System | 1 |
| 4. | Membrane Filtration Unit | 2 |
| 5. | Multi Effect Evaporator | 1 |
| 6. | Agitated Thin Film Dryer | 1 |
| 7. | Storage Tank | 100 |
| 8. | Grinding Machine | 5 |
| 9. | Sifter | 2 |
| 10. | Liquid Nitrogen Plant | 1 |
| 11. | Autoclave | 2 |
| 12. | Incubator | 7 |
| 13. | Electric Oven | 3 |
| 14. | Sealing Machine | 10 |
| 15. | Shell & Tube Condenser | 50 |
| 16. | Wiped Film Evaporator | 4 |
| 17. | Centrifuge | 1 |
| 18. | Chiller | 2 |
| 19. | Distillation Still | 1 |
| 20. | Liquid Extraction Column | 2 |
| 21. | Percolator | 2 |
| 22. | Filter Press | 1 |
| 23. | Agitated Nutsche Filter | 1 |
| 24. | Desolventized Toaster | 1 |
| 25. | Rised Film Evaporator | 1 |
| 26. | Extractor | 1 |
| 27. | Pelletizer | 2 |
| 28. | Screw Conveyor | 3 |
| 29. | Boiler | 3 |
| 30. | DG set (2 nos,1010 KVA)(1 Nos.-625 KVA)(1Nos.-500 KVA),(1Nos.-320 KVA) | 5 |
| 31. | STP (capacity-10KLD) | 1 |

**Proposed machinery**

| S.No. | Equipment Name | Nos. |
|---|---|---|
| 1. | Boiler - 6 Ton (Replacement of 1 existing boiler of 4 tons) ***Standby** | 1 |
| 2. | Shell & Tube Condenser | 10 |
| 3. | Distillation Column | 1 |
| 4. | Rector | 5 |
| 5. | Storage Tank | 10 |
| 6. | Mechanical Vapor Recompression (MVR)-ETP | 1 |
| 7. | STP (20 KLD) | 1 |

**Table 13: EMP Details**

**Revised Cost Provision for Environmental Measures**

| S. No. | Description of Item | Existing Capital Cost (In Lacs) | Recurring Cost | Proposed capital cost | Proposed Recurring cost | Total Existing +proposed Capital Cost | Total Existing +proposed Recurring Cost | Remarks |
|---|---|---|---|---|---|---|---|---|
| 1 | Air Emission mitigation measure adopted for point source, area source and line source | 100 | 15 | 180 | 14 | 309 | 30.9 | Multicyclone, Water sprinkling |
| 2 | Water discharge mitigation measures to maintain ZLD with effectiveness | 210 | 35 | 135 | 18.5 | 398.5 | 39.85 | STP, ETP, MVR RO and MEE |
| 3 | Plantation Development | 9 | 0.5 | 24 | 2.4 | 33 | 2.9 | The existing plantation is 33% in 2.94 Ha. Density of the plantation will be strengthened in the proposed expansion. |
| 4 | Fire fighting | 20 | 5 | 41 | 4.1 | 70.1 | 7.01 | Firefighting equipments as per NBC code are installed and FIRE NOC is already obtained. |
| 5 | Corporate Environmental Responsibility | -- | -- | 98.34 | 9.5 | 107.84 | 10.784 | Reduction of carbon and emission trading will be projected Battery Charging station. |
| **Total** | | **339** | 55.5 | 478.34 | 48.5 | 921.34 | 92.134 | |

## A. Specific Conditions

1. Effluent shall be treated in the ETP and should adhere to the HSPCB/CPCB Guidelines.
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. Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.

4. The PP shall comply with all the points raised during public hearing as the public hearing has already been conducted in the present case by the Haryana State Pollution Control Board, however, the project falls under Category B2.
5. The PP shall prepare an Action Plan for solvent recovery and their emission control and details of solvent to be used.
6. The PP shall make arrangement to control the process emission from the proposed unit.
7. The PP shall monitor the ambient air quality of emissions from the project shall include BOC, other process specific pollutants like $NH_3$, Cl, HBr, $H_2S$, HF etc. (as applicable).
8. The PP shall prepare the work zone monitoring arrangements for hazardous chemicals.
9. The PP shall prepare the detailed effluent treatment scheme including segregation of effluent streams for unit adopting ZLD.
10. The PP shall prepare the action plan for odour control and utilization of MEE/Dryers Cells.
11. The PP shall submit the details of incinerator, if to be installed.
12. The PP shall prepare the Risk Assessment Action Plan for safety, storage and handling of hazardous chemicals.
13. The PP shall use material safety data sheets for all the chemicals being used or will be used.
14. The PP shall ensure health and safety of the workers engaged in handling of toxic materials.
15. 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.
16. 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.
17. 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.
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 get permission of 3PH and 6 PH boiler extended after 20.06.2020 from Haryana Boiler Inspection Department
20. The PP shall submit the details of total organic solvent used for the process in the unit
21. The PP shall take all precautions to the use of chemicals and their vapors to manage the fire accident.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. 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 **29416.73 sq.m. (33%) @2500 plants/ha**. shall be provided for green area development.

24. The process in the existing herbal extraction (phase I) shall not have involved any chemical reactions and shall have only and only extraction processes.
25. **06 Rain water harvesting 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. 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. Statuary Conditions**

i. 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.

ii. The project proponent shall obtain clearance from the National Board for wildlife, if applicable.

iii. The Project proponent shall prepare a Site-Specific Conservation Plan &Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendation of the approved Site Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the state Forest Department. The implementation report shall be furnished along with the six monthly compliance report ( incase of the presence of schedule-1 species in the study area).

iv. The project proponent shall obtain Consent to establish/operate under the provision of air (Prevention &Control pollution) Act, 1981 and the water (Prevention & control of pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.

v. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as attended from time of time.

vi. The company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989, as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MJVA), 1989.

**1. Air quality monitoring and preservation:**

i. The project proponent shall install 24*7 continuous emission monitoring system at process stacks to monitor stack emission with respect to standards prescribed in Environment (protection) Rules 1986 and connected to SPCB and CPCB online servers and calibrate these system from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through labs recognized under Environment (Protection) Act, 1986.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant o the main pollutants released (e.g. PM10 and PM25 in reference to PM emission, and SO2 and NOX in reference to SO2 and NOx emissions) within

and outside the plant area at least at four locations (one within and three outside the plant area at an angle of 120 each), covering upwind and downwind directions.

iv. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. Sulphur content should not exceed 0.5% in the coal for use in coal fired boilers to control particulate emissions within Permissible limits (as applicable). The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines.

v. Storage of raw materials, coal etc shall be either stored in silos or in covered areas to prevent dust pollution and other fugitive emissions.

vi. National Emission Standard for Organic Chemicals Manufacturing Industry issued by the Ministry vide G.S.R. 608 (E) dated 21st July, 2010 and amended form time to time shall be followed.

vii. The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.R No. 826 (E) dated 16th November,2009 shall be complied with

**2. <u>Water quality monitoring and preservation:</u>**

i. The project proponent shall provide online continuous monitoring of effluent, the unit shall install web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises (applicable in case of the projects achieving ZLD).

ii. As already committed by the project proponent. Zero Liquid Discharge shall be ensured and no waste/treated water shall be discharged outside the premises (applicable in case of the projects achieving the ZLD).

iii. The effluent discharge shall conform to the standards prescribed under the Environment (Protection) Rules, 1986, or as specified by the State Pollution Control Board while granting Consent under the Air/Water Act, whichever is more stringent.

iv. Total fresh water requirement shall not exceed the proposed quantity or as specified by the Committee. Prior permission shall be obtained from the concerned regulatory authority/CGWA in this regard.

v. Process effluent/any wastewater shall not be allowed to mix with storm water. The storm water from the premises shall be collected and discharged through a separate conveyance system.

vi. The Company shall harvest rainwater from the roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial operations within the plant.

vii. The DG sets shall be equipped with suitable pollution control devices and the adequate stack height so that the emissions are in conformity with the extant regulations and the guidelines in this regard.

**3. <u>Noise monitoring and prevention</u>:**

i. Acoustic enclosure shall be provided to DG set for controlling the noise pollution.

ii. The overall noise levels in and around the plant areas shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation.

iii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986, viz. 75dB(A) during day time and 70 dB(A) during night time.

4. **Energy Conservation measures:**

i. The energy sources for lighting purposes shall preferably be LED based

ii. The PP will follow guidelines of ECBC required for industrial projects

5. **Waste management:**

i) Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm and the solvent transfer through pumps.Process organic residue and spent carbon, if any, shall be sent to cement industries, ETP sludge, process inorganic & evaporation salt shall be disposed off to the TSDF.

ii) The company shall undertake waste minimization measures as below:-

a. Metering and control of quantities of active ingredients to minimize waste.

b. Reuse of by-products from the process as raw materials or as raw material substitutes in the other process.

c. Use of automated filling to minimize spillage.

d. Use of Close Feed system into batch reactors.

e. Venting equipment through vapors recovery system.

f. Use of high pressure houses for equipment clearing to reduce wastewater generation.

6. **Green Belt:**

i. The green belt of 5-10 m width shall be developed in more than 33% of the total project area, mainly along the plant periphery, in downward wind direction, and along road sides etc. Selection of plant species shall be as per the CPCB guidelines in consultation with the State Forest Department.

7. **Safety, Public hearing and Human health issues:**

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

ii. The PP shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.

iii. 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 structure to be removed after the completion of the project.

iv. Occupational health surveillance of the worker shall be done on a regular basis and records maintained as per the Factories Act.

8. **Corporate Environment Responsibility:**

i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.

ii. The company shall have a well laid down environmental policy duly approve by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the

environmental/forest/wildlife norms/conditions and /or shareholders/stake stakeholders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the 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 the competent authority. The Year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted and 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.

v. Self environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the Cement plants shall be implemented.

**9. Miscellaneous:**

i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's website permanently.

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 monitor the criteria pollutants level namely:PM10, SO2 , NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.

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

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

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

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

ix. The project proponent shall abide by the all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

x. 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).

xi. 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.

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

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

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

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

xvi. Any appeal against this EC shall lie with the National Green Tribunal, if preferred within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. 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 Alchem International Pvt. Ltd. (as per Factory License issued by Labour Department, Haryana vide Application ID 59951 dated 10.02.2022)*** with correction in table No.2 in S.No. 8 Nicotine & derivatives mentioned in existing raw materials capacity (TPA) ***i.e. 1000 instead of 10000*** as per EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India.

## Item No. 174.06

## EC for Revision & Expansion of Residential Colony Project at Village- Naurangpur, Sector-80, District Gurugram, Haryana by M/s Karma Lakelands Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457050/2023 dated30.12.2023for 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. 003807 dated 20.11.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **285th meeting held on 31.01.2024.** PP presented the case before the committee and submitted the background note of the project.

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 Karma Lakeland Private Limited in collaboration with Sobha Limited (as per the License issued by DTCP vide Endst. No.LC-4953/JE(SB)/2023/29868 dated 11.09.2023)** 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**

| **Project Name: EC for Revision & Expansion of Residential Colony Project at Village- Naurangpur, Sector-80, District-Gurugram, Haryana by M/s Karma Lakelands Pvt. Ltd** | | | | |
|---|---|---|---|---|
| **Sr. No.** | **Particulars** | **Existing** | **Expansion** | **Total Area (in $M^2$)** |
| 1. | Online Proposal no. | SIA/HR/INFRA2/457050/2023 | | |
| 2. | Latitude | 28°22'16.09"N | | |
| 3. | Longitude | 76°57'25.47"E | | |
| 4. | Plot Area | 126590.727 sqm | | 126590.727 sqm |
| 5. | Net Plot Residential Area | 1,08,661.373 m2 | +15,201.007 | 1,23,862.38 sqm |
| 6. | Net Plot commercial Area | 2,728.35 sqm | - | 2,728.35 sqm |
| 7. | Proposed Ground Coverage | 7,462.67 sqm | +1,116.37 | 8,579.04 sqm |
| 8. | Total FAR | 137329.84 sqm | +18,533.69 | 155863.53 sqm |
| 9. | Total Non FAR Area | 95,699.64 sqm | +14,969.33 | 1,10,668.97 sqm |
| 10. | Total Built Up area | 233029.48 sqm | +33,503.02 | 266532.5 sqm |
| 11. | Total Green Area with Percentage | 36215.542 (@33%) | -16,796.602 | 19418.94 (@33.81% of Phase I Plot area) |
| 12. | Rain Water Harvesting Pits | -- | -- | 1 no. rainwater harvesting tank with 4 deep recharge pits and 14 nos. of rainwater harvesting pits |
| 13. | STP Capacity | 630 KLD | -70 KLD | 560 KLD |
| 14. | Total Parking | 1600 ECS | -170 | 1430 ECS |
| 15. | Power Requirement | 5,791.4 KVA | -424.11 | 5,367.29 KWA |
| 16. | Power Backup | 9,090 kVA | -2960 kVA | 8 nos. of DG set of |

| | | | | |
|---|---|---|---|---|
| | | | | capacity 6,130 kVA (1*100 kVA, 4*750 kVA, 3*1010 kVA) |
| 17. | Total Water Requirement | 655 KLD | -155 KLD | 500 KLD |
| 18. | Domestic Water Requirement | 366 KLD | -22 KLD | 344 KLD |
| 19. | Fresh Water Requirement | 268 KLD | -17 KLD | 251 KLD |
| 20. | Total treated Water | 305 KLD | -40 KLD | 265 KLD |
| 21. | Waste Water Generated | 339 KLD | -45 | 294 KLD |
| 22. | Solid Waste Generated | 2128 kg/day | -26 | 2,102 kg/day |
| 23. | Organic waste converter | 1 | - | 1 |
| 24. | Biodegradable Waste | 1,276.8kg/day | -15.8 kg/day | 1,261 kg/day |
| 25. | Stories | 6 Residential Towers (Tower l & 2: 2B+G+35UF; Tower 3, 4 & 5: 2B + G + 46 UF; Tower 6: 2B + G + 38 UF), 2 Commercial Towers (G+ 2 UF) and 1 Community Tower (G+ 2 UF). | | 5 Residential Towers (Tower l, 2 & 3: 3B+G+43UF; Tower 4 & 5: 3B + G + 46 UF), 1 Club House (B+G+1 UF) and 1 Commercial Tower (G+2 UF) |
| 26. | Maximum height | 148.6 m | -0.4 m | 148.2 m |
| 27. | No of Towers | 9 | -4 | 5 |
| 28. | Dwelling Units/EWS | 777 | -253 | 524 Nos. |
| 29. | Basement | 2 | +1 | 3 |
| 30. | Community Center | G+2 UF | - | - |
| 31. | Maximum number of floors | 46 | | 44 |
| 32. | R+U Value of Material used (Glass) | The project will involve limited use of clear & tinted glass having U-value less than 3.11w/$m^2$-$^oC$. | -- | The project will involve limited use of clear & tinted glass having U-value less than 3.11w/$m^2$-$^oC$. |
| 33. | Total Cost of the project: | 534.11 Cr | +622.39 Cr | 1156.5 Cr |
| 34. | EMP Budget **(per year)** — i) Capital Cost | Capital Cost : Rs. 1068 lacs | Capital Cost : +Rs. 1245 lacs | Capital Cost : Rs. 2313 lacs |
| | ii) Recurring Cost | Recurring Cost : Rs. 128.5 lacs | Recurring Cost : +Rs. 77.5 lacs | Recurring Cost : Rs. 206 lacs |
| 35. | Incremental Load in respect of: PM 2.5 | -- | -- | 0.09 µg/m³ |
| | PM 10 | - | -- | 0.14µg/m³ |
| | $SO_2$ | -- | -- | 0.02µg/m³ |
| | $NO_2$ | -- | -- | 3.88µg/m³ |
| | CO | -- | -- | 2.65µg/m³ |

**Table 2 – EMP Details**

**EMP Cost during Construction phase**

| **DURING CONSTRUCTION PHASE** | | |
|---|---|---|
| **COMPONENT** | **CAPITAL COST (INR LAKH)** | **RECURRING COST (INR LAKH/YR)** |
| Labor Sanitation & Waste water Management | 250 | 40 |
| Dust Mitigation Measures Including site barricading, water sprinkling and | 215 | 45 |

| | | |
|---|---|---|
| anti-smog gun) | | |
| Storm Water Management (temporary drains and sedimentation basin) | 285 | 55 |
| Solid Waste Management | 100 | 25 |
| **TOTAL** | **850** | **165** |

**EMP Cost during Operation phase**

| **DURING OPERATION PHASE** | | |
|---|---|---|
| **COMPONENT** | **CAPITAL COST (INR LAKH)** | **RECURRING COST (INR LAKH/YR)** |
| Sewage Treatment Plant | 196 | 12 |
| Rain Water Harvesting System | 105 | 5 |
| Solid Waste Management | 75 | 4 |
| Environmental Monitoring | 0 | 3 |
| Green Area/ Landscape Area | 125 | 12 |
| Others (Energy saving devices, miscellaneous) | 153 | 5 |
| **Socio-Economic** | | |
| Providing laptops and mobile phones to students of -<br>• Ompee Global School<br>• Jhankar Sec. Public School | 179 | --- |
| Setting up solar lighting facilities in Rampura, Harbala Dhani Shikohpur villages | 170 | --- |
| Plantation in Rampura, Harbala Dhani Shikohpur, Naharpur Kasan villages | 155 | --- |
| Providing sanitation facility in Rampura, Harbala Dhani Shikohpur, Naharpur Kasan villages | 170 | --- |
| Providing Rain Water Harvesting in the following local Schools-<br>• Ompee Global School<br>• Jhankar Sec. Public School | 135 | --- |
| **TOTAL** | **1463** | **41** |

| **TOTAL EMP BUDGET** | | |
|---|---|---|
| **COMPONENT** | **CAPITAL COST (INR LAKH)** | **RECURRING COST (INR LAKH/YR)** |
| **During Construction Phase** | **850** | **165** |
| During Operation Phase | **1463** | **41** |
| **TOTAL** | **2313** | **206** |

## 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 shall obtain power assurance from the competent authority.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
23. 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 19,418.94 m2 (@33.81% of Phase I Plot area) shall be provided for green area development.**
24. **The PP shall provide 200 KWP through solar energy**
25. **14 Rain Water Harvesting Recharge Pits** and **01 Rainwater Harvesting Tank with 04 deep 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. 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. <u>Statuary Conditions</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. <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 25$^{th}$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. <u>Green Cover</u>**

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 the** 174th Meeting of SEIAA held on 24.05.2024**.** Upon perusal of the relevant record placed on the file and further considering the recommendations of the Appraisal Committee (SEAC), ***decided to grant of Environmental Clearance to M/s Karma Lakeland Private Limited in collaboration with Sobha Limited (as per the License issued by DTCP vide Endst. No.LC-4953/JE(SB)/2023/29868 dated 11.09.2023)*** 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 maintain green area of 33.81 % of total project area including all phases.**
2. **The Project proponent will undertake suitable mitigation measures during the construction period to control dust pollution.**
3. **That Project Proponent should submit revised green area plan and PP shall maintain 60 % of the green area as block plantation in project site.**

## Item No. 174.07

## EC for Expansion of Proposed Commercial Building "Atrium Place" in Vanijya Nikunj, Udyog Vihar, Phase V, Gurugram, Haryana by M/s Aadarshini Real Estate Developers Private Limited.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459061/2024 Dated 17.01.2024 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. 000179 dated 02.01.2024.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **285th meeting held on 31.01.2024.** PP/Consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit on dated 31.01.2024.

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 Aadarshni Real Estate Developers Private Limited (as per regular letter of allotment issued by HSIIDC vide No.HSIIDC:C&H:2018:742 dated 03.07.2018)** 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**

| **Project name: EC for Expansion of Proposed Commercial Building "Atrium Place" in Vanijya Nikunj, Udyog Vihar, Phase V, Gurugram, Haryana- M/s Aadarshini Real Estate Developers Private Limited, 1E, Jhandewalan Ext., Naaz Cinema Complex, New Delhi** | | | | |
|---|---|---|---|---|
| **Sr. No.** | **Particulars** | **Existing** | **Expansion** | **Total** |
| 1. | Online Proposal no. | SIA/HR/INFRA2/459061/2024 | | |
| 2. | Latitude | 28°29'57.87"N | | |
| 3. | Longitude | 77°05'13.95"E | | |
| 4. | Plot Area | 4,7591 sqm | -- | 47,591 sqm |
| 5. | Proposed Ground Coverage Area | 21,631 sqm | -1487 sqm | 20,144 sqm |
| 6. | Proposed FAR Area | 1,85,603.0 sqm | +19,774 sqm | 2,05,377 sqm |
| 7. | Proposed Non FAR | 2,22,559.0 | -22,336 sqm | 2,00,223 sqm |
| 8. | Total Built Up area | 4,08,162.0 sqm | -2562 sqm | 4,05,600 sqm |
| 9. | Total Green Area with Percentage | 10,499.0 sqm (22.06%) | -- | 10499.0 sqm (22.06%) (9731 sqm i.e. 20.4% of the plot area including Open to sky green area, 50% of Grass Pavers Area & Vertical Greens + 768 sqm Green Area under stilt) |
| 10. | Rain Water Harvesting Pits | 12 nos. | -- | 12 nos. |
| 11. | STP Capacity | 1620 KLD | +62 KLD | 1682 KLD |
| 12. | Total Parking | 3318 ECS | -- | 3318 ECS |

| | | | | | |
|---|---|---|---|---|---|
| 13. | Total Population | | -- | | 26,962 No |
| 14. | Power Requirement | | 20,000KVA | -2222.23 KVA | 17778 KVA |
| 15. | Power Backup | | 23,250 KVA | -750 KVA | 22,500 KVA |
| 16. | Total Water Requirement | | 2206 KLD | +87 KLD | 2293 KLD |
| 17. | Fresh Water Requirement | | 641.17 KLD | +21.83 KLD | 663 KLD |
| 18. | Waste Water Generated | | 1013.05 KLD | +24.95 KLD | 1038 KLD |
| 19. | Solid Waste Generated | | 7580 kg/day | +130 kg/day | 7710 kg/day |
| 20. | Biodegradable Waste Generation | | 3030 Kg/day | +50 kg/day | 3080 kg/day |
| 21. | Maximum height | | 101.9 m | -23.39 | 78.51 m |
| 22. | Organic waste Convertors (OWC) | | 03 nos | -- | 03 nos. |
| 23. | Max. nos of Floors | | 5B+G+21 | -6floors | 5B+G+15 |
| 24. | Number of Towers | | 5 Buildings + 1 MLCP | - 1 Building | 4Buildings + 1 MLCP |
| 25. | Total Cost of the project: | | 2979 Cr | -- | 2979 Cr. |
| 26. | EMP Budget | Capital Cost | - | - | 5666 lacs |
| | | Recurring Cost | | | 593 lacs |
| 27. | Incremental Load in respect of: | i) $PM_{2.5}$ | | | 1.37 µg/$m^3$ |
| | | ii) $PM_{10}$ | | | 2.51 µg/$m^3$ |
| | | iii) $SO_2$ | | | 1.69 µg/$m^3$ |
| | | iv)$NO_2$ | | | 39.3 µg/$m^3$ |
| | | v) CO | | | 0.00945 mg/$m^3$ |
| 29. | Construction Phase: | Power Back-up | | | 1x500 kVA, 1x250 kVA and 3x125 kVA |
| | | Water Requirement & Source | | | 10 KLD, Water Tanker Authorized by GMDA/HSVP |
| | | Anti-Smoke Gun | | | 4 Nos. |

**Table 2 – EMP Details**

| **Environment Budget (Construction Phase)** | | | |
|---|---|---|---|
| | **COMPONENT** | **CAPITAL COST (Rs in Lacs)** | **RECURRING COST (Rs in Lacs)/Annum** |
| **1** | Barricade around construction site | 350.00 | 0.00 |
| **2** | Paving of roads / walkways to reduce dust emission | 40.00 | 5.00 |
| **3** | Water sprinkling for dust suppression | 10.00 | 5.00 |
| **4** | Covering of site & excavated soil | 0.00 | 5.00 |
| **5** | Shed & covering for construction materials | 60.00 | 0.00 |
| **6** | Construction of wheel wash bay | 20.00 | 10.00 |
| **7** | Sedimentation trap & storm water management | 10.00 | 5.00 |
| **8** | Sanitation facilities for construction workers including mobile toilets & drinking water | 50.00 | 250.00 |
| **9** | First aid room and medical facilities for workers | 21.00 | 12.00 |
| **10** | Garbage and debris disposal | 0.00 | 60.00 |
| **11** | Transplantation of trees | 35.00 | 0.00 |
| **12** | Monitoring / testing (air, noise, water, soil, stack emission, STP effluent, DG noise) | 0.00 | 2.00 |
| **13** | Six-monthly compliance report of EC conditions | 0.00 | 2.00 |
| | **TOTAL** | **596.00** | **356.00** |

| ENVIRONMENT BUDGET (Operation Stage) | | | |
|---|---|---|---|
| | **COMPONENT** | **CAPITAL COST (Rs in Lacs)** | **RECURRING COST (Rs in Lacs)/Annum** |
| **1** | Sewage Treatment Plant (STP) | 440.00 | 141.60 |
| **2** | Stacks for DG sets | 1000.00 | 0.00 |
| **3** | Rainwater harvesting system | 200.00 | 6.00 |
| **4** | DG room enclosure & acoustic treatment | 500.00 | 0.00 |
| **5** | Solid waste storage bins & organic waste composter | 100.00 | 24.00 |
| **6** | Tree plantation & landscaping | 380.00 | 30.00 |
| **7** | Solar lighting / solar panel | 200.00 | 0.00 |
| **8** | Energy saving lighting management system | 250.00 | 0.00 |
| **9** | High performance DGU façade system (glass cost) | 2000.00 | 24.00 |
| **10** | Monitoring / testing (air, noise, water, soil, stack emission, STP effluent, DG noise) | 0.00 | 10.00 |
| **11** | Six-monthly compliance report of EC conditions | 0.00 | 2.00 |
| | **TOTAL** | **5070.00** | **237.60** |

## 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
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 **10499.0 sqm (22.06%of total plot area) (9731 sqm i.e. 20.4% of the plot area including Open to sky green area, 50% of Grass Pavers Area & Vertical Greens + 768 sqm Green Area under stilt))** shall be provided for green area development.

25. **The PP shall provide solar power as per HAREDA norms.**
26. **12 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 register themselves on https://dustapphspcb.com portal as per the Direction No. 14 dated 11.06.2021issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

**B. Statuary Conditions**

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of 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. 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 25$^{th}$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. <u>Green Cover</u>**

vi. 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).

vii. 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.

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

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

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

**VII. Transport**

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulation.

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

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 the **174th Meeting of SEIAA held on 24.05.2024**. Upon perusal of the relevant record placed on the file and further considering the recommendations of the Appraisal Committee (SEAC), ***decided to grant Environmental Clearance*** *to* ***M/s Aadarshni Real Estate Developers Private Limited (as per regular letter of allotment issued by HSIIDC vide No. HSIIDC:C&H:2018:742 dated 03.07.2018)*** Haryana as per EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India**.**

**Item No. 174.08**

## EC for Group Housing Colony Project in the revenue estate of Village Chauma, Sector- 111, Gurugram, Haryana by M/s Vinman Construction Pvt. Ltd and Others In Collaboration with M/s Kashish Developers Limited

The Project Proponent submitted online Proposal SIA/HR/INFRA2/451756/2023 dated 23.11.2023 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.746325 dated 03.10.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **285th meeting held on 31.01.2024.** PP presented the case before the committee. The committee discussed the case and raised some observations to which PP submitted the reply in the form of affidavit.

After deliberations, the committe was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Vinmen Construction Private Limited & Others in collaboration with Kashish Developers Limited (as per the License issued by DTCP vide Memo No.LC-2588/Astt.(AK)/2020/8937 dated 26.05.2020)** 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.

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. The Authority ***decided to defer this case for hearing on the next meeting***.

**Item No. 174.09**

## EC for construction of IT Park project (Bhagat Steel) at 12/4, Delhi Mathura Road, Village Sarai Khawaja, Faridabad, Haryana by M/s Crown Realtech Private Limited.

The Project Proponent submitted online Proposal SIA/HR/INFRA2/448608/2023 dated 12.10.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.611806 dated 09.10.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **285th meeting held on 31.01.2024.** PP submitted the reply the form of affidavit on dated 31.01.2024 of observations raised during the 281st meeting and the reply was considered.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Crown Realtech Private Limited (formerly known as Bhagat Steel & Forging Private Limited (as per the License issued by DTCP vide Memo No.LC-1251-PA(SK)/2023/24955 dated 27.07.2023)** 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. .

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. The Authority ***decided to defer this case for hearing on the next meeting***.

**Item No. 174.10**

**EC for Proposed Group Housing Colony over an area measuring 7.35625 acres in the revenue state of Village Dhunela, Sector-32, Sohna, District Gurugram by M/s St. Patricks Realty Private Limited .**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457469/2024 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. 454812 dated 22.12.2023.

**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 observation to which PP replied vide letter dated 07.02.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s St Patricks Realty Private Limited & others in collaboration with M/s St Patricks Realty Private Limited (as per the License issued by DTCP vide Endst No.LC-5057-JE(DS)-2023/21199 dated 30.06.2023)** 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.

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. The Authority ***decided to defer this case for hearing on the next meeting***.

**Item No. 174.11**

**EC for Mix Land Use Project (90% Residential & 10% Commercial) under TOD Policy over an area measuring 16.65625 acres in the Revenue Estate of Village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana by M/s Signature Global Business Park Private Limited.**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459693/2024 dated 24.01.2024 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. 003676 dated 13.12.2023.

**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 observation to which PP replied vide letter dated 08.02.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Signature Global Business Park Private Limited & others in collaboration with Signature Global Business Park Private Limited (as per the License issued by DTCP vide Endst No.LC-5142/Asstt(RK)/2023/37272 dated 02.11.2023)** 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.

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. The Authority ***decided to defer this case for hearing on the next meeting***.

## Item No. 174.12

## EC for Proposed Health Institution (Hospital) in the Revenue Estate of village Ullawas, Sector-63 A, Tehsil- Wazirabad, District-Gurugram, Haryana by M/s ESSEL Infra LLP

The Project Proponent submitted online Proposal SIA/HR/INFRA2/452757/2023 dated 20.11.2023 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.514713 dated 06.10.2023.

**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 observation to which PP submitted replied alongwith an affidavit.

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 ESSEL Infra LLP (as per the CLU issued by Directorate of Urban Local Body, Haryana vide Memo No.DULB/OL-CLU/CLU05012000180/permission/2 dated 09.08.2023)** 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: Proposed Health Institution (Hospital) in the Revenue Estate of Village Ullawas, Sector–63A, Tehsil Wazirabad, Gurugram, Haryana by M/s ESSEL INFRA LLP in Collaboration with Prem Singh S/o Sri Sukhlal.** | | |
|---|---|---|
| **Sr. No.** | **Particulars** | |
| 1. | Online Proposal Number | SIA/HR/INFRA2/452757/2023 |
| 2. | Latitude | 28°23'52.04"N |
| 3. | Longitude | 77° 6'7.98"E |
| 4. | Total Plot Area as per CLU | 8,624.86 $m^2$/ 2.131 Acres |
| 5. | Net Plot Area as per zoning | 8,537.99 m2 (2.109 Acre) |
| 6. | Proposed Ground Coverage (@33.556 %) | 2,951.215 $m^2$ |
| 7. | Proposed FAR | 13,456.960 $m^2$ |
| 8. | Proposed Non FAR Area | 13,063.509 $m^2$ |
| 9. | Total Built Up area | 26,520.469 $m^2$ |
| 10. | Total Green Area with % | 1,762.000 $m^2$ (20.63% of net plot area) |
| 11. | Rain Water Harvesting Pits | 2 Pits |
| 12. | STP Capacity | 100 KLD |
| 13. | ETP Capacity | 10 KLD |
| 14. | Total Parking | 141 ECS |
| 15. | Organic Waste Converter | Total 1 nos. of OWC of capacity 300 Kg/day (1 × 300 kg/day) |
| 16. | Maximum Height of the Building (m) | 29.90 m (till terrace) |
| 17. | Power Requirement & Source | 1290 KW (DHBVN) |
| 18. | Power Backup | Total 3 nos of DG Sets 1750 kVA = (2 x 750 kVA + 250 kVA) |
| 19. | Water Requirement | 167 KLD |
| 20. | Fresh Water Requirement | 75 KLD |

| | | | | |
|---|---|---|---|---|
| 21. | Treated Water | | | 82 KLD |
| 22. | Waste Water Generated | | | 92 KLD |
| 23. | Solid Waste Generated | | | 415 Kg/day |
| 24. | Biodegradable Waste | | | 215 Kg/day |
| 25. | Basement | | | 2 nos |
| 26. | IPD beds | | | 162 Nos |
| 27. | Stories | | | (B2 + B1 + G + 2F + S + 3F) Max. |
| 28. | R+U Value of Material used (Glass) | | | U Value: 5.5 w/sqm k<br>SHGC: 0.9 |
| 29. | Total Cost of the project: | i) Land Cost | | Total Cost of Project: Rs.105.84 Cr. |
| | | ii) Construction Cost | | |
| 30. | CER | | | NA |
| 31. | EMP Budget | | | EMP Budget: Rs.427 Lakhs |
| 32. | Incremental Load in respect of: | i) | PM 2.5 | 0.06884 |
| | | ii) | PM 10 | 0.11015 |
| | | iii) | $SO_2$ | 0.27538 |
| | | iv) | $NO_2$ | 0.08552 |
| | | v) | CO | 0.0000452 |
| 33. | Construction Phase: | Power Back-up | | Temporary electrical connection of 5 KW & 01 DG of 125 KVA |
| | | Water Requirement & Source | | Fresh water – 10 KLD for drinking & sanitation.<br>Treated wastewater 25 KLD for construction<br>Source:<br>Fresh water – GMDA<br>Construction Water – GMDA |
| | | STP (Modular) | | 1 Nos of 5 KLD |
| | | Anti-Smoke Gun | | 01 Nos of Anti-smog gun |

**Table 2 – EMP Details**

| **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 (STP & ETP) | 50.00 | 100.00 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 5.00 | 50.00 |
| Green Belt Development | 1.00 | 12.00 | Green Belt Development | 1.00 | 24.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 10.00 |
| Rainwater harvesting system (2 pits) | 6.00 | 1.00 | Rainwater harvesting system | 00.00 | 2.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 20.00 | 5.00 | DG Sets including stack height and acoustics | 50.00 | 0.00 |

| | | | | | |
|---|---|---|---|---|---|
| Medical cum First Aid facility ( providing medical room & doctor) | 1.00 | 4.00 | Energy Saving (Solar Panel system) | 30.00 | 0.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| **Total** | **43.00 Lakhs** | **62.00 Lakhs** | **Total** | **136.00 Lakhs** | **186 Lakhs** |
| **G. Total** | **427 Lakh** | | | | |

**A. Specific Conditions**

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
4. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
6. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through

authorized vender.

10. 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
11. 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.
12. 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.
13. 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.
14. 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.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall not mix ETP treated effluent with STP water
18. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
19. The PP shall follow SOP regarding single use plastic free
20. The PP shall follow the SOP for reduction of carbon footprints
21. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
22. 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.
23. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.

25. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
26. The PP may provide electric charging stations to facilitate electric vehicle commuters.
27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
29. As proposed **1,762.000 m2 (20.63 % of net plot area)** shall be developed as green development plan
30. **02** Rain water harvesting tank shall be provided for ground water recharging as per the CGWB norms.
31. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
32. The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

**B. Statuary 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**

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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. 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 25$^{th}$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.

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.

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

## VIII. Human Health Issues

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

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

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

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

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

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

## IX. Corporate Environment Responsibility

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

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

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

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

## X. Miscellaneous

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

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

iii. The project proponent shall upload the status of compliance of the stipulated environment

clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

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

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

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

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

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

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

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

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

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

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

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

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

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

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. Upon perusal of the relevant record placed on the file and further considering the recommendations of the Appraisal Committee (SEAC), ***decided to grant of Environmental Clearance to M/s ESSEL Infra LLP (as per the CLU issued by Directorate of Urban Local Body, Haryana vide Memo No. DULB/OLCLU/ CLU05012000180/permission/2 dated 09.08.2023)*** 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. **Project proponent will not restrict the access of public to this revenue rasta as a public thoroughfare.**
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 to control dust pollution.**
4. **That Project Proponent should submit revised green area plan and PP shall maintain 60 % of the green area as block plantation in project site.**

## Item No. 174.13

## EC for Setting up a Proposed Group Housing Colony (The Manor) at Sector 2 Gwalpahari Gurugram, Haryana by M/s Fantasy Buildwell Private Limited.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/461044/2024dated 07.02.2024 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.185213 dated 03.02.2024.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **289th meeting held on 29.03.2024.** 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 29.03.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Fantasy Buildwell Pvt. Ltd. (as per the License issued by DTCP vide Endst. No.LC-2672-C-JE(SK)-2023/30450-67 dated 13.09.2023)** 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: Group Housing Colony at Sector 2 Gwalpahari Gurugram,Haryana by M/s Fantasy Buildwell Private Limited. The project site is located at Village- Gwalpahari, Sector -2, Tehsil Sohna, District Gurgaon, Haryana** | | |
|---|---|---|
| **Sr. No.** | **Particulars** | |
| 1. | Online Proposal Number | **SIA/HR/INFRA2/ 461044/2024** |
| 2. | Latitude | 28°26'6.41"N to 28°26'20.66" N |
| 3. | Longitude | 77°8'1.54"E to 77°8'8.48"E |
| 4. | Plot Area | 17,274.991$m^2$ |
| 5. | Proposed Ground Coverage | 2,908.276 $m^2$. (16.8% of project site) |
| 6. | Proposed FAR | 41,842.437 $m^2$ |
| 7. | Non-FAR Area | 27,187.001$m^2$ |
| 8. | Total Built Up area | 69,029.438$m^2$ |
| 9. | Total Green Area with % | 6,788.7 $m^2$ (39.2% of project site) |
| 10. | Rain Water Harvesting Pits (with size) | 05No. of RWH pits |
| 11. | STP Capacity | 170 KLD |
| 12. | Total Parking | 323 ECS |
| 13. | Organic Waste Converter | Yes, available for wet waste |
| 14. | Maximum Height of the Building (m) | 130 m |
| 15. | Power Requirement | 1,287.79kW |
| 16. | Power Backup | 2 DG sets of 750 KVA |
| 17. | Total Water Requirement | 193KLD |
| 18. | Domestic Water Requirement | 162 KLD |
| 19. | Fresh Water Requirement | 105.3 KLD (excluding flushing) |

| | | | |
|---|---|---|---|
| 20. | Treated Water | | 128KLD |
| 21. | Waste Water Generated | | 142 KLD |
| 22. | Solid Waste Generated | | 1,204.55 kg/day |
| 23. | Biodegradable Waste | | 710.68kg/day |
| 24. | Number of Towers | | 2 Towers (Tower 1 and Tower 2)+EWS+ Community + convenient shopping |
| 25. | Dwelling Units | | 120 |
| 26. | Basement | | 3 |
| 27. | Stories | | Stilt/G+33 |
| 28. | R+U Value of Material used (Glass) | | **Glass** / **R value** 0.53 $m^2$ K/W / **U value** 1.9 W/m2K |
| 29. | Total Cost of the project: | Land Cost<br>Construction Cost | INR 300 Crores |
| 30. | EMP Budget (per year) | Capital Cost | INR 586.92 Lakh |
| | | Recurring Cost | INR 50.55 Lakh |
| 31. | Construction Phase: | i) Power Back-up | DHBVNL of 200 KW and DG sets (65KVA & 110 KVA) |
| | | ii) Water Requirement & Source | 89 KLD&Tankers from the suppliers |
| | | iii) STP (Modular) | Yes |
| | | iv) Anti-Smog Gun | Yes |

**Table 2 – EMP Details**

**ENVIRONMENTAL MANAGEMENT BUDGET CONSTRUCTION PHASE**

| **Item** | **Capital Cost (INR in Lacs)** | **Item** | **Recurring Cost (INR in Lacs/yr)** |
|---|---|---|---|
| Sanitation facilities for construction workers | 4 | Monitoring of ambient air, noise, groundwater and soil | 0.5 |
| | | Dust Suppression | 2 |
| Covered Storage for Construction Material | 8 | Garbage and Debris Disposal | 1 |
| Sedimentation Trap for construction wastewater | 2 | | |
| **Total** | **14** | | **3.5** |

**ENVIRONMENTAL MANAGEMENT BUDGET OPERATION PHASE**

| **Item** | **Capital Cost (Rs. Lakhs)** | **Item** | **Recurring Cost (Rs. Lakhs/yr)** |
|---|---|---|---|
| STP (170 KLD) | 34.20 | Water quality & effluent monitoring | 10 |
| DG stacks | 10.00 | Stack emission & ambient air monitoring | 5 |
| Waste bins | 10.00 | Ambient & DG noise monitoring | 1 |
| Recharge wells | 14.00 | Waste handling & disposal | 4.80 |
| Drainage system | 30.52 | Maintenance of RWH | 2.50 |
| Plantation | 16.20 | Maintenance of drainage | 2.25 |
| | | Maintenance of green area | 25.00 |
| **Total** (i) | **114.92 Lakhs** | | **50.55 Lakhs** |

| Item | Capital Cost (INR Lakhs) | Item | Recurring Cost (INR Lakhs/yr) |
|---|---|---|---|
| Plantation in community area (at road side and road meridians on Gurgaon Faridabad Road) | 30 | Regular watering and maintenance of plantation | 6 |
| R. O. Plant, Water Resources Development by converting the existing abandoned wells and recharge structures in nearby villages. | 82 | Maintenance of R.O Plant | 15 |
| Organizing Health Check-up camp for the Workers of 'Paras Commercial' and villages nearby project site. | 44 | Provision of all facilities | 8 |
| Rejuvenation of Gwalpahari Pond | 36 | Regular Pond maintenance | 6 |
| Health Facility (Providing of medical equipment in Govt. Hospitals at Primary Health Centre in Wazirabad) | 52 | Regular Provision of all health care facilities | 10.4 |
| Developing Digital library and provision of basic facilities in schools (ZP) Safe drinking water system at Government Senior Secondary School, Gwal Pahari | 125 | Regular cleaning of water system | 25 |
| Wild Life Activity | 7 | Maintenance of activities | 2 |
| Installation of solar street lights in village roads, government schools, parks and libraries. | 96 | Regular Maintenance of lights | 19.2 |
| Total (ii) | **472** | | **91.6** |
| **Grand Total** | **586.92 Lakhs** | | **142.15 Lakhs** |

## 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 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 6,788.7 $m^2$ (39.2% of project site) shall be provided for green area development.**
22. The PP shall adopt a Pond at Village Gwal Pahari bearing ID No.01-HR-GGM-GGM-0077-GWAL-001 for its rejuvenation and beautification.

23. **05 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 install solar 60 KW of solar power.**
26. **Since the project is at a distance of less than 5km from Boundary of Delhi, hence, necessary permission must be obtain from competent authority.**
27. 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. 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 25$^{th}$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.

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

## VIII. Human Health Issues

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

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

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

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

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

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

## IX. Corporate Environment Responsibility

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

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

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

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

## X. Miscellaneous

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

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

iii. The project proponent shall upload the status of compliance of the stipulated environment

clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

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

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

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

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

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

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

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

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

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

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

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

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

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

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024**. Upon perusal of the relevant record placed on the file and further considering the recommendations of the Appraisal Committee (SEAC), ***decided to grant of Environmental Clearance to M/s Fantasy Buildwell Pvt. Ltd. (as per the License issued by DTCP vide Endst. No.LC-2672-C-JE(SK)-2023/30450-67 dated 13.09.2023)*** 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. **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 to control dust pollution.**
3. **That Project Proponent should submit revised green area plan and PP shall maintain 60 % of the green area as block plantation in project site.**

## Item No. 174.14

## EC for Expansion in Commercial Colony Project at Village Hayatpur, Sector 88, Gurugram Manesar Urban Complex, Haryana by M/s AMB Infrabuild Private Limited.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/465434/2024 dated 11.03.2024 for obtaining **Environment Clearance** for Expansion under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.001582dated 27.12.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in 289th meeting held on 29.03.2024. The committee discussed the case and raised some observations to which PP replied vide letter dated 29.03.2024 alongwith an affidavit.

After deliberations, the committee rated this project was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance to AMB Infrabuild Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2685/JE(DS)/2021/23422 dated 20.09.2021)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: Expansion of Commercial colony at Village–Hayatpur, Sector–88, Gurugram, Haryana being developed by M/s AMB Infrabuild Pvt. Ltd. C/o Advance India Projects Limited.** | | | | |
|---|---|---|---|---|
| **Sr. No.** | **Particulars** | **Existing** | **Expansion Cum Modification** | **Total Area (in $M^2$)** |
| | **Online Project Proposal Number** | SIA/HR/INFRA2/460708/2024 | | |
| 1. | Latitude | 28° 24' 47.919" N | -- | 28° 24' 47.919" N |
| 2. | Longitude | 76° 57' 16.793" E | -- | 76° 57' 16.793" E |
| 3. | Plot Area | 42,238.996 $m^2$ | -- | 42,238.996 $m^2$ |
| 4. | Net Plot Area | -- | -- | -- |
| 5. | Proposed Ground Coverage | 23,910.155 (@56.606%) | -- | 23,910.155 (@56.606%) |
| 6. | Proposed FAR | 78,966.150 (@186.951%) | -- | 78,966.150 (@186.951%) |
| 7. | Non FAR Area | 65,499.523 | 37,819.048 | 1,03,318.571 |
| 8. | Total Built Up area | 1,44,465.673 | 37,819.048 | 1,82,284.721 |
| 9. | Total Green Area with Percentage | 6,449.890 (@15.27%) | -- | 6,449.890 (@15.27%) |
| 10. | Rain Water Harvesting Pits | 10 | -- | 10 |
| 11. | STP Capacity | 480 KLD | -- | 480 KLD |
| 12. | Total Parking | 1,580ECS | 380 | 1,960ECS |
| 13. | Organic Waste Converter | -- | -- | Total1 nos. of Organic waste converters of capacity 1,000 (1×1,000)Kg/day |
| 14. | Maximum Height of the Building (m) | 31.05m | -- | 31.05 m |

| | | | | | |
|---|---|---|---|---|---|
| 15. | Power Requirement | | 7,345 KVA | -- | 7,345 KVA |
| 16. | Power Backup | | 3 Nos. of DG Set (2x1500 + 1x500) | -- | 3 Nos. of DG Set (2x1500 + 1x500) |
| 17. | Total Water Requirement | | 922KLD | -- | 922 KLD |
| 18. | Domestic Water Requirement | | 212KLD | -- | 212 KLD |
| 19. | Fresh Water Requirement | | 212KLD | -- | 212KLD |
| 20. | Treated Water | | 710 KLD | -- | 710 KLD |
| 21. | Waste Water Generated | | 384KLD | -- | 384 KLD |
| 22. | Solid Waste Generated | | 3,138 Kg/day | -- | 3,138 Kg/day |
| 23. | Biodegradable Waste | | 941 Kg/day | -- | 941kg/day |
| 24. | Basement (nos) | | 2 | 1 | 3 |
| 25. | Stories | | B2+B1+G+4F | +1 B | B3+B2+B1+G+4F |
| 26. | R+U Value of Material used (Glass) | | -- | -- | U Value-1.6 W/sqm. K<br>SHGC: 0.27 |
| 27. | Total Cost of the project: | Land Cost | -- | -- | Total Cost of Project: 777.12Cr. |
| | | Construction Cost | -- | -- | |
| 28. | EMP Budget | iii) Capital Cost | -- | -- | EMP Budget: 941 Lakhs (1.21% of Total Project Cost) |
| | | iv) Recurring Cost | | | |
| 29. | Incremental Load in respect of:<br>i) PM 2.5 | | -- | -- | 0.0752 |
| | ii) PM 10 | | -- | -- | 0.18362 |
| | iii) $SO_2$ | | -- | -- | 0.34111 |
| | iv) $NO_2$ | | -- | -- | 0.20342 |
| | v) CO | | -- | -- | 0.00001 |
| 30. | Construction Phase:<br>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 & sanitation.<br>Treated wastewater 30 KLD for construction<br>Source:<br>Fresh water – HUDA<br>Construction Water – GMDA |
| | iii. STP (Modular) | | -- | -- | 1 Nos of 5 KLD |
| | iv. Anti-Smog Gun | | -- | -- | 01 Nos of Anti-smoke gun |

**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) | 45.00 | 20.00 | Waste Water Management (Sewage Treatment Plant) | 200.00 | 50.00 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 20.00 | 05.00 |

| | | | | | |
|---|---|---|---|---|---|
| Green Belt Development | 15.00 | 10.00 | Green Belt Development | 28.00 | 07.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 0.00 | 09.00 |
| Rainwater harvesting system | 20.00 | 0.00 | Rainwater harvesting system | 26.00 | 06.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 30.00 | 15.00 | DG Sets including stack height and acoustics | 150.00 | 20.00 |
| Medical cum First Aid facility ( providing medical room & Doctor) | 20.00 | 20.00 | Energy Saving (Solar Panel system) | 120.00 | 30.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 30.00 | 10.00 | Pond Maintenance (UID of Pond-01HRGGMSHN222BAD05002 | 20.00 | 0.00 |
| **Total** | 160.00 | 90.00 | **Total** | 564.00 | 127.00 |
| | | **G. Total** | **941 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. 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 fightingequipments 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 **6,449.890 (@15.27%) shall be provided for green area development.**
25. **10 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
26. **The PP shall provide solar power as per HAREDA 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 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. Statuary 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. 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. 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 25$^{th}$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.

vii. 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 the **174th Meeting of SEIAA held on 24.05.2024**. Upon perusal of the relevant record placed on the file and further considering the recommendations of the Appraisal Committee (SEAC), ***decided to grant of Environmental Clearance to M/s AMB Infrabuild Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2685/JE(DS)/2021/23422 dated 20.09.2021)*** as per EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **Project proponent should submit Structural stability certificate and approved building plan within a period of four month from the date of issuance of the EC.**

**Item No. 174.15**

## EC for Expansion of IT Park/Cyber Park project at Sector-66, Village Maidawas, Gurugram, Haryana by M/s Advance India Projects Limited.

The Project Proponent submitted online Proposal SIA/HR/INFRA2/449943/2023 dated 28.11.2023 for obtaining **Environment Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.001557 dated 12.09.2023.

**Appraisal & Recommendations of SEAC:**

The case was taken up in **289th meeting held on 29.03.2024.** 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 dated 29.03.2024 alongwith an affidavit.

After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Advance India Project Ltd (as per license issued by DTCP vide Memo No. LC-2403-JE(VA)-2022/18694 dated 04.07.2022)** 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.

**FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024.** 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 Structural stability certificate.**
2. **Project proponent should submit approved building plan.**
3. **Project Proponent should submit valid licence.**

**After detailed deliberation, Authority decided to defer this case.**