

Minutes of the 108th meeting of State Environment Impact Assessment Authority held on. 22nd November, 2017 under the Chairmanship Sh. Bharat Bhushan IAS (Retd.), Chairman, SEIAA held in the meeting room of office of SEIAA Haryana, Sector-2 Panchkula, regarding Environmental Clearance under EIA Notification dated 14.9.2006.

The entire Authority is present. The project proposals as recommended by SEAC for Environmental Clearance or otherwise and listed in the Agenda item circulated vide letter No. 766 to 768 dated 15.11.2017 were discussed following decisions were taken:-

Item No.[1] Environmental Clearance for the Proposed Residential Plotted Colony “SONI PALM CITY” located at Village: Budda Khera, Sector- 32, 32-A, District- Karnal, Haryana by M/s Soni Realtors Pvt. Ltd.

The case was considered in the 107th meeting of SEIAA held on 25.10.2017 in which, the authority decided to call the authorized representative of the project proponent to appear in person in the next meeting to explain their case. Accordingly the case was deferred to the next meeting.

The case has been taken up in the today's meeting and it was noticed that no construction was found at the site according to Google map till dated 31.10.2017 and decided to de-list this case. It was also decided that the decision of the Authority may be conveyed to the Project Proponent and copy of the same be forwarded to the Haryana State Pollution Control Board, DGTCP, Haryana & R.O. MOEF, GOI for information and necessary action.

Item No.[2] Representation of Revision/Modification of EC for construction of Group Housing Colony located at Sector-104, Village-Dhanwapur & Gurgaon, Haryana by M/s Juventus Estate Ltd,

The case was considered in the 107th meeting of SEIAA held on 25.10.2017 in which, the authority decided to call the authorized representative of the project proponent to appear in person in the next meeting to justify their claim. Accordingly the case was deferred to the next meeting.

The case has been taken up in the today's meeting and it was noticed that the documents submitted by the project proponent is not as per the EIA Notification dated 14.09.2006. Hence the project proponent has been asked to resubmit all the desired details of the project as explained.

Item No.[3] Environmental Clearance for proposed Expansion of Sarvodaya Hospital & Research Centre (A Unit of Anshu Hospital Ltd.) At Site No. 1, Sector-08 at Faridabad by Anshu Hospitals Limited.

The case was considered in the 107th meeting of SEIAA held on 25.10.2017 in which, the Authority decided to defer this case with the decision that the project proponent may be asked to submit satisfactory reply.

The Project Proponent vide letter dated 13.11.2017 submitted the reply and the same has been taken up in the today's meeting. The reply has been found satisfactory. In view of the above the Authority decided to agree with the recommendations of SEAC to accord Environment Clearance to this project by imposing the usual conditions in practice.

Item No.[4] Environmental Clearance for amendment of IT Park Project over an area measuring 5.025 acres in the revenue estate of Village-Maidawas and Badshahpur, Sector-67, Gurugram, Haryana by M/s Martial Buildcon Pvt. Ltd.

The case was considered in the 107th meeting of SEIAA held on 25.10.2017 in which, the Authority decided to defer this case with the decision that the project proponent may be asked to submit satisfactory reply.

The Project Proponent vide letter dated 13.11.2017 submitted the reply and the same has been taken up in the today's meeting. The reply has been found satisfactory. In view of the above the Authority decided to agree with the recommendations of SEAC to accord Environment Clearance to this project by imposing the usual conditions in practice.

Item No.[5] Environmental Clearance for construction of Affordable Group Housing Colony on land measuring 7.5 acres in the revenue estate of Village-Babupur, Sector-109, Gurugram, Haryana by M/S Ocean Seven Buildtech Pvt. Ltd.

The case was considered in the 107th meeting of SEIAA held on 25.10.2017 in which, the Authority decided to defer this case with the decision that the project proponent may be asked to submit satisfactory reply.

The Project Proponent vide letter dated 13.11.2017 submitted the reply and the same has been taken up in the today's meeting. The reply has been found satisfactory. In view of the above the Authority decided to agree with the recommendations of SEAC to accord Environment Clearance to this project by imposing the usual conditions in practice.

Item No.[6] Environmental Clearance for Affordable Housing Project at Village Baighera, Sector-112, Gurgaon, Haryana by M/s Delurise Buildtech India Pvt. Ltd.

The case was considered in the 107th meeting of SEIAA held on 25.10.2017 in which, the Authority decided to defer this case with the decision that the project proponent may be asked to submit satisfactory reply.

The Project Proponent vide letter dated 20.11.2017 submitted the reply and the same has been taken up in the today's meeting. The reply has been found satisfactory. In view of the above the Authority decided to agree with the recommendations of SEAC to accord Environment Clearance to this project by imposing the usual conditions in practice.

Item No.[7] Environmental Clearance for construction of Group Housing Project “Raheja Vanya” located at Village-Gopalpur and Dhankot, Sector-99A, Gurgaon Manesar Urban Complex, Haryana by M/s Raheja Developers Ltd.

The case was considered in the 107th meeting of SEIAA held on 25.10.2017 in which, the Authority decided to defer this case with the decision that the project proponent may be asked to submit satisfactory reply.

The Project Proponent vide letter dated 13.11.2017 submitted the reply and the same has been taken up in the today’s meeting. The reply has been found satisfactory. In view of the above the Authority decided to agree with the recommendations of SEAC to accord Environment Clearance to this project by imposing the usual conditions in practice.

Item No.[8] Environmental Clearance for expansion of residential Group Housing Colony located at Village Dhunela, Sector-33, Sohna, District Gurgaon by M/s Aum Shri Hotels and Resorts Pvt. Ltd.

The SEAC has recommended this project for Environmental Clearance subject to stipulation stated therein. The Project Proponent has proposed the expansion of residential Group Housing Colony located at Village Dhunela, Sector-33, Sohna, District Gurgaon with the following proposal:-

Items	Existing as per EC	Proposed Expansion	Addition
Plot Area	18.739 Acres	16.076 Acres	18.744 Acres
	75838.08 sqm	682703.48 sqm	75854.156 sqm
Built up Area	148644.68 sqm	57875.573 sqm	206520.2673 sqm
Ground Coverage	8127.28 sqm	1543.494 sqm	9670.774 sqm
FAR (Permissible)	124766.915 sqm	----	124766.915 sqm
Green Area	32%		32%
Building height (m)	118 m	-37.4 m	80.6 m
Number of floors	G+35	-11 floors	G+24
Number of Towers	4+ EWS (2)	9	13 + EWS (1)
Total No. of DUs	872	196	1068
Servant Units	114	-6 units	108
EWS	130	59	189
Total parking	1682 ECS	251 ECS	1930 ECS
Power Back-up	5000 KW	400 KW	4600 KW DHBVN
Total water	859 KLD	215 KLD	1074 KLD
Fresh water	505 KLD	93 KLD	598 KLD
Waste water	620 KLD	160 KLD	780 KLD
STP	744 KLD	356 KLD	1100 KLD
Solid waste	2732 kg/day	311 kg/day	3043 kg/day
RWH Pits	17	1	18

The above recommendation of SEAC was taken up for consideration in the today’s meeting. Detailed discussions were held regarding water requirement, quality of water, green belt development plan, Ambient Air Quality, NOC regarding non-involvement of Forest land, recycle and reuse of water, parking plan, traffic circulation etc. It was observed by the Authority that:

Complete details may be provided under the heading & wherever it is asked to give in numbers/figures, please, do provide. For example

- [1] 5.1: Provide details of back ground air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the construction.

“Given is; After expansion total DG sets of capacity 3*1500 KVA, 1*500KVA will be installed in colony which will be operated during power cut only & the emission will be within prescribed limit.....&.....soon”

- [2] 5.2: Asked the details in relation to all the meteorological parameters

“Submitted but has not explained it”.

- [3] 5.3: Asked to furnish the details of the present level of transport infrastructure & measures proposed for improvement including the traffic management at the entry & exit to the project.

“In the reply this aspect has not been touched”.

- [5] 9.1: What is the energy consumption assumed per square foot of built-up area?

- [6] DG cooling 22 KLD of Treated Water; show the calculations and how will the residual water left behind in the circuit be treated & the waste will be handled?

- [7] 5 KLD of fresh water for swimming pool; the quantity of water required to replenish is 6 to 7 mm/sqm of exposed surface of swimming pool. Therefore, calculate according to it.

- [8] Submit the affidavit stating not to discharge untreated water in public sewer & till the time sewer is not provided PP will make all the arrangements to manage/dispose the discharge at their own as per the guidelines of State Pollution Control Board/ MoEF&CC.

In view of the above, the Authority decided to agree with the recommendations of SEAC and EC would be accorded to project proponent provided they submits the satisfactory clarification to the above raised observations within 15 days. It was also decided that the project proponent shall supply the copies of information to all the members of SEIAA and after their approval the EC letter shall be issued.

Item No.[9] Environmental Clearance for Revision & expansion of “mixed use development project” at Sector-72, Gurgaon, Haryana by M/s Tata Realty and Infrastructure Ltd.

The SEAC has recommended this project for approval of TOR subject to stipulation stated therein. The Project Proponent has proposed Revision & expansion of “mixed use development project” at Sector-72, Gurgaon, Haryana.

In the today’s meeting the SEIAA approved the “Terms of Reference” and it was decided that the project proponent will prepare the EIA by using Model Terms of Reference of MoEF & CC along with the following additional terms of reference:

ADDITIONAL TOR

1. The PP should submit the latest compliance report of MoEF &CC GOI.
2. The PP should correct the distance between District Head Quarter to Project site.
3. The PP should submit the details of nullah alongwith its surroundings.
4. The PP should submit the details of EC already granted with viz-a-viz new requirements.
5. The PP should monitor the quality of ground water level in 5 KM radius of the project site.
6. The PP should submit the status of micro-flora of the project site and its impact.
7. The PP should submit the undertaking for complying all the provisions for hydraulic ladder.

Item No.[10] Environmental Clearance for construction of Commercial Complex Project at near Village-Tikri, Sector-48, Gurgaon, Haryana by M/s Dharam Pal & Others.

The SEAC has recommended this project for Environmental Clearance subject to stipulation stated therein. The Project Proponent has proposed the construction of Commercial Complex Project at near Village-Tikri, Sector-48, Gurgaon, Haryana on a total plot area of 8296.04 sqm (2.05 Acres). The total built up area shall be 25585.91 sqm. The project proposed shall comprise of 2 Basements + GF + 04 Floor. The maximum height of the building shall be 25 meter. The total water requirement shall be 84 KLD. The fresh water requirement shall be 29 KLD. The waste water generation shall be 55 KLD which will be treated in the STP of 61 KLD capacity.

The above recommendation of SEAC was taken up for consideration in the today's meeting. Detailed discussions were held regarding water requirement, quality of water, green belt development plan, Ambient Air Quality, NOC regarding non-involvement of Forest land, recycle and reuse of water, parking plan, traffic circulation etc. It was observed by the Authority that:

Complete details may be provided under the heading & wherever it is asked to give in numbers/figures, please, do provide. For example

- [1] The project proponent has not properly filled up columns of point no. 5.1, 5.2, 5.3, 5.4, 5.5 & 5.6 of Form-IA; the project proponent is required to clearly explain the asked information pertaining to point no. 5.1, 5.2, 5.3, 5.5 & 5.6 of Form 1A.
- [2] The project proponent has not properly filled up columns of point no. 9.7 of Form IA details of CFC and HCFC free chillers. Providing specifications.
- [3] Calculation pertaining to water consumption and revised water balance diagram as per EIA Notification
- [4] Submit the affidavit stating not to discharge untreated water in public sewer & till the time sewer is not provided PP will make all the arrangements to

manage/dispose the discharge at their own as per the guidelines of State Pollution Control Board/ MoEF&CC.

In view of the above discussions the Authority decided to defer this case with the decision that the project proponent may be asked to submit reply to the above raised observation within 15 days period.

Item No.[11] Environmental Clearance for proposed Modernization with process integration of existing herbal extracts and their purified derivatives for manufacturing of herbal extracts and active pharmaceutical ingredients (capacity 320 kg/day) at Village Kaili, Tehsil-Ballabgarh, Dist-Faridabad, Haryana by Alchem International Pvt. Ltd

The SEAC has recommended this project for Environmental Clearance subject to stipulation stated therein. The Project Proponent has proposed Modernization with process integration of existing herbal extracts and their purified derivatives for manufacturing of herbal extracts and active pharmaceutical ingredients (capacity 320 kg/day) at Village Kaili, Tehsil-Ballabgarh, Dist-Faridabad, Haryana on a total plot area of 29396.73 sqm. The water requirement for the proposed modernization will be 160 m³/day, out of which 130 m³/day is fresh water and will be obtained from the ground water and the remaining requirement of 30 m³/day will be met from the recycled water. The registration of borewell (Existing-4 Nos.) for drawl of groundwater is obtained from GGWA vide Registration No. HR/FBD/CT-403 to 406 dated 24.11.1998. The total power requirement shall be 2500 KVA which will be obtained from the HSEB. Local and native species shall be planted with a density of 2500 trees per hectare. The Project Proponent has proposed to develop green belt on 29396.73 sqm (33%) of project area. Total no. of 1000 saplings shall be planted in next five year. The existing solid waste generated in 2015-16 is 15,66,00 kg which is used as a fuel in boiler.

The above recommendation of SEAC was taken up for consideration in the today's meeting. Detailed discussions were held regarding water requirement, quality of water, green belt development plan etc.

In view of the above the Authority decided to agree with the recommendations of SEAC to accord Environment Clearance to this project by imposing the usual conditions in practice.

Item No.[12] Environmental Clearance for construction of Commercial Complex at Village-Hayatpur, Sector-84, Gurgaon, Haryana by M/s Bajaj Motors Ltd & Others.

The SEAC has recommended this project for Environmental Clearance subject to stipulation stated therein. The Project Proponent has proposed the construction of Commercial Complex at Village-Hayatpur, Sector-84, Gurgaon, Haryana on a total plot area of 23952.293 sqm (5.91875 Acres). The total built up area shall be 86655.976 sqm. The project proposed shall comprise of 3 Basements + GF + 06 Floor, Office Area

and Retail Area. The maximum height of the building shall be 34.5 meter. The total water requirement shall be 273 KLD. The fresh water requirement shall be 74 KLD. The waste water generation shall be 207 KLD which will be treated in the STP of 248 KLD capacity. The total power requirement shall be 5659 KW which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 6062.23 sqm (25.31%) of project area (2932.04 sqm tree plantations + 1895.98 sqm Lawn area + 1238.64 sqm Avenue Plantation). The Project Proponent proposed to construct 06 rain water harvesting pits. The solid waste generation will be 1153 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 1444 ECS.

The above recommendation of SEAC was taken up for consideration in the today's meeting. Detailed discussions were held regarding water requirement, quality of water, green belt development plan, Ambient Air Quality, NOC regarding non-involvement of Forest land, recycle and reuse of water, parking plan, traffic circulation etc. It was observed by the Authority that:

Complete details may be provided under the heading & wherever it is asked to give in numbers/figures, please, do provide. For example

- [1] The project proponent has not properly filled up columns of point no. 5.1, 5.2, 5.3, 5.4, 5.5 & 5.6 of Form-IA; the project proponent is required to clearly explain the asked information pertaining to point no. 5.1, 5.2, 5.3, 5.5 & 5.6 of Form 1A.
- [2] The project proponent has not properly filled up columns of point no. 9.7 of Form IA details of CFC and HCFC free chillers. Providing specifications.
- [3] The project proponent has not properly filled up columns of point no. 9.1 of Form IA the energy consumption assumed per square foot of built up area.
- [4] Submit the affidavit stating not to discharge untreated water in public sewer & till the time sewer is not provided PP will make all the arrangements to manage/dispose the discharge at their own as per the guidelines of State Pollution Control Board/ MoEF&CC.

In view of the above, the Authority decided to agree with the recommendations of SEAC and EC would be accorded to project proponent provided they submits the satisfactory clarification to the above raised observations within 15 days. It was also decided that the project proponent shall supply the copies of information to all the members of SEIAA and after their approval the EC letter shall be issued.

Item No.[13] Environmental Clearance for construction of Commercial Project 'Corporate Tower III' located at Plot no. 5 & 7, Village Nathupur, Gurgaon, Haryana by M/s Ambience Developers & Infrastructure Pvt. Ltd

The SEAC has recommended this project for approval of TOR subject to stipulation stated therein. The Project Proponent has proposed Revision & expansion of

“mixed use development project” at Sector-72, Gurgaon, Haryana.

In the today’s meeting the SEIAA approved the “Terms of Reference” and it was decided that the project proponent will prepare the EIA by using Model Terms of Reference of MoEF & CC along with the following additional terms of reference:

Specific condition

1. The PP should submit the affidavit that they will develop as per approved zoning plan.
2. The PP should submit the source of disposal for treated sewage and permission from the competent authority.
3. The PP should submit the Aravali NOC from Deputy Commissioner.
4. The PP will study the detail hydrological of the area and will submit the rain water harvesting plan accordingly.
5. The PP should submit the structure stability certificate from the reputed institution/consultant.
6. The PP should submit the undertaking for complying the provisions of hydraulic ladder.
7. The PP should submit the impact of vehicular pollution or DG sets on ambient air quality.

Item No.[14] Environmental Clearance for construction of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) on a plot area 15.00 acres in sector-19, Dharuhera, Haryana by M/s MG Housing Pvt. Ltd.

The SEAC has recommended this project for Environmental Clearance subject to stipulation stated therein. The Project Proponent has proposed the construction of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) on a plot area 15.00 acres in sector-19, Dharuhera, Haryana on a total plot area of 60702.85 sqm. The total built up area shall be 79977.35 sqm. The project proposed (12 Residential Category A to L) 324 No. of Plots. The maximum height of the building shall be 15 meter. The total water requirement shall be 457 KLD. The fresh water requirement shall be 288 KLD. The waste water generation shall be 332 KLD which will be treated in the STP of 400 KLD capacity. The total power requirement shall be 1586.04 KW which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 12140.57 sqm (20%) of project area (Peripheral Area of Park 4661.57 sqm + Area under Avenue plantations 5202 sqm + Peripheral Area of Commercial (PEC) 2277 sqm). The Project Proponent proposed to construct 11 rain water harvesting pits. The solid waste generation will be 2315.4 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 43 ECS shall be provided as per the requirement of Zoning Plan.

The above recommendation of SEAC was taken up for consideration in the today's meeting. Detailed discussions were held regarding water requirement, quality of water, green belt development plan, Ambient Air Quality, NOC regarding non-involvement of Forest land, recycle and reuse of water, parking plan, traffic circulation etc. It was observed by the Authority that:

- [1] The project proponent should submit the water balance diagram for winter season.
- [2] The project proponent has mentioned 600 ML of water for construction purposes in point no. 2.2, page no. 6 of Form 1. "ML" stands for million litres, standard practice is to use "KLD" (Kilo liters per day) as unit of water consumption.
- [3] The project proponent has mentioned 135 lpcd, incorporate the recommendation of MoEF & CC for "water use reduction" as given in table 4, pg no. 22 of form-I.
- [4] The project proponent should submit the location & carrying capacity of the sewer into which "excess treated water" is supposed to be discharged?
- [5] The project proponent should provide the details of back ground Air Quality Levels with predicted values based on dispersion models taking into account the increased Traffic Generation as result of proposed construction in point no. 5.1 of Form-I.
- [6] The project proponent should be elaborated point no. 5.2, 5.6, 9.10 & 9.13.
- [7] The project proponent should provide "How much energy consumption is assumed per square foot of built up area?"

In view of the above, the Authority decided to agree with the recommendations of SEAC and EC would be accorded to project proponent provided they submits the satisfactory clarification to the above raised observations within 15 days. It was also decided that the project proponent shall supply the copies of information to all the members of SEIAA and after their approval the EC letter shall be issued.

Item No.[15] Environmental Clearance for construction of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) on a plot area 13.40625 acres in sector-19, Dharuhera, Haryana by M/s MG Housing Pvt. Ltd.

The SEAC has recommended this project for Environmental Clearance subject to stipulation stated therein. The Project Proponent has proposed the construction of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) on a plot area 13.40625 acres in sector-19, Dharuhera, Haryana on a total plot area of 54253.17 sqm. The total built up area shall be 64984 sqm. The project proposed (8 Residential Category A, B, B1, B2, C, C1, D, D1) 280 No. of Plots. The maximum height of the building shall be 15 meter. The total water requirement shall be 395 KLD. The fresh water requirement shall be 248 KLD. The waste water generation shall be 288 KLD which will be treated in the STP of 350 KLD capacity. The total power requirement shall be 1464.49 KW which will be supplied by DHBVN. The Project Proponent has proposed

to develop green belt on 10534.98 sqm (20%) of project area (Peripheral Area of Park (PE) 1724 sqm + Area under Avenue plantations (AV) 5664 sqm + Peripheral Area of Community & Commercial (PEC) 885 sqm + Area under Lawn (L) 2261 sqm). The Project Proponent proposed to construct 11 rain water harvesting pits. The solid waste generation will be 2002.97 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 72 ECS shall be provided as per the requirement of Zoning Plan.

The above recommendation of SEAC was taken up for consideration in the today's meeting. Detailed discussions were held regarding water requirement, quality of water, green belt development plan, Ambient Air Quality, NOC regarding non-involvement of Forest land, recycle and reuse of water, parking plan, traffic circulation etc. It was observed by the Authority that:

- [1] The project proponent should submit the water balance diagram for winter season.
- [2] The project proponent has mentioned 525 ML of water for construction purposes in point no. 2.2, page no. 6 of Form 1. "ML" stands for million litres, standard practice is to use "KLD" (Kilo liters per day) as unit of water consumption.
- [3] The project proponent has mentioned 135 lpcd, incorporate the recommendation of MoEF & CC for "water use reduction" as given in table 5, pg no. 23 of form I.
- [4] The project proponent should submit the location & carrying capacity of the sewer into which "excess treated water" is supposed to be discharged?
- [5] The project proponent should provide the details of back ground Air Quality Levels with predicted values based on dispersion models taking into account the increased Traffic Generation as result of proposed construction in point no. 5.1 of Form-I.
- [6] The project proponent should be elaborated point no. 5.2, 5.6, 9.10 & 9.13.
- [7] The project proponent should provide "How much energy consumption is assumed per square foot of built up area?"

In view of the above, the Authority decided to agree with the recommendations of SEAC and EC would be accorded to project proponent provided they submits the satisfactory clarification to the above raised observations within 15 days. It was also decided that the project proponent shall supply the copies of information to all the members of SEIAA and after their approval the EC letter shall be issued.

Item No.[16] Inter-change in product for EC granted for Expansion of the Existing Pol Terminal at Village-Piyala, Tehsil Ballabgarh, District-Faridabad, Haryana by Bharat Petroleum Corporation Ltd.

The project proponent received Environmental Clearance from MoEF & CC, GoI for construction of additional tanks in the same premises on 18th April 2016. Detail of Existing and proposed capacity product wise are as given below:

S.No.	Prudict	Total Capacity After Expansion (KL)	
		As per EC	As proposed now
1	HSD	64,410	91,160
2	MS	1,10,310	83,560
3	SKO	16,600	16,600
4	ATF	36,040	36,040
5	TOTAL	2,27,360	2,27,360

The case has been taken up in today's meeting and the Authority decided to allow the project proponent to interchange the product mentioned in earlier granted environment clearance for Expansion of the existing Pol Terminal at Village-Piyala, Tehsil Ballabhgarh, District-Faridabad, Haryana.
