

**Agenda of 274<sup>th</sup> Meeting of the State Expert Appraisal Committee, Haryana to be held on 09.08.2023 under the Chairmanship of Sh.Vijay Kumar Gupta in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana**

**Date of Meeting 09.08.2023 (10:30 AM)**

<b>Sr. No.</b>	<b>Proposal Number/ Proponent Name and Address</b>	<b>Name of the Project</b>	<b>Status of Project</b>
<b>Fresh Cases</b>			
<b>274.01</b>	SIA/HR/INFRA2/436059/2023  M/s SS Group Pvt. Ltd., Plot No. 82A, Sector 5, IMP Manesar, Gurugram, Haryana	EC for Proposed Expansion of Residential Plotted Colony at Sector 84 & 85, Gurugram, Haryana	For EC
<b>274.02</b>	SIA/HR/INFRA2/436981/2023  M/s GLS Infratech Pvt. Ltd., 707,7th Floor, JMD Pacific Square,Sector-15,Part-II	EC for Affordable Residential Plotted Colony” (Under DDJAY-2016) over an area measuring 10.420139 acres in the revenue estate of Village-Khaika, Sector-4, Sohna, Distt. Gurugram	For EC
<b>274.03</b>	SIA/HR/INFRA2/437913/2023  M/s Model Economic Township Limited (formerly Known as Reliance Haryana SEZ Limited) 3rd Floor, 77-B, IFFCO Road, Sector-18, Gurgaon, Haryana	EC for Proposed Industrial Township Development on land area of 155.8375 acres located at revenue village of Nimana, Tehsil: Badli, District Jhajjar, Haryana	For EC
<b>274.04</b>	SIA/HR/INFRA2/437631/2023,  M/s ERA resorts private limited S-5, LSC Near Jeewan Anmol Hospital Mayur Vihar Phase-1 Delhi	EC for Commercial Colony Project "Picasso Centre" under TOD zone at Village Ghata, Sector-61, Gurgaon Manesar Urban Complex & District: Gurugram, Haryana	For EC
<b>274.05</b>	SIA/HR/INFRA2/437667/2023  M/s Hisar Nirog Healthcare Private Limited, 547/58 Opp. Civil Hospital Hisar Haryana	EC for Proposed Hospital over an area measuring 14340.35 sqm falling in the revenue estate of Village Dabra, Tehsil and District Hisar, Haryana	For EC
<b>274.06</b>	SIA/HR/INFRA2/434517/2023 M/s RPS Infrastructure Ltd, 1117-1120, DLF Tower-B, Jasola District Center, New Delhi,	ToR under violation category for the project “Auria” Group Housing Colony” at Village Baselva, Palwali & Kheri Khalan, Sector 88, Faridabad, Haryana	For ToR (under violation)

<b>274.07</b>	SIA/HR/INFRA2/437932/2023  M/s PCI Limited, Prime Tower 287-288, Udyog Vihar, Phase-II, Gurugram-122016, Haryana	ToR under violation category for the IT Complex of PCI Ltd. "Prime Tower" at Plot No. 287-288, Phase II, Udyog Vihar, Gurgaon, Haryana	For ToR (under violation)
<b>Old Cases</b>			
<b>274.08</b>	SIA/HR/INFRA2/407439/2022  M/s Shiv Sai Infrastructure Pvt. Ltd., Sector 86 & 87, District Faridabad, Haryana	EC (under violation category) for Expansion of Group Housing Project located at village Baselwa, Sector 86, Faridabad, Haryana	For EC ToR granted on 03.08.2022 under violation category Taken up in 257 <sup>th</sup> meeting Observations raised Taken up in 267 <sup>th</sup> meeting Deferred on request of PP
<b>274.09</b>	SIA/HR/IND2/404530/2022  M/s Panipat Cooperative Sugar Mills Limited, Gohana Road, Panipat	EC for Proposed Panipat Cooperative Sugar Mills Limited, 5000 TCD Sugar Mill Crushing Capacity at Village Dahar, Tehsil Israna, District Panipat, Haryana	For EC ToR granted on 08.04.2022 under violation EIA/EMP submitted <b>Taken up in 256<sup>th</sup> meeting</b> <b>Observations raised</b> <b>Taken up in 261<sup>st</sup> meeting</b> <b>Observation raised</b> <b>Taken up in 267<sup>th</sup> meeting</b> <b>Observations raised</b> Taken up in 269 <sup>th</sup> and 272 <sup>nd</sup> meeting Deferred on request of PP
<b>272.10</b>	SIA/HR/INFRA2/427293/2023  M/s Advance India Projects Limited AIPL Business Club, 5th Floor, Golf Course Extension Road , Sector 62, Gurugram -122101	Expansion cum Modification of IT Park/ Cyber Park named as "AIPL AUTOGRAPH" at Sector-66, Village-Maidawas, Gurugram	For EC Recommended to SEIAA for EC in 267th meeting Referred back by SEIAA in 158th meeting with following observation: 1. That despite decrease in the Built Up Area, increase in Height of the Building as well as Number of Floors, needs clear cut clarification. Case is Referred Back to SEAC for examination / verification with their comments on the observation above, alongwith any other relevant point pertaining to compliance of the Environmental Laws. Taken up in 270th meeting Deferred on request of PP

			Request received to take up
<b>Referred Back Cases</b>			
<b>274.11</b>	<p>SIA/HR/INFRA2/425129/2023</p> <p>M/s Munjal Hospitality Private Limited, Khasra- 542-545, Sector-42, Chakkerpur, Gurgaon, Haryana</p>	<p>EC for Expansion of “Commercial cum Office Complex” at Sector 42, Golf Course Road, Gurugram, Haryana</p>	<p>For EC Recommended to SEIAA for EC in 267th meeting Referred back by SEIAA in 158th meeting with following observations:</p> <ol style="list-style-type: none"> <li>1. That there is mismatching of details in Khasra Nos. as mentioned in the License issued by DTCP, Haryana and Aravali NOC by the Deputy Commissioner. This needs clarity.</li> <li>2. That the Height of the Building as per the approval granted by the Airport Authority of India, (NOC) is at 105 meters and whereas, PP has proposed &amp; claimed the Height of 07 meters for the Project. This mismatching needs clarification.</li> <li>3. That whereas, total Plot Area is decreasing and Built up Area is increasing alongwith increase in the Number of Floors, plea &amp; proposal are not at harmony. This needs justification.</li> </ol> <p>The Authority decided to constitute a Sub Committee comprising of Member Secretary, SEIAA, Prof. R.Baskar, Member SEIAA and Member Secretary, HSPCB alongwith Supporting Staff including concerned Regional Officer to capture the factual position of the Project on ground <b>Reply and Report received</b></p>

<p><b>274.12</b></p>	<p>SIA/HR/INFRA2/420712/2023</p> <p>M/s Starcity Realtech Pvt. Ltd., Office No 1221 A, Devika Tower, 12th floor, 6, Nehru Place, New Delhi</p>	<p>EC for Proposed Expansion cum revision of Mixed Land Use Colony Under TOD Policy on Land Measuring 16.113 Acres in the Revenue Estate of Village Chauma, Sector-113, Gurgaon Manesar Urban Complex, Gurugram, Haryana</p>	<p>For EC Recommended to SEIAA in 268<sup>th</sup> meeting and reiterated the recommendations conveyed vide 265<sup>th</sup> MoM Referred back by SEIAA in 159<sup>th</sup> meeting: That the evidence and other referred documentary support, based on RTI Information is not adequate, good enough to handle and appraise such sensitive issues, where area has been freeze being Natural Conservation Zone (NCZ). The Authority deemed it appropriate to further direct the Appraisal Committee to capture relevant information with precedents, if any from the concerned Authorities and then make merit based recommendations, stating clearly whether the development &amp; construction activities within &amp; adjoining to the Natural Conservation Zone (NCZ) could be a viable and appropriate move in the larger interest of Environment Protection / Conservation. The Appraisal Committee needs to re-look into this issue carefully &amp; appraise the Project, accordingly.</p> <ul style="list-style-type: none"> <li>• That Earlier Nos of towers were proposed 18. However in proposed layout plan Nos. of towers are 20 (18 residential + 1 commercial + 1 EWS) therefore dwelling units are increased due to TDR and increase in Floor Area Ratio and decreased one floor.</li> </ul> <p>Therefore, the Authority refer this back to Appraisal Committee to re-examine all the observation raised &amp; conveyed by the SEIAA during 157th Meeting held on 10.05.2023 <b>Taken up in 272<sup>nd</sup> meeting</b> <b>Deferred on request of PP</b></p>
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274.13	<p>SIA/HR/INFRA2//2023</p> <p>M/s Landmark Apartments Pvt. Ltd. landmark house-85, sector-44, Haryana</p>	<p>EC (Under Violation) for Expansion of Commercial Project “AIPL Joy Street” at Sector 66, Gurugram, Haryana</p>	<p>For EC Taken up in 264th meeting Observation raised Request Received from PP/Consultant to take up the case Taken up in 266th meeting Observation raised Recommended to SEIAA in 271st meeting for EC (under violation) <b>Referred back by SEIAA in 162<sup>nd</sup> meeting</b> 1. There is a discernable variations in determining the details regarding Project Cost, which is an important benchmark for calculation of Penalty and Environmental Compensation Cost for the violations made by the Project Proponent (under EIA Notification dated 14.09.2006) :</p> <table border="1" data-bbox="1473 662 2083 1378"> <thead> <tr> <th data-bbox="1473 662 1608 762">Sr. No.</th> <th data-bbox="1608 662 1877 762">Details as per Record</th> <th data-bbox="1877 662 2083 762">Rs. In Crore</th> </tr> </thead> <tbody> <tr> <td data-bbox="1473 762 1608 815">1.</td> <td data-bbox="1608 762 1877 815">As per Form I &amp; IA</td> <td data-bbox="1877 762 2083 815"><b><u>Rs. 226.6986</u></b></td> </tr> <tr> <td data-bbox="1473 815 1608 919">2.</td> <td data-bbox="1608 815 1877 919">As per earlier EC dated 11.07.2012</td> <td data-bbox="1877 815 2083 919"><b><u>Rs. 260.00</u></b></td> </tr> <tr> <td data-bbox="1473 919 1608 1023">3.</td> <td data-bbox="1608 919 1877 1023">As per CTO dated 08.06.2021 (issued by HSPCB)</td> <td data-bbox="1877 919 2083 1023"><b><u>Rs. 323.20</u></b> <b><u>Crore</u></b></td> </tr> <tr> <td data-bbox="1473 1023 1608 1378">4.</td> <td data-bbox="1608 1023 1877 1378">As per the calculations worked out by the Appraisal Committee (SEAC) to assess Penalty &amp; Environment Compensation Cost in their recommendation</td> <td data-bbox="1877 1023 2083 1378"><b><u>Rs. 220.93</u></b> <b><u>Crore</u></b></td> </tr> </tbody> </table>	Sr. No.	Details as per Record	Rs. In Crore	1.	As per Form I & IA	<b><u>Rs. 226.6986</u></b>	2.	As per earlier EC dated 11.07.2012	<b><u>Rs. 260.00</u></b>	3.	As per CTO dated 08.06.2021 (issued by HSPCB)	<b><u>Rs. 323.20</u></b> <b><u>Crore</u></b>	4.	As per the calculations worked out by the Appraisal Committee (SEAC) to assess Penalty & Environment Compensation Cost in their recommendation	<b><u>Rs. 220.93</u></b> <b><u>Crore</u></b>
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			<p>2. There is variation &amp; mismatching of the Green Area as per the Original Proposal Green Area @30% i.e. 4803.01 Smqtr of the Total Plot Area i.e. 16010.05 Sqmtr have been shown less by 4561.08 Sqfts (423 Sqmtrs) by considering and modifying the original proposal by switching over the Net Plot Area i.e. 14597.06 Sqmtr.</p> <p>3. The Authority deemed it appropriate to point out that Appraisal Committee is required to make clear cut recommendations, by keeping in mind, the observations made by <b><u>Hon'ble NGT in Appeal No. 02 of 2023 and M.A. No. 28 of 2023.</u></b></p> <p>4. Further, the Appraisal Committee is required to look into the ATR on the Non-Compliances report filed by RO, MOEF &amp; CC, GOI, Chandigarh.</p> <p>In view of the above, case is <b>Referred Back to SEAC</b> for <b>de-novo</b> calculations and view by taking the cost of the Project @ Rs. 323.20 Crore and other relevant issue as discussed above.</p>
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**Project Proponents should forward the copies of all documents by post as well as through e-mail to all the Members on or before 04.08.2023 positively and PP shall be abide by the timeline for supply of documents. Names and addresses of the Members are given below:**

**Addresses of Chairman and Members of SEAC**

<b>Sr. No.</b>	<b>Name and Address</b>	<b>Designation</b>
1.	Sh. Vijay Kumar Gupta, # 1030, Sector-14, Faridabad <a href="mailto:vk_gupta14@yahoo.in">vk_gupta14@yahoo.in</a> <a href="mailto:vk_guptavk6@gmail.com">vk_guptavk6@gmail.com</a>	Chairman
2.	Shri Prabhaker Kumar Verma, F-12, Module-9, Mangalam Home, Abhay Khand-3, Indirapuram, Ghaziabad. <a href="mailto:prabhakerverma56@hotmail.com">prabhakerverma56@hotmail.com</a>	Member
3.	Dr.Rajbir Singh Bondwal, IFS (Retd.), #503,Sector-14,Faridabad,121007 <a href="mailto:Rajbir_singh_ifs@yahoo.com">Rajbir_singh_ifs@yahoo.com</a>	Member
4.	Dr.Vivek Saxena, Res: C210 Mahanagar Lucknow, U.P-226006 <a href="mailto:viveksax1@gmail.com">viveksax1@gmail.com</a>	Member
5.	Dr. Sandeep Gupta, Assistant Professor, Institute of Environmental Studies Kurukshetra University, D-28 Kurukshetra University, 136119, Haryana <a href="mailto:sandeep.gupta@kuk.ac.in">sandeep.gupta@kuk.ac.in</a>	Member
6.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana, Bays no. 55-58, sec-2 Panchkula <a href="mailto:scy.seachr@gmail.com">scy.seachr@gmail.com</a>	Member Secretary, SEAC

**NOTE:**

1. Sh.Prabhaker Kumar Verma has desired that only soft copy of projects be sent to them on e-mail addresses as provided above.
2. Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF& CC/NABL accredited laboratories with all scope of accreditation along with requisite range of testing.
3. All the original analysis/testing reports should be available during appraisal of the project.
4. Please avoid delivery of documents by hand and separate meeting with Chairman/Members, in this regard.
5. The meeting shall be convened in physical mode at **Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula**
6. Sh.Ramesh Chander, Care Taker is directed to make necessary arrangements for the meeting.