State Environment Impact Assessment Authority (SEIAA), Haryana

Minutes of 185th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 14.10.2024 at 3:00PM, under the Chairmanship of Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1st Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

List of Participants

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

2. **Dr. Virender Kumar Dahiya, IAS** **Member Secretary, SEIAA**
   Director, Environment & Climate Change Department, Haryana

At the outset, the Chairman, State Environment Impact Assessment Authority, Haryana (SEIAA), (**hereinafter refer to as, "The Authority**"), greeted the Members and requested the Member Secretary to give a brief background of the Proposals to be placed before the Authority as **"Agenda Items (Sr. No. 01 to 16)"** for discussions in the said meeting.

"Later, the Minutes of the 184th Meeting of SEIAA held on 13.09.2024 were "CONFIRMED" as part of the proceedings of 185th Meeting held on 14.10.2024"

Meeting : 185th
Date : 14.10.2024
Time : 03:00 PM

AGENDA ITEMS
(Sr. No. 01 to 16)

The Authority took up the following Proposals during 185th Meeting for consideration and decisions thereof:

Item No. 185.01
Dated : 14.10.2024

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

The project Proponent submitted online Proposal No. **SIA/HR/INFRA2/421717/2023 dated 16.03.2023 f**or obtaining **Environment Clearance** under **Category 8(a)** of EIA Notification 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No.515510 dated 27.02.2023**.

Appraisal & Recommendations of SEAC:

Earlier, the case was recommended to SEIAA in **267th meetings of SEAC held on 16.05.2023** but the case was referred back by SEIAA in 159th Meeting held on 15.06.2023 with some observations.

Thereafter, the case was again taken up in **272nd meeting of SEAC held on 14.07.2023**. The PP submitted the reply of observations raised by SEIAA in its 159th Meeting. The committee recommended the case to SEIAA for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 267thMoM of SEAC. But, the case was again referred back by SEIAA in its 165th meeting held on 05.09.2023 alongwith some observations.

The case was taken up in **288th meeting held on 13.03.2024**. A discussion was held on the reply as well as supporting documents submitted by PP during the presentation and the committee observed that the reply was not up to mark on several points and defer the case.

After that the case was again taken up in **291st meeting held on 30.04.2024.** PP and consultant appeared before the committee and presented their reply of observations raised by SEIAA in **165th SEIAA** meeting held on **05.09.2023**. After having discussion and keeping in view the reply alongwith the documents submitted by the PP, the committee reiterated its recommendations earlier conveyed vide **267th and 272nd MoM** for granting Environment Clearance.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the **178thMeeting of SEIAA held on 11.07.2024.** The Project proponent appeared before the Authority and presented their case. The Authority discussed the case and made following observation: -

1. Project proponent will submit stratus of Notice issued by DTCP dated 07.02.2023 to M/s Sheetal International Pvt. Ltd., for the cancellation of license (s) No. 53 to 60 of 1994, 9 to 24 of 1995, 98 of 2008 & 08 of 2009.
2. Project proponent will submit document indicating that it has developer status as per the DTCP.

After deliberation, the Authority had decided to defer this case. In this regard the project proponent submitted reply on 09.09.2024.

The case was again taken up during the **185th Meeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 2500 sqm area as a block plantation.

After deliberation, the Authority decided to defer this case.

Item No. 185.02
Dated : 14.10.2024

Environment Clearance for Expansion of Amravati Enclave NH-22, Shopping-Mall + Flats + Plots at Village Bhagwanpur, Islamnagar and Chandi Mandir, Ambala – Kalka National Highway near Panchkula, Haryana by M/s Amar Nath Aggarwal Investments Pvt Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/454618/2023 dated 15.12.2023** for obtaining **Environment Clearance for Expansion** 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.901260 dated 08.12.2023.**

Appraisal & Recommendations of SEAC:

The case was taken up in during the **284th meeting of SEAC (State Expert Appraisal Committee) held on 05.01.2024** and the Committee recommended the case to SEIAA for **grant of Environment Clearance to M/s Amarnath Aggarwal Investment Pvt. Ltd. (as per the license issued by DTCP vide Endst. No.LC-1302-JE(SB)/2022/16864 dated 20.06.2022) under EIA Notification dated 14.09.2006** with following basic detail and specific & general stipulations as under:

The Basic Details of the project

<table>
<tr><th>Sr.No.</th><th>Particulars</th><th>Existing as per EC</th><th>Proposed</th><th>Total</th></tr>
<tr><td>1.</td><td>Online Proposal no.</td><td colspan="3">SIA/HR/INFRA2/454618/2023</td></tr>
<tr><td>2.</td><td>Latitude</td><td colspan="3">30°45' 16.20"N</td></tr>
<tr><td>3.</td><td>Longitude</td><td colspan="3">76°54'42.65"E</td></tr>
<tr><td>4.</td><td>Plot Area</td><td>-</td><td>-</td><td>2.6 Acres or 10,521.8 m^2</td></tr>
<tr><td>5.</td><td>Net licensed area</td><td>-</td><td>-</td><td>2.6 Acres or 10,521.8 m^2</td></tr>
<tr><td>6.</td><td>Net Development Area</td><td>-</td><td>-</td><td>2.6 Acres or 10,521.8 m^2</td></tr>
<tr><td>7.</td><td>Proposed Ground Coverage</td><td>-</td><td>-</td><td>2568.07 m^2</td></tr>
<tr><td>8.</td><td>Total FAR (Towers + EWS + Convenient shopping +community)</td><td>-</td><td>-</td><td>
<table>
<tr><th>PARTICULARS</th><th>TOTAL AREA (m^2)</th></tr>
<tr><td>Plot Area Pending for construction</td><td>10,521.8 m^2 or 2.6 Acres</td></tr>
<tr><td colspan="2">Built-Up Area Detail</td></tr>
<tr><td colspan="2">FAR</td></tr>
<tr><td>B2 Block</td><td>9629.15</td></tr>
<tr><td>B1 New Block</td><td>8865.79</td></tr>
<tr><td>Service Apartment</td><td>4097.85</td></tr>
<tr><td>EWS Block</td><td>947.72</td></tr>
<tr><td>Total Built-Up Area</td><td>23,540.51</td></tr>
</table>
</td></tr>
<tr><td>9.</td><td>Total Built Up area</td><td>-</td><td>-</td><td>23,540.51</td></tr>
<tr><td>10.</td><td>Total Green Area</td><td>-</td><td>-</td><td>1620 sqms</td></tr>
<tr><td>11.</td><td>Rain Water Harvesting Pits</td><td>-</td><td>-</td><td>8 (Constructed)+1 (will be constructed)=9 Total</td></tr>
<tr><td>12.</td><td>STP Capacity</td><td>-</td><td>-</td><td>1250 KLD</td></tr>
<tr><td>13.</td><td>Total Parking</td><td>-</td><td>-</td><td>144 ECS</td></tr>
<tr><td>14.</td><td>Power Requirement</td><td>-</td><td>-</td><td>1100 KW</td></tr>
<tr><td>15.</td><td>Power Backup</td><td>-</td><td>-</td><td>500 KVA DG SET</td></tr>
<tr><td>16.</td><td>Total Water Requirement</td><td>-</td><td>-</td><td>151 KLD</td></tr>
<tr><td>17.</td><td>Domestic Water Requirement</td><td>-</td><td>-</td><td>96 KLD</td></tr>
<tr><td>18.</td><td>Fresh Water Requirement</td><td>-</td><td>-</td><td>96</td></tr>
<tr><td>19.</td><td>Total treated Water</td><td>-</td><td>-</td><td>121 KLD</td></tr>
<tr><td>20.</td><td>Waste Water Generated</td><td>-</td><td>-</td><td>121 KLD</td></tr>
<tr><td>21.</td><td>Solid Waste Generated</td><td>-</td><td>-</td><td>479 kg/day</td></tr>
</table>

22.	Biodegradable Waste	-	-	167 kg /day
23.	No. of Floors	-	-	S+9=10 for B1, B2 & Service Apartments S+3 for EWS
24.	No. of tower	-	-	5
25.	Maximum height	-	-	33 Meters
26.	Dwelling unit	-	-	216 (B1 new,B2& Service Apartments)
27.	EWS	-	-	32
28.	Total Cost of the project:	-	-	Rs 88.0 Cr
29.	EMP Budget	-	-	Rs 180 Lacs
30.	Incremental Load in respect of:	PM2.5		The proposed project is B2 Category under Sr. No 8(a) of EIA notification 2006. Since, the proposal do not involve baseline study, hence Air Quality Modeling is not Required.
		PM10		
		SO2		
		NO2		
		CO		
31.	Construction Phase:	Power Back-up		DG set 35 KVA
		Water Requirement & Source		50 KLD treated water from own STP already installed
		STP (Modular)		MBBR Technology
		Anti-Smog Gun		Anti-smog gun will be provided during Construction phase.

Capital & Recurring Cost for the Construction & Operation Phase

Sr.No.	Particulars	Approx. Capital Cost(Rs lac)	Approx. Recurring cost(Rs lac)	Items Covered
1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2.	Toilets for workers	3.0	0.5	Toiletswith septic tank
3.	Wind breaking curtains	5.0	0.5	Windbreaking wallsat Vulnerable areas
4.	Sprinklers for suppression of dust	5.0	0.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant	120.0	10.0	STP
6.	SolidWaste segregation & disposal	16.0	1.5	Colored Bins at appropriate Locations
7.	GreenBelt including Lawns coverage	30.0	5.0	Plantationand landscaping
Grand Total		**180.0**	**18.5**	

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
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. 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 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.
5. 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.

6. 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
7. 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.
8. 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.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
10. 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.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta.
13. The PP shall not carry any construction below the HT Line passing through the project.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the 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 take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP shall provide the mechanical ladder for use in case of emergency.
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. 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 **1620 sqms of plot area** shall be provided for green area development.
24. **There were provision of 09 Rain Water Harvesting pits in the earlier EC but 08 RWH pits have been** installed so far by the PP. Therefore, 03 nos. RWH will be installed including 01 and 02 extra as per present norm of one RWH pit for one acre for the balance area i.e. 2.6 acre for which fresh EC is being sought.
25. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable 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, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
xiii. All recharge should be limited to shallow aquifer.
xiv. No ground water shall be used during construction phase of the project.
xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
xviii. No sewage or untreated effluent water would be discharged through storm water drains.
xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

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

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV. Energy Conservation Measures

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
ii. Outdoor and common area lighting shall be LED.
iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V. Waste Management

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25thJanuary; 2016.Ready mixed concrete must be used in building construction.
ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI. Green Cover

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The

species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

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

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

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

VII. Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b) Traffic calming measures.
   c) Proper design of entry and exit points.
   d) Parking norms as per local regulation.

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

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

VIII. Human Health Issues

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

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

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

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

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

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

IX. Corporate Environment Responsibility

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

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

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the **178th Meeting of SEIAA held on 11.07.2024.** The Project proponent appeared before the Authority and presented their case. The Authority discussed the case and asked the project proponent to submit Latest Certified Compliance report. After deliberation, the

Authority had decided to defer this case. In this regard the project proponent submitted reply on 13.09.2024.

The case was again taken up during the **185th Meeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. The Authority made observation for revision of EMP construction and operational phase. The Authority also suggested that Rs. 35 lakhs be allocated by the PP for adoption of nearby government school for renovation and upgradation of infrastructure. In this regard project proponent submit that reply on **14.10.2024** as under:

EMP- Construction Phase

Sr.No.	PARTICULARS	Capital Cost (Rs. Lacs Per Annum)	Recurring Cost (Rs. Lacs Per Annum	ITEMS COVERED
1.	Medical Cum First Aid	4.0	2.0	First aid medical facility with first aid kit
2.	3 Toilets for workers (1Toilet for/25 Persons)	5.0	1.5	Toiletswith septic tank
3.	Wind breaking curtains	5.0	1.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust (Internal Road)	5.0	2.0	Sprinklers, Pipeline
5.	Sewage Treatment Plant (1250 KLD Operational & 2150 KLD is to proposed before completion of project based on MBBR technology followed by Ultra filtration)	120.0	-	Operation & maintenance of sewage treatment plant including salary of operators
6.	Solid Waste segregation & disposal(Mechanical composter having capacity 200 kg per day)	16.0	-	Colored Bins at appropriate Locations
7.	Green Belt including Lawns coverage	30.0	-	Development of green belt, watering & manuring
8.	Rain water harvesting	3.0	-	
9.	Energy Conservation	25.0	-	Energy conservation by using passive solar architecture. Solar panels, solar street lighting, LEDs
10.	Environmental Monitoring	-	5.0	Air, Water, Soil, Noise and Ground water Monitoring include.
Grand Total		**Rs. 213.0**	**Rs.12.0**	

EMP- Operation Phase

Sr. No.	PARTICULARS	RECURRING COST (Rs. Lacs per annum)	ITEMS COVERED
1.	Sewage Treatment Plant (1250 KLD Operational & 2150 KLD is to proposed before completion of project based on MBBR technology followed by Ultra filtration)	12.0	Operation & maintenance of sewage treatment plant including salary of operators

2.	Solid waste segregation & disposal (Mechanical composter having capacity 200 kg per day)	2.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawn coverage	5.0	Development of green belt, watering & manuring
4	Rain water harvesting	2.0	Cleaning of channels & harvesting pits
5.	Energy Conservation	4.0	Energy conservation by using passive solar architecture. Solar panels, solar street lighting, LEDs
6.	Environmental Monitoring	5.0	Air, Water, Soil, Noise and Ground water Monitoring include.
TOTAL		**Rs. 30.0**	

ADDITIONAL CSR

S.No.	Activity	Amount(Rs. Lakhs/annum)	Location	Timeline
1.	Adopt a Govt. School namely Shaheed Major Anuj Sood [Shaurya Chakra (posthumous)] Govt. Middle School, Bhagwanpur, Panchkula, Haryna.	Rs 35.0 Lakhs	Village Bhagwanpur, District Panchkula, Haryana.	Within 5 years from the date of grant of EC

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to **grant Environment Clearance to M/s Amarnath Aggarwal Investment Pvt. Ltd. (as per the license issued by DTCP vide Endst. No.LC-1302-JE(SB)/2022/16864 dated 20.06.2022)** under category **8(a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The project proponent will connect Rain water harvesting pits to storm water drainage system.**
2. **The project proponent will also provide electric charging facility of parking area.**
3. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
4. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
5. **The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 35 lakhs**

Item No. 185.03
Dated :14.10.2024

Environmental Clearance for the project-Group Housing at Sector-80, Gurugram, Haryana by M/s Ashiana Housing Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/466782/2024 dated 21.03.2024** 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. 020474 dated 15.03.2024.**

Appraisal & Recommendations of SEAC:

Earlier, the case was taken up in the **289th meeting held on 29.03.2024** and the case was deferred on request of the PP.

The case was again taken up in during the **291st meeting of SEAC (State Expert Appraisal Committee) held on 30.04.2024** and the Committee recommended the case to SEIAA for **grant of Environment Clearance to M/s Ashiana Housing Limited (as per the regular letter of allotment (RLA) issued by HSIIDC vide Ref No. 221 dated 01.08.2023) under EIA Notification dated 14.09.2006 with following basic detail and specific & general stipulations as under:**

The Basic Details of the project

Sr.No.	Particulars	
1.	Online Proposal no.	SIA/HR/INFRA2/466782/2024
2.	Latitude	28°21'58.48"N
3.	Longitude	76°57'47.96"E
4.	Plot Area	43705.22 m2
5.	Total FAR Proposed	81634.76 m2
6.	Proposed Ground coverage	15292.47 m 2
7.	Basement area	29779.51 m2
8.	Total Non -FAR	35,202.08 m2
9.	Total Built Up area	146616.35 m2
10.	Total Green Area with Percentage	16052.85 m2 (i.e.36.7% of the total plot area) Green area of 8403.88m^2 (19.23% of Plot Area) will be developed on ground Green Area 8337.41 m^2 will be provided on the podium 7648.97 m^2 on the basement.
11.	Rain Water Harvesting Pits	18 Nos
12.	Total Parking	1109 ECS
13.	Total Population	4342
14.	Power Requirement	5188 kVA
15.	Power Backup	1 x600 kVA, 1 x750 kVA & 2x1010 kVA
16.	Total Water Requirement	624 KLD
17.	Fresh Water Requirement	368 KLD
18.	Treated Water Reuse	256 KLD
19.	Wastewater Generation	472 KLD
20.	Proposed STP Capacity	600 KLD
21.	Solid Waste Generation	1791 kg/day
22.	Bio Degradable waste	1075.0 kg/day
23.	organic waste converter	716 kg/day
24.	Max. height of building	75.3 M
25.	Dwelling unit	536
26.	EWS units	95
27.	Basement	1 No.
28.	Community Center	Club -1 no
29.	Max. No of floors	4 Residential Towers - G + 22 2 Residential Towers - G + 23

		1 Club - G + 1 1 Learning Hub - G I EWS & Commercial Building - G + 7	
30.	Total Cost of the project:	515 Crore	
31.	R+U Value of Material used (Glass)	R value= 2.28 Sq m. Deg C/ Watts U value = 0.44 Watts/ Sq m. Deg C	
32.	CER	Rs. 20.00 lakhs	
33.	EMP Cost/Budget	Capital Cost - Rs. 1015.5 lakhs Recurring - Rs. 54.5 lakhs/year	
34.	Incremental Load in respect of:	i. PM 2.5	0.339 µg/m3
		ii. PM 10	0.368 µg/m3
		iii. SO2	0.396 µg/m3
		iv. NO2	0.566 µg/m3
		v. CO	0.003 mg/m3
35.	Construction Phase:	Power	DG Set 1 x 125 KVA
		Total 14 KLD water will be required for domestic & flushing purposes which will be sourced from Tanker supply.	
		Wastewater of 05 KLD will be generated which will be treated into packaged STP.	
		02 no. of Antismog guns will be installed at the site.	

Revised EMP Detail(Capital Cost)

S.No.	Description	Capital Cost (Rs. in Lakhs)	Timeline
1	Landscaping	125.0	36 months
2	Sewage treatment Plant	175.0	30 months
3	Rain water harvesting and Stormwater System	103.5	36 months
4	Air Management (DG, DG Stack & CO sensors)	40.0	30 months
5	Solid Waste Handling & Management	30.0	30 months
6	Social Economic Contribution	20.0	36 months
7	Solar installation	40.0	36 months
8	Disaster Management (Fire Fighting)	402.0	30 months
9	Wildlife Activity Plan	10.0	36 months
During Construction			
10	Anti smog Gun for dust suppression	40.0	-
11	Basic facilities to the labour & Health checkup	30.0	-
	Total	**1015.5**	-

Recurring Cost

S.No.	Description	Recurring Cost (Rs. in Lakhs/year)
1	Landscaping	12.5
2	Water Management	20.0
3	Rain water harvesting	11.5
4	Use of solar	1.0
5	Acoustic Treatment and Stack height	2.5
6	Solid Waste Management	4.5
7	Environment Monitoring	2.5
	Total	**54.5**

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli

forms and other pathogenic bacteria.

4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 4065.132 m^2 (19.44% of plot area) shall be provided for green area development.**
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and

established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.

24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. **18 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall install 150 kVA as renewable energy and that will be 2.9% of proposed power load (5188 kVA).
28. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

i. 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.
ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
iii. 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.
iv. 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.
v. 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.
vi. 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.
vii. 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.
viii. 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.
ix. 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.
x. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

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

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site

(at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
xiii. All recharge should be limited to shallow aquifer.
xiv. No ground water shall be used during construction phase of the project.
xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded

to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

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

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

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

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

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

III. Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

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

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

IV. Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V. Waste Management

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

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

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

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25thJanuary; 2016.Ready mixed concrete must be used in building construction.
ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI. Green Cover

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII. Transport

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

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.
ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP

will have to seek fresh Environment Clearance

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up in the **178th meeting of SEIAA held on 11.07.2024** and the Authority made observations regarding revised green area plan so as to maintain 60% of the green area as block plantation. After deliberation, the Authority had decided to defer this case. In this regard, the Project Proponent submitted the reply on 15.07.2024.

The case was again taken up during the **181st Meeting of SEIAA held on 23.08.2024**. The Project proponent appeared before the Authority and presented their case. A detailed discussion was held on the reply/documents submitted by the PP**.** The Authority observed that the green block North side is only a corridor of 12 meters which is not sufficient for block plantation. The Authority further asked Project Proponent to submit appropriate revised green area plan so as to maintain 12% of total plot area as block plantation. After deliberation, the Authority had decided to defer this case.

The case was again taken up during the **185th Meeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), **decided to grant Environment Clearance to M/s Ashiana Housing Limited (as per the regular letter of allotment (RLA) issued by HSIIDC vide Ref No.221 dated 01.08.2023)** under **category 8 (a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
3. **Total green area of the project is 8403.88 m^2 (19.23 % of plot area) in which block plantation area is 5475 m2 (12.5% of total plot area).**

ItemNo.185.04
Dated :14.10.2024

Environment Clearance for Proposed Expansion of Commercial Complex "68 Avenue" at Sector-68, Gurgaon, Haryana by M/s Shamrock Infrastructure Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/473602/2024 dated 18.05.2024** for obtaining **Environment Clearance for Expansion** 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.603427 dated 16.05.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **293rd meeting held on 31.05.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated **04.06.2024**alongwith an affidavit

After deliberations, the committee recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Shamrock Infrastructure Pvt. Ltd. in collaboration with VSR Infratech Pvt. Ltd. (as per the License issued by DTCP vide Endst No.LC-2393-B/JE(DS)/2023/11115 dated 19.04.2023)**

The **Environmental Clearance** is recommended to be granted to the project with following basic detail and specific &general stipulations:

The Basic Details of the project

Sr.No.	Particulars		Existing	Expansion	Total Area (in M^2)
1.	Online Proposal No.		SIA/HR/INFRA2/473602/2024		
2.	Category		8(a) Building& Construction		
3.	Plot Area (m^2)		13075.28	2807.61	15882.89
4.	Proposed Ground Coverage (m^2)		-	1489.898	5073.912
5.	Proposed FAR (m^2)		-	4368.270	19842.280
6.	Non-FAR Area (m^2)		-	4304.340	16384.484
7.	Total Built Up area (m^2)		27554.154	8672.610	36226.764
8.	Total Green Area with Percentage (m^2)		4576.348	982.664	5559.012 (35% of plot area)
9.	Rain Water Harvesting Pits (No.)		3	1	4
10.	STP Capacity (kld)		170	25	195
11.	Total Parking (ECS)		349	68	413
12.	Organic Waste Converter		-	-	1
13.	Maximum Height of the Building (m)		53.4	21.35	53.4
14.	Power Requirement (kW)		1923.18	430.5	2353.68
15.	Power Backup (kVA)		-	400	1280
16.	Total Water Requirement (kld)		163	40.63	203.63
17.	Fresh Water Requirement (kld)		35	8.42	43.42
18.	Treated Water (kld)		-	32.21	160.21
19.	Waste Water Generated (kld)		116	19.15	135.15
20.	Solid Waste Generated (TPD)		0.375	0.14	0.51
21.	Biodegradable Waste (TPD)		0.15	0.07	0.22
22.	Number of Towers		2	1	3
23.	Basement		3	2	3
24.	Maximum Nos. of Floor		3B+G+12	2B+G+3	3B+G+12
25.	Total Cost of the project:		86.15	25	111.15
26.	EMP Cost/ Budget	Capital Cost			109.95 lacs
		Recurring Cost			20.61 lacs

27.	Incremental Load in respect of:	i) PM 2.5			0.0065 µg/m3
		ii) PM 10			0.011 µg/m3
		iii) SO_2			0.042 µg/m3
		iv) NO_2			0.173 µg/m3
		v) CO			0.000179 mg/m3
28.	Construction Phase:	i) Power Back-up	-		250 kVA
		ii) Water Requirement & Source	-		10 KLD, Water Tanker Authorized by GMDA/HSVP
		iii) Anti-Smog Gun	-		4 Nos.

EMP Detail

Environment Budget (Construction Phase)		
Component	**Capital Cost (Rs in lacs)**	**Recurring Cost (Rs in lacs)/annum**
Barricading of construction site	21.19	4.66
Anti - Smog gun with complete assembly	20	2
Dust mitigation measures	1.5	0.25
Site sanitation	5	1
Mobile stp	3	1
Disinfection/ pest control		0.5
Labour health check up& first aid facility	5	0.5
LABOR WELFARE (canteen, creche, safeacess road - water power, cooking kerosene/gas)	10	1.5
Wheel Washing	1	0.5
Waste Storage Bins - labour camp/site offices	1.5	0.75
Traffic Management Signages	1.5	0.15
Safety Training to workers		1
Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		2
TOTAL	**69.69**	**15.81**

Environment Budget (Operation Stage)		
Component	**Capital Cost (Rs in Lacs)**	**Recurring Cost (Rs in Lacs)/Annum**
Sewage Treatment Plant (25 KLD)	5	1.35
Rain Water Harvesting Pits (1 no.)	3.5	0.53
Solid Waste Storage Bins & Composter	1.19	0.79
Horticulture Development (Tree Plantation & Landscaping)	0.57	0.14
Roof Top SPV Plant (50 Kwp for proposed expansion)	30	0.00
Environment Monitoring & 6 Monthly Compliances Of Environment Clearance Conditions		2.00
TOTAL	**40.26**	**4.80**

A. Specific conditions:-

1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented

throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.

5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
10) The PP shall install electric charging points for charging of electric vehicles.
11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14) The PP shall not carry any construction below the HT Line passing through the project, if any.
15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

24) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
26) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
27) As proposed **5559.012 (35% of plot area)** shall be provided for green area development**.**
28) **04 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
29) The PP shall increase the capacity of solar from **25 kWP to 50 kWP**.
30) The PP shall install required number of **Anti-Smog Guns** at the project site as per the requirement of HSPCB.
31) The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable 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 and PM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultralow 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 3meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

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

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

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

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

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

II. <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. <u>Waste Management</u>

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25thJanuary; 2016.Ready mixed concrete must be used in building construction.
ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI. <u>Green Cover</u>

i. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
ii. The minimum growth of trees should be 03 meters with sufficient canopy.
iii. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
iv. 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).
v. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.

vi. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
vii. 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 every single 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.
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):

Earlier, the case was taken up during the **181st Meeting of SEIAA held on 23.08.2024.** The consultant appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, project rollout plan and revised EMP. After deliberation, the Authority had decided to defer this case. In this regard the project proponent submitted reply on 24.09.2024.

The case was again taken up during the **185th Meeting of SEIAA held on 14.10.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observations for revision of EMP and asked the PP to submit corrected basic details of the project. In this regard PP submitted the reply on 14.10.2024 as under:

Revised EMP Details(Construction Phase)

Component	Capital Cost (Rs in Lacs)	Recurring Cost (Rs in Lacs)/Annum
Barricading of Construction Site	21.19	4.66
Anti - Smog Gun With Complete Assembly	20	2
Dust Mitigation Measures	1.5	0.25
Wheel Washing	1	0.5
Traffic Management Signages	1.5	0.15
Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		2
Total	**45.19**	**9.56**

Environment Budget (Operation Stage)		
Component	**Capital Cost (Rs in Lacs)**	**Recurring Cost (Rs in Lacs)/Annum**
Sewage Treatment Plant (25 kld)	5	1.35
Rain Water Harvesting System Rain Water Storage (1 no.)	3.5	0.53
Solid Waste Storage Bins & Composter	1.19	0.79
Horticulture Development (Tree plantation & landscaping)	0.57	0.14
Roof Top SPV Plant (50 kwp)	30	0.00
Environment Monitoring & 6 Monthly Compliances of Environment Clearance conditions		2.00
TOTAL	**40.26**	**4.81**

Budget Outside the Project Site CER	
Component	**Amount In Lacs**
Adoption of School in nearby Village	**35**

Comparative Statement

Sr.No.	Particulars	Existing	Expansion	Total Area (in M^2)
1.	**Online Project Proposal Number**	**SIA/HR/INFRA2/473602/2024**		
2.	Latitude	28°23'08.73" N		
3.	Longitude	77°03'05.95" E		
4.	Plot Area (m^2)	13075.28	2807.61	15882.89
5.	Proposed Ground Coverage (m^2)	-	1489.898	5073.912
6.	Proposed FAR (m^2)	-	4368.270	19842.280
7.	Non-FAR Area (m^2)	-	4304.340	16384.484
8.	Total Built Up area (m^2)	27554.154	8672.610	36226.764
9.	Total Green Area with Percentage (m^2)	4576.348	982.664	5559.012 (35% of plot area)
10.	Rain Water Harvesting Pits (No.)	3	1	4
11.	STP Capacity (kld)	170	25	195
12.	Total Parking (ECS)	349	68	413
13.	Organic Waste Converter	-	-	1
14.	Maximum Height of the Building (m)	53.4	21.35	53.4
15.	Power Requirement (kW)	1923.18	430.5	2353.68
16.	Power Backup (kVA)	-	400	1280
17.	Total Water Requirement (kld)	163	40.63	203.63
18.	Fresh Water Requirement (kld)	35	8.42	43.42
19.	Treated Water (kld)	-	32.21	160.21
20.	Waste Water Generated (kld)	116	19.15	135.15
21.	Solid Waste Generated (TPD)	0.375	0.14	0.51
22.	Biodegradable Waste (TPD)	0.15	0.07	0.22
23.	Number of Towers	2	1	3
24.	Basement	3	2	3
25.	Stories	Tower A- 3B+G+12 Tower B- 3B+G+5	Tower C- 2B+G+3	Tower A- 3B+G+12 Tower B- 3B+G+5 Tower C- 2B+G+3
26.	Total Cost of the project:	86.15	25	111.15
27.	EMP Cost/ Budget (lakhs) — Capital Cost			85.45
	Recurring Cost			14.37
	Budget for school adoption			37
28.	Incremental Load in respect of i)PM 2.5	-	-	0.0065µg/m3
	ii) PM 10	-	-	0.011µg/m3
	iii) SO_2	-	-	0.042 µg/m3
	iv) NO_2	-	-	0.173 µg/m3
	v) CO	-	-	0.000179 mg/m3
29.	Construction Phase: i) Power Back-up		-	250A
	ii) Water Requirement & Source		-	10 KLD, Water Tanker Authorized by GMDA/HSVP
	iii) Anti-Smoke Gun		-	4 Nos.

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant **Environment Clearance** to **M/s Shamrock Infrastructure Pvt. Ltd. In collaboration with VSR Infratech Pvt. Ltd. (as per the License issued by DTCP vide Endst No.LC-2393-B/JE(DS)/2023/11115 dated 19.04.2023)** under category **8 (a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
3. **Total green area of the project is 5559.012 m^2 (35% of plot area) in which block plantation area is 247 m2 (8.8 % of expansion plot area).**
4. **The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 35 Lakhs.**

Item No. 185.05
Dated : 14.10.2024

Environmental Clearance for Group Housing project at revenue estate of Village Shikhopur and kherki daula, Tehsil-Manesar, Sector-77,Gurugram, Haryana by M/s Adore Propmart LLP.

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/475208/2024 dated 28.05.2024** for obtaining under **Environmental Clearance** Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No. 026680 dated 05.04.2024.**

Appraisal & Recommendations of SEAC:

The case was then taken up in **294th meeting held on 11.06.2024**. PP and consultant presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated **11.06.2024** alongwith an affidavit.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Sh. Ram Avtar S/o Dharmo**
2. **Sh. Satender S/o Ramphal**
3. **Sh. Prem Prakash S/o Kanwar Bhan,**
4. **Dimpal Guglani W/o PremPrakash,**
5. **Sandeep Kumar Malhotra S/o Shiv Kumar Malhotra**
6. **Usha Devi W/o Satbir Singh Sindhu**
7. **Roop Rani W/o Kalyan Singh**
8. **Sonia Thareja W/o Sunil Kumar**
9. **Rajender Singh Dharambir Ss/o Shri Ram Kishan Yadav**
10. **Super Fine Realtors Pvt. Ltd.**
11. **Flymore Construction Pvt. Ltd.**

(in collaboration with Adore Propmart LLP as per License issued by DTCP vide Endst No. LC-5131/JE(SB)-2023/42954 dated 19.12.2023) under 8(b) Category with following basic detail and specific & general stipulations as under:

The Basic Details of the project

S. No.	Particulars	Total
1.	Online Proposal Number	SIA/HR/INFRA2/475208/2024
2.	Category	8(b) Townships/ Area Development Projects / Rehabilitation Centres
3.	Latitude	28°23'8.94"N
4.	Longitude	76°59'4.39"E
5.	Plot Area	37,414.34 sqm
6.	Proposed Ground Coverage	5,100.41 sqm
7.	Proposed FAR	66,561.59 sqm
8.	Proposed Non FAR Area	94,134.20 sqm
9.	Total Built Up area	1,60,695.79 sqm
10.	Total Green Area with %	7482.87sqm (20 % of plot area)
11.	Rain Water Harvesting Pits	9 No. of recharge pits
12.	Total Parking	1,829 ECS (Surface and Basement)
13.	Maximum Height of the Building	96 m
14.	Power Requirement	2,008.08 KW (2,049.06 kVA)
15.	Power Backup	4 DG sets- total 3000 kVA (capacity 4 X 750 kVA)
16.	Total Water Requirement	268 KLD
17.	Fresh Water Requirement	179 KLD

18.	Treated Water		89 KLD
19.	Waste Water Generated		201 KLD
20.	STP Capacity		260 KLD
21.	Solid Waste Generated		1,386 Kg/Day
22.	Bio-degradable Waste		838 Kg/Day
23.	Organic waste converter		1 no.
24.	Number of Buildings		5 Residential towers, community hall, Nursery school, Shopping centre& EWS
25.	Dwelling Units/ EWS		Main units:488 EWS units: 96 Service unit: 52
26.	Basement		2 basement
27.	Stories		Tower 1, 2, 3 & 4: 2B+S + 26 Tower 5: 2B+ S + 18 EWS: G + 5 Community Hall: GR FL Shopping: GR FL
28.	Total Cost of the project:	i) Land Cost	Total Project Cost: 715.70 Cr.
		ii)Construction Cost	
		iii) Misc Cost	
29.	EMP Budget **(per year)**	Capital Cost	Rs. 485 Lakhs
		Recurring Cost	Rs. 444 Lakhs/year
		Budget for activities outside project	Rs. 71 Lakhs
30.	Incremental Load in respect of:	i. PM_{10}	0.063µg/m^3
		ii. $PM_{2.5}$	0.024µg/m^3
		iii. SO_2	0.085 µg/m^3
		iv. NO_2	0.405µg/m^3
		v. CO	0.283µg/m^3
31.	Construction Phase:	i. Power Back-up	1 DG of 62.5 kVA
		ii. Water Requirement & Source	Treated water of 50 KLD from GMDA
		iii. STP (Modular)	NA
		iv. Anti-Smoke Gun	As per applicable guidelines

EMP Details Construction Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost(₹ in Lakhs) for5 years
1	Wheel wash arrangement and Water for Dust suppression	5	2
2	Construction waste management	10	3
3	Air Pollution Control (tarpaulin sheets/ barricading, water sprinkling)	20	8
4	AQI monitoring sensors	5	1
5	Anti-smog guns	20	4
6	Noise Pollution Control (Maintenance of machinery)	5	5
8	Facilities for labours (PPEs, safety, medical facility etc.	20	3
9	Sanitation for labours (mobile toilets/septic tank)	10	4
10	Environment monitoring & Six-Monthly compliances	-	4
11	Environment Management Cell	-	10
TOTAL		**95**	**44**

EMP Details Operation Phase

S.No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost(₹ in lakhs) for10 years
1	Wastewater treatment (STP)	150	180
2	Rain water Harvesting system	20	50

3	Acoustic enclosure/stack for DG sets and Energy savings	15	15
4	Solid Waste Management (Organic Waste Convertor and Waste Bins)	15	30
5	Landscaping (green area development and plantation)	70	50
6	Solar PV plant	90	30
7	Water efficient fixture and measures	30	25
8	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	20
TOTAL		**390**	**400**

EMP Budget Outside the Project Site

S. No.	Activities	Proposed Locations	Capital Cost (₹)					Total cost (₹)
			1st Year	2nd Year	3rd Year	4th Year	5th Year	
1.	Plantation in nearby village	Khandsa Village Darbaripur Village	1,50,000	2,50,000	1,50,000	2,50,000	1,50,000	950000
2.	Plantation and maintenance of sector road.	Sector Road (near project site)	2,50,000	1,50,000	3,00,000	2,50,000	1,50,000	11,00,000
3.	Providing Solar Lighting at Government School	Government Senior Secondary School, Kherki Daula Government Primary School, Garauli Khurd Government Senior Secondary School Badshahpur, Gurugram	3,00,000	1,50,000	1,50,000	1,50,000	1,50,000	9,00,000
4.	R.O. distribution nearby school of Govt. School	Government Senior Secondary School, Kherki Daula Government Primary School, Garauli Khurd Government Senior Secondary School Badshahpur, Gurugram	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	7,50,000
5.	Toilets construction under Swacchh Bharat Mission at nearby village	Khandsa Village Darbaripur Village	2,00,000	2,50,000	2,00,000	2,50,000	2,00,000	11,00,000
6.	Providing bins at nearby village Waste management awareness program	Khandsa Village Darbaripur Village	2,00,000	3,00,000	2,50,000	3,00,000	2,00,000	12,50,000
7.	Adaption and maintenance of authority parks	Nearby authority park	2,50,000	2,00,000	1,50,000	2,00,000	2,50,000	10,50,000
Total								**71,00,000**

TOTAL EMP BUDGET

Particulars	Cost (₹ in Lakhs)
EMP Budget (Capital cost)	485/-

EMP budget (Recurring cost)	444/-
EMP outside the project boundary	71/-
Total EMP	**1000/-**

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 Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
22. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.
25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. 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).
27. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species should not be used for landscaping.
30. As proposed **7482.87 sqm(20% of the plot area)** shall be provided for green area development.
31. **09 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
33. The PP shall provide solar power as per HAREDA norms.
34. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
35. The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

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

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

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

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

IV. <u>Energy Conservation Measures</u>

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric

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

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

V. Waste Management

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

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

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

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

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

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

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

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

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

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

VI. Green Cover

i. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single 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.

ii. 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.

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

VII. Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b) Traffic calming measures.
   c) Proper design of entry and exit points.
   d) Parking norms as per local regulation.

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

iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current

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

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.
ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **182nd meeting of SEIAA held on 30.08.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, project rollout plan, maximum Rainfall data in a two days period & percolation rate of RWH pits and revised EMP. In this regard, the Project Proponent had submitted the reply on 30.08.2024. The green area is a critical element in mitigation and therefore it was decided that the PP be asked to present the green area plan before the Authority. After deliberation, the Authority had decided to defer this case.

The case was again taken up during the **185th Meeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. The Authority made observation regarding for revision of EMP. In this regard project proponent submitted the reply on 14.10.2024 as under:

EMP Budget during Construction Phase

S.No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs)/5 years
1	Wheel wash arrangement and Water for Dust suppression	5	10
2	EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	20	20
3	Dust Mitigation measures (Anti-Smog Guns, AQM Sensors Sprinkling, PTZ camera etc.)	30	40
4	Noise Pollution Control (Maintenance of machinery)	5	5
5	Environment monitoring & Six-Monthly compliances	-	20
6	Environment Management Cell	-	10
TOTAL		**60**	**105**

EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs)/5 years
1	Wastewater treatment (STP)	150	100

2	Rain water Harvesting system	20	25
3	DG sets including acoustic enclosures and stack height	180	20
4	Solid Waste Management (Organic Waste Convertor and Waste Bins)	20	15
5	Landscaping (green area development and plantation)	30	25
6	Installation of Solar PV	80	15
8	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	45
TOTAL		**480**	**245**

EMP Budget Summary

Particulars	**Cost (₹) in lakhs**
EMP Budget (Capital cost)	540
EMP budget (Recurring cost)	350
EMP budget for adopting a government school in a nearby village of the project site. This funding will support various initiatives, providing smart classes, providing Solar Lighting, R.O. distribution, Toilet and sanitation facilities, providing bins for waste management, Plantation and maintenance of sector road, Book distribution.	110
Total EMP	**1000/-**

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to:

1. **Sh.Ram Avtar S/o Dharmo**
2. **Sh. Satender S/o Ramphal**
3. **Sh. Prem Prakash S/o Kanwar Bhan,**
4. **Dimpal Guglani W/o Prem Prakash,**
5. **Sandeep Kumar Malhotra S/o Shiv Kumar Malhotra**
6. **Usha Devi W/o Satbir Singh Sindhu**
7. **Roop Rani W/o Kalyan Singh**
8. **Sonia Thareja W/o Sunil Kumar**
9. **Rajender Singh Dharambir Ss/o Shri Ram Kishan Yadav**
10. **Super Fine Realtors Pvt. Ltd.**
11. **Flymore Construction Pvt. Ltd. (in collaboration with Adore Propmart LLP**

as per License issued by DTCP vide Endst No. LC-5131/JE(SB)-2023/42954 dated 19.12.2023) under category **8(b)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
3. **Total green area of the project is 7482.87 m^2 (20% of plot area) in which block plantation area is 4482.52 m2 (Approx 12% of total plot area).**
4. **The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 110 Lakhs.**

Item No. 185.06
Dated :14.10.2024

Environment Clearance for Proposed Group Housing Project at Plot No.GH-25, in Sector-53, Gurugram, Haryana by M/s Ahir Infraspace Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/480912/2024 dated 15.06.2024** 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. 641689 dated 11.06.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **295th meeting held on 18.06.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 28.06.2024 alongwith an affidavit dated 29.06.2024.

After deliberations, the committee was unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **Sh./Smt. Ahir Intraspace Private Limited Th. Dir. as per allotment letter issued vide Memo No. ZO002/EO018/UE029/GALOT/0000001441, dated 02.01.2024, issued by the Estate Officer, Haryana Shehri Vikas Pradhikaran Gurgaon-II under 8(a) Category** with following basic detail and specific & general stipulations as under:

The basic details of the project:

Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/480912/2024
2.	Latitude	28°26'56.63"N
3.	Longitude	77° 5'14.74"E
4.	Category	8(a) Building / Construction
5.	Total Plot Area	8,132.252 m^2/2.010 Acres
6.	Proposed Ground Coverage	2,832.164 (34.83%)
7.	Total Proposed FAR	14,229.163 m^2
8.	Total Non-FAR Area	23,795.671 m^2
9.	Total Built Up area	38,024.834m^2
10.	Total Green Area with %	2,033.063 m2 (25% of plot area)
11.	Rain Water Harvesting Pits	2 Nos.
12.	STP Capacity	50 KLD
13.	Total Parking	319 ECS
14.	Organic Waste Converter	Total 1 nos. of OWC of capacity 150 Kg/day
15.	Maximum Height of the Building (m)	93.05 m
16.	Power Requirement	1,492 kVA
17.	Power Backup	3 Nos. of DG Sets having total capacity of 2000 kVA (2 x 750+1x500 kVA)
18.	Water Requirement	58 KLD
19.	Domestic Water Requirement	28 KLD
20.	Fresh Water Requirement	28 KLD
21.	Treated Water	30 KLD
22.	Waste Water Generated	40 KLD
23.	Solid Waste Generated	288 Kg/day
24.	Biodegradable Waste	115 Kg/day
25.	Number of Towers	1 Nos
26.	Dwelling Units	55 Nos
27.	Club/Community Hall	239.350 m^2
28.	Commercial	39.703 m^2
29.	Total Population	975
30.	Basement	3 Nos.

31.	Stories		B3 + B2 + B1 + G + 2P + C + 17F
32.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm k SHGC: 0.9
33.	Total Cost of the project:	Land Cost	Total Cost of Project: Rs.274.71 Cr.
		Construction Cost	
34.	EMP Budget		Rs. 555 Lakhs
35.	Incremental Load in respect of:	i) PM 2.5	0.00503
		ii) PM 10	0.00806
		iii) SO_2	0.02014
		iv) NO_2	0.00414
		v) CO	0.0000019
36.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 15 KLD for drinking & sanitation. Treated wastewater 20 KLD for construction Source: Fresh water –GMDA Construction Water –GMDA
		STP (Modular)	1 Nos of 5 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun

EMP Budget

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (Rs. in Lakhs)**	**Recurring Cost (Rs. in Lakhs for 5 Year)**	**Description**	**Capital Cost (Rs. in Lakhs)**	**Recurring Cost(Rs. in Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	25.00	Waste Water Management (Sewage Treatment Plant)	25.00	80.00
Garbage & Debris disposal	5.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	40.00
Green Belt Development	10.00	15.00	Green Belt Development	40.00	30.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system	5.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	5.00	DG Sets including stack height and acoustics	40.00	70.00
PPE for workers &Health Care	5.00	5.00	Energy Saving (Solar Panel system)	20.00	5.00
Medical cum First Aid facility (providing medical room & Doctor)	5.00	20.00			

Storm Water Management (temporary drains and sedimentation basin)	5.00	5.00			
Total	70.00	95.00	**Total**	145.00	245.00
Sub-Total	**Rs. 555.00 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 based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection

permitted by the competent authority.

17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
23. The minimum growth of trees should be 03 meters with sufficient canopy.
24. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
25. 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). The whole process of tree cutting and re-plantation (if required) will be done under the supervision and after approval of concerned DFO.
26. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
27. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
28. Water intensive and/or invasive species should not be used for landscaping.
29. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
30. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
31. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
32. As proposed **2,033.063 m^2 (25% of plot area)** shall be provided for green area development**.**
33. **02 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall increase the capacity of **solar from 20 kWP to 30 kWP.**
35. The PP shall install required number of **Anti-Smog Guns** at the project site as per the requirement of HSPCB.
36. The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable 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 lowsulphur 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 25thJanuary; 2016.Ready mixed concrete must be used in building construction.

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

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

VI. Green Cover

i. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single 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.

ii. 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.

iii. 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):

Earlier, the case was taken up during the **182nd meeting of SEIAA held on 30.08.2024**. The Project proponent appeared before the Authority and presented their case and the Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, project rollout plan, maximum rainfall data of 2 days & percolation rate of RWH pits and for revision of EMP. In addition the PP was asked to adopt a school for improvement and renovation. In this regard the Project Proponent submitted the reply on **30.08.2024.** As per the reply submitted by Project Proponent, the revised green area plan with 12% of total plot area as a block plantation detail was not confirmed. **After deliberation, the Authority had decided to defer this case.**

The case was again taken up during the **185thMeeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. The Authority discussed the reply of this case EMP details as under:

Revised EMP Budget

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (Rs. in Lakhs)**	**Recurring Cost (Rs. in Lakhs for 5 Year)**	**Description**	**Capital Cost (Rs. in Lakhs)**	**Recurring Cost (Rs. in Lakhs for 10 Year)**
Sanitation and Wastewater	5.00	25.00	Waste Water Management	25.00	80.00

Management (Modular STP)			(Sewage Treatment Plant)		
Garbage & Debris disposal	5.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	40.00
Green Belt Development	10.00	15.00	Green Belt Development	40.00	30.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system	5.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	5.00	DG Sets including stack height and acoustics	40.00	70.00
			Energy Saving (Solar Panel system)	20.00	5.00
			CER	45	00
Total	55.00	65.00	**Total**	190	245.00
Sub-Total	**Rs. 555.00 Lakh**				

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to **M/s Ahir Intraspace Private Limited Th. Dir. Hiren C/o Jakhabhai Humbal as per allotment letter issued vide Memo No. ZO002/EO018/UE029/GALOT/0000001441, dated 02.01.2024, issued by the Estate Officer, Haryana Shehri Vikas Pradhikaran Gurgaon-II.** Under category **8 (a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
3. **Total green area of the project is 2033.063m^2 (25% of plot area) in which block plantation area is 816.517m2 (Approx 10.04 % of total plot area).**
4. **The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 45 Lakhs.**

Item No. 185.07
Dated : 14.10.2024

Environment Clearance for Residential Colony Project under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana by M/s 4S Developers Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/459668/2024 dated 23.01.2024** 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.500153 dated 20.01.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up **286th meeting held on 07.02.2024** case was deferred with some observations. Further, the case was taken up **291st meeting of SEAC held on 30.04.2024.** The reply to the observations raised in 286th Meeting of SEAC, Haryana was submitted by PP. However, PP requested vide letter dated 30.04.2024 to defer their case.

The case was taken up in **292nd meeting held on 15.05.2024.** PP and consultant appeared before the committee and presented their case. However, the committee was apprised with an order dated 12.04.2024 passed by Hon'ble NGT (PB). The order has been received through SEIAA, Haryana. The relevant part of the order is re-produced as under:

"5. We find that no action by SEIAA is reflected in the reply. Learned Counsel for SEIAA has submitted that as per procedure, now SEAC will carry out a visit and SEIAA will take action.

6. Hence, we dispose of the OA directing the SEIAA to duly consider the issue and take appropriate action in accordance with law and also submit action taken report before the Registrar General of the Tribunal within a period of three months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF. If found necessary, the matter will be listed for consideration before the Bench."

The committee discussed the order and decided to nominate Dr. Rajbir Singh Bondwal, Member, SEAC to visit the site. He shall submit site visit report within 07 days positively. The case shall be taken up as and when site visit report is received.

The case was taken up in **295th meeting held on 28.06.2024**. The site inspection report in this case was received and circulated to consultant and Project Proponent for their comments but no reply received from them. Therefore, the report of sub-committee be again circulated to Consultant and Project Proponent directing them to submit their detailed comments alongwith supporting documents. The report has already been circulated among the Members of SEAC and their comments, except Dr. Vivek Saxena, IFS, Member, SEAC, have not been received yet. Therefore, case is deferred and shall be taken up in next meeting on receipt of comments from PP/Consultant as well as from remaining Members of SEAC, Haryana.

The case was again taken up in **297th meeting held on 29.07.2024**. The reply by PP submitted with regard to the site visit report and the same was discussed in the meeting. A discussion was held by the Committee on the submissions made by PP towards the site visit of sub-committee. The Committee found the reply in order. The PP was further clarified observation of committee by way of an affidavit dated **03.08.2024**.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Shri Rishi Aggarwal**
2. **Shri Mahesh Aggarwal Ss/o Shri E. C. Aggarwal,**

in collaboration of M/s 4S Developers Pvt. Ltd. (as per license No. 225 of 2023 issued vide Endst. No.

LC-5199/JE(SB)2023/36094 dated 31.10.2023 issued by DTCP valid upto 29.10.2028) under 8(a) Category with following basic detail and specific & general stipulations as under:

The Basic Details of the project as under:

Sr.No.	Particulars		
1.	Online Proposal Number		SIA/HR/INFRA2/459668/2024
2.	Latitude		28°24'2.35"N
3.	Longitude		77°6'22.46"E
4.	Plot Area		40,759.367m^2
5.	Net Plot Area		38,662.796 m^2
6.	Proposed Ground Coverage		2,150.655m^2
7.	Proposed FAR		48,304.342m^2
8.	Non FAR Area		27,758.691m^2
09.	Total Built Up area		76,063.033m^2
11.	Total Green Area with %		8,685.046m^2 (@21.3% of the total Plot Area)
11.	Rain Water Harvesting Pits (with size)		11 No. of RWH pits (effective dia. and depth of a Recharge pit 5m and 5m)
12.	STP Capacity		120 KLD
13.	Total Parking		574 ECS
14.	Organic Waste Converter		1 No's
15.	Maximum Height of the Building (m)		152.5m
16.	Power Requirement		6,667 kVA
17.	Power Backup		7 nos. of DG set of capacity 5,000 kVA (6*750 kVA+1*500 kVA)
18.	Total Water Requirement		145 KLD
19.	Domestic Water Requirement		118 KLD
20.	Fresh Water Requirement		87 KLD
21.	Treated Water		91KLD
22.	Waste Water Generated		101KLD
23.	Solid Waste Generated		700kg/day
24.	Biodegradable Waste		420kg/day
25.	Number of Towers		3Towers
26.	Dwelling Units		243
27.	Basement		3
28.	Stories		G+41
29.	R+U Value of Material used (Glass)		Component U Value R Value Roof < 0.409R-2.1 External wall< 0.352R-2.35
30.	Total Cost of the project:	Land Cost	INR 717.66 Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	717.66 Lakhs
		Recurring Cost	60 Lakhs
32.	Incremental Load in respect of:	$PM_{2.5}$	0.01µg/m^3
		PM_{10}	0.02µg/m^3
		SO_2	0.01 µg/m^3
		NO_2	0.03µg/m^3
		CO	0.04 µg/m^3
33.	Constructio n Phase:	i) Power Back-up	100 kW
		ii) Water Requirement & Source	50KL &STP treated water through Private water tankers
		iii) STP (Modular)	1
		iv) Anti-Smog Gun	2

Environment Management Plan-Budget

Component	Capital Cost (Rs lakh)	Recurring Cost (Rslakh/yr)
Sewage Treatment Plant	75	20

Rain Water Harvesting System	17.5	17
Solid Waste Management	27.5	4.5
Environmental Monitoring	10	8.5
Green Area/ Landscape Area	25	4
Others (Energy saving devices, miscellaneous)	57.66	6

Component	Capital cost (Rs lakh)	Recurring cost (Rs lakh/yr)
Providing laptops to students of Following Schools: 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52	30	-
Providing public toilets, and dustbins in the surrounding area of village Ulhawas.	60	-
Providing Water Coolers and sanitation in following govt school. 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52	75	-
Providing Computers, Printers etc in following govt school. 1. Government Secondary School GhattaKanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52	60	-
Development of following ponds: 1. Pond 1 **(01HRGGMHN0083ULHA391)** Nathriya Baba Mandir Pond **(01HRGGMHN0083ULHA391)**	35	
Setting up solar lighting facilities in nearby villages	100	-
Development of roads in nearby village Ulhawas.	50	
Plantation in nearby village Ulhawas.	60	
Cow shelter in nearby village Ulhawas.	25	
Fund allocated for Wild Life Conservation • Plantation of tress • Digging of Ponds • Construction of feeding Platforms and enclosure • Awareness Generation • Putting artificial nests on tress	**10** 3.0 3.0 2.0 1.0 1.0	
TOTAL	**717.66**	**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. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.

5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
23. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. 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).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing

trees will be counted for this purpose.

29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. As proposed **8,685.046 m2 (@21.3% of the total Plot Area**) shall be provided for green area development.
32. The PP shall adopt the Pond (UID No. **01-HR-GGM-HN-0083-ULHA-391)** for its rejuvenation and beautification.
33. **11 Rain Water Harvesting Pit** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
35. The PP shall provide solar power as per HAREDA norms.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.
39. **That the PP or its successors will not include this land in any manner and will not hinder free public or government officials' access in this revenue nala land.**

B. Statutory Compliance:

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

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

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform

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

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the

Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III. Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

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

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

IV. Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V. Waste Management

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25thJanuary; 2016.Ready mixed concrete must be used in building construction.
ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI. Green Cover

i. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single 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.
ii. 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.
iii. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII. Transport

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

the plan which involve the participation of these departments.

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.
ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **185th Meeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. The Authority made observation for revision of EMP. In this regard project proponent submitted the reply on 14.10.2024 as under;

Revised EMP for Operation Phase.

Component	Capital cost (Rs. lakh)	Recurring cost (Rs. lakh/yr)
Sewage Treatment Plant	75	20
Rain Water Harvesting System	17.5	17
Solid Waste Management	27.5	4.5
Environmental Monitoring	10	8.5
Green Area/ Landscape Area	25	4
Others (Energy saving devices, miscellaneous)	57.66	6

Component	Capital cost (Rs lakh)	Recurring cost (Rs lakh/yr)
Nearby Schools • Complete makeover • Construction of toilets • Installation of Solar Panels • Painting of School Building • Replacement of doors and windows • Energy efficient lighting • Smart Classroom equipment	460	-
Fund allocated for Wild Life Conservation • Plantation of tress • Digging of Ponds • Construction of feeding Platforms and enclosure • Awareness Generation • Putting artificial nests on tress	**45** 13.5 13.5 9.0 4.5 4.5	-
TOTAL	**717.66**	**60**

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant

Environment Clearance to:

1. **Shri Rishi Aggarwal.**
2. **Shri Mahesh Aggarwal Ss/o Shri E. C. Aggarwal,**
3. **M/s 4S Developers Pvt. Ltd.**

in collaboration of M/s 4S Developers Pvt. Ltd. (as per license No.225 of 2023 issued vide Endst. No.LC-5199/JE(SB)2023/36904 dated 31.10.2023 issued by DTCP valid upto 29.10.2028) under category **8(a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
3. **Total green area of the project is 8685.046 m^2 (21.3% of plot area) in which block plantation area is 4891.12 m2 (12% of total plot area).**
4. **The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 460 lakhs.**
5. **EMP budget of Rs 45 lakhs will be allocated for Wild life conservation for which action plan will be drawn and submitted after consultation with the Wildlife Department, Haryana.**

Item No. 185.08
Dated : 14.10.2024

Environment Clearance for Proposed Expansion of Group Housing Project at Sector at 36A, Gurgaon Manesar Urban Complex, Haryana by M/s Krisumi Corporation Private Limited

The Project Proponent submitted online Proposal No**. SIA/HR/INFRA2/485300/2024 dated 02.07.2024** 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.225671 dated 01.03.2024**. The project has been ToR granted on 12.03.2024 by SEIAA.

Appraisal & Recommendations of SEAC:

The case was taken up in **297th meeting held on 29.07.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated **29.07.2024.**

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Namo Lands Private Limited**
   in collaboration M/s Krisumi Corporation Private Limited as per license no.71 of 2024 issued vide Endst. No.LC-2819-C/JE(SK)/2024/19090dated 01.07.2024 (valid upto 27.06.2029) issued by DTCP, Haryana

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **185th meeting of SEIAA held on 14.10.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 10% of total plot area as a block plantation.

After deliberation, the Authority decided to defer this case.

Item No. 185.09
Dated : 14.10.2024

Environment Clearance for Project Manufacturing of CRCA sheets and Steel Pipes located at Village Dudhola, Village Dhatir & Dudhola, District Palwal, Haryana by M/s Prompt Enterprises Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/IND1/442953/2023 dated. 08.09.2023** for obtaining **Environment Clearance** under Category **3(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 531240 dated 24.03.2023**. Standard ToR was granted to this project on 07.04.2024.

Appraisal & Recommendations of SEAC:

The case was taken up **277th meeting of SEAC held on 04.10.2023**. During appraisal, it was come to the notice of the committee that as per conditions under the Head 7. Additional Studies to be done as mentioned at the following sr. nos.

i. Public consultation details (Entire proceedings as separate annexure along with authenticated English Translation of Public Consultation proceedings.
ii. Summary of issue raised during public consultation along with action plan to address the same as per MoEF&CC O.M. dated 30.09.2020

Therefore, there is requirement of public hearing/public consultation is required as major area of the unit is for the expansion of the existing unit. Thus, PP/consultant is required to fulfill the terms and conditions of the ToR before appraisal of the case. The case will be taken up after the requisite reply/report is received from the consultant/PP. Further, the case was taken up 292nd meeting of SEAC case was deferred on request of PP.

The case was again taken up in **297th meeting held on 29.07.2024.**PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 29.07.2024 alongwith an affidavit dated 29.07.2024.

After due deliberations, the Committee was unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Prompt Enterprises Private Limited** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the specific and general stipulations.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **185th meeting of SEIAA held on 14.10.2024**. The Project proponent did not turn up for presentation of the project.

After deliberation, the Authority decided to defer this case.

Item No. 185.10
Dated : 14.10.2024

Environment Clearance for Expansion of Mixed Land Use colony (78% Residential Component and 22% Commercial Component) under TOD Zone over an area measuring 4.84375 acres in the revenue estate of village Ullahawas, Sector 62, Gurugram, Haryana by M/s Conscient Infrastructure Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/490652/2024 dated 01.08.2024** 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. 505679 dated 25.07.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **298th meeting held on 13.08.2024.** The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated **23.08.2024** alongwith an affidavit dated 21.08.2024.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Ms. Neeru Devi W/o Late Sh. Naresh Chand Jain,**
2. **Mr. Anangpal,**
3. **Mr. Mahesh Chand,**
4. **Mr. Manoj Kumar Ss/o Sh. Nathi,**
5. **Mr. Sanjay Kumar,**
6. **Mr. Anil Kumar Ss/o Sh. Rajpal Singh**
   in collaboration with M/s Conscient Infrastructure Pvt. Ltd. (as per License no.114 of 2023 issued by DTCP vide Endst No.LC-5044/JE(DS)/2023/16869 dated 02.06.2023)

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **185th meeting of SEIAA held on 14.10.2024**. The Project proponent did not turn up for presentation of the project.

After deliberation, the Authority decided to defer this case.

Item No. 185.11
Dated : 14.10.2024

Environment Clearance for Expansion 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 by M/s Starcity Realtech Pvt. Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/490562/2024 dated 31.07.2024** 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. 639670 dated 23.07.2024.** Standard ToR (Proposal No.SIA/HR/INFRA2/489358/2024) was granted to the project on 23.07.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in **298th meeting held on 13.08.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated **13.08.2024** alongwith an affidavit dated 16.08.2024.

After deliberations, the committee was unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1.**M/s Aspis Buildcon Pvt. Ltd.**
2.**M/s Star City Realtech Pvt. Ltd.**
in collaboration with Nourish Developers Pvt. Ltd.
(as per License no.106 of 2022 issued by DTCP vide Endst No.LC-4572/JE (DS)-2022/23211dated 05.08.2022) under **Category 8(b)** with following basic detail and specific & general stipulations as under:

The Basic Details of the project

Sr. No.	Particulars	Quantity as per Existing EC	Proposed Quantity	Total Quantity
1.	**Online Project Proposal Number**	**SIA/HR/INFRA2/490562/2024**		
2.	Latitude	28°31'36.34" N		
3.	Longitude	77°1'37.91" E		
4.	Plot Area (m^2)	65205.032	No Change	65205.03
5.	Proposed Ground Coverage (m^2)	16908.112	3435.548	20343.66
6.	Proposed FAR (m^2)	332889.352	36.988	332926.34
7.	Non-FAR Area (m^2)	203814.73	55827.44	259642.17
8.	Total Built Up area (m^2)	536704.08	55864.43	592568.51
9.	Total Green Area with Percentage (m^2)	13136.03	No Change	13136.03 (20.14% of Plot Area)
10.	Rain Water Harvesting Pits (No.)	17	No Change	17
11.	STP Capacity (KLD)	1385	No Change	1385
12.	Total Parking (ECS)	3368	208	3576
13.	Organic Waste Converter	1	1	2
14.	Maximum Height of the Building (m)	99	No Change	99
15.	Power Requirement (KW)	39654.8	No Change	39654.8
16.	Power Backup (KVA)	19200	No Change	19200
17.	Total Water Requirement (KLD)	1371	No Change	1371
18.	Fresh Water Requirement (KLD)	907	No Change	907
19.	Treated Water (KLD)	464	No Change	464
20.	Waste Water Generated (KLD)	1105	No Change	1105
21.	Solid Waste Generated (TPD)	7.61	No Change	7.61
22.	Biodegradable Waste (TPD)	3.04	No Change	3.04
23.	Number of Floors	3B+G/ST+29	Addition of 1 basement in	4B+G/ST+29

			Commercial block	
24.	Dwelling Units	2118 (1800 Main+318 EWS)	No Change	2118 (1800 Main+318 EWS)
25.	Basement	3	Addition of 1 basement in Commercial block	4
26.	Total Cost of the project (Cr.):	1227	83.74	1310.74
27.	Incremental Load in respect of: i. PM 2.5 ($\mu g/m^3$)	-	-	1.21
	ii. PM 10 ($\mu g/m^3$)	-	-	2.02
	iii. SO_2 ($\mu g/m^3$)	-	-	7.38
	iv. NO_2 ($\mu g/m^3$)	-	-	32.6
	v. CO (mg/m3)	-	-	0.0226
28.	Status of construction	The project is in construction phase		
29.	Construction Phase: i. Power Back-up	-	-	250 kVA
	ii. Water Requirement & Source	-	-	50 KLD STP treated water supply from tankers
	iii. Anti-Smog Gun	-	-	4

EMP Detail

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
Sewage Treatment Plant (1385 Kld)	346.25	110.80
Rain Water Harvesting System (17 Nos)	68	25.50
Solid Waste Storage Bins & Composter (Organic Waste Converter 3.04 Tpd)	27.36	3.41
Horticulture Development (Tree Plantation & Landscaping)	7.70	1.92
Roof Top SPV Plant (1150 Kwp)	690	0.00
Environment Monitoring & 6 Monthly Compliances Of Environment Clearance Conditions		2.0
Social – Development Of Green Area / Roof Top Solar, Water Facility In Nearby Government School As Per Need Based Study	7.0	-
TOTAL	**1146.31**	**158.28**

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. 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 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.

5) 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.
6) 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
7) 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.
8) 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
9) The PP shall install electric charging points for charging of electric vehicles.
10) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12) 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.
13) The PP shall not carry any construction below the HT Line passing through the project, if any.
14) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
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 Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
26) In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
27) The minimum growth of trees should be 03 meters with sufficient canopy.
28) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.

29) 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).
30) A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
31) The species with heavy foliage, broad leaves and wide canopy cover are desirable.
32) Water intensive and/or invasive species should not be used for landscaping.
33) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
34) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "EkPed Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
35) As proposed an area measuring **13136.03 (20.14% of Plot Area)** shall be developed as Green Area out of which 12% shall be block plantation.
36) **17 Rain Water Harvesting Recharge Pits** shall be provided for ground water recharging as per the CGWB norms.
37) The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
38) The PP shall provide solar power as per HAREDA norms.
39) The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.
40) The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

Environmental Conditions	
1.1	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.
Statutory compliance	
2.1	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.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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 concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.

2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. 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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	

4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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 recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

Waste Management	
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	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.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	

9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
Human health issues	
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	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.
11.3	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.
11.4	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.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	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 case was taken up during the **185th Meeting of SEIAA held on 14.10.2024**. The Project proponent appeared before the Authority and presented their case. The Authority direct to project proponent that the parking area cover as Block plantation and the Authority made observation for revision of EMP. In this regard project proponent submitted the reply on 14.10.2024 as under;

Revised EMP details

Environment Budget (Construction Phase)		
COMPONENT	**CAPITAL COST (Rs in**	**RECURRING COST (Rs in**

	Lacs)	Lacs)/Annum
Barricading of construction site	24.3	5.346
Anti - smog gun with complete assembly	20	8.4
Dust mitigation measures	1.5	0.25
Wheel washing	1	0.5
Traffic management signages	1.5	0.15
Environment monitoring & 6 monthly compliance report of EC conditions		2
TOTAL	**48.3**	**16.64**

Budget Outside The Project Site CER	
Component	**Amount in Lacs**
Adoption of School in nearby Village	**35**

Environment Budget (Operation Stage)		
Component	**Capital Cost (Rs in Lacs)**	**Recurring Cost (Rs in Lacs)/Annum**
Sewage treatment plant (1385 kld)	346.25	125.45
Rain water harvesting system (17 nos)	68	25.50
Solid waste storage bins & composter (organic waste converter 3.04 tpd)	27.36	3.41
Horticulture development (tree plantation & landscaping)	7.70	1.92
Roof top SPV plant (1150 kwp)	690	0.00
Environment monitoring & 6 monthly compliances of Environment Clearance conditions		2.0
Social – development of green area / roof top solar, water facility in nearby government school as per need based study	7.0	-
TOTAL	**1146.31**	**158.28**

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to:

1. **M/s Aspis Buildcon Pvt. Ltd.**
2. **M/s Star City Realtech Pvt. Ltd.**
   in collaboration with Nourish Developers Pvt. Ltd.

(as per License no.106 of 2022 issued by DTCP vide Endst No.LC-4572/JE (DS)-2022/23211 dated 05.08.2022) under category **8 (b)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
3. **Total green area of the project is 13136.03 (20.14% of Plot Area)in which block plantation area is 7121.02 m2 (Approx 11% of total plot area).**
4. **The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 35 lakhs.**

ItemNo.185.12
Dated :14.10.2024

Environment Clearance for Common Bio-Medical Waste Treatment Facility at Plot No. 79, Phase-III, Sector-30D, Industrial Model Township, Rohtak, Haryana by M/s S. D. Bio Medical Waste Management Company.

The Project Proponent submitted online Proposal **No.SIA/HR/INFRA2/483446/2024 dated 30.07.2024** for obtaining **Environment Clearance** under Category **7(da)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.1,00,000/- vide DD No.002612 dated 28.03.2024.**Standard ToR (Proposal No.SIA/HR/INFRA2/467068/2024) was granted to the project on 12.06.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in **298th meeting held on 13.08.2024.** The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 14.08.2024.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the specific and general stipulations to**:**

1. **M/s S.D. Bio Medical Waste Management Co., Rohtak (as per the allotment no. HSIIDC/IMT/RTK/2025/1565 dated 09.10.2023, issued by HSIIDC)**.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **185th meeting of SEIAA held on 14.10.2024**. The Project proponent did not turn up for presentation of the project.

After deliberation, the Authority decided to defer this case.

Item No. 185.13
Dated : 14.10.2024

Environment Clearance for proposed Commercial Colony for an area measuring 4.15625 Acres (License no. 101 of 2024 dated 29/07/2024) in Sector -14, Gurugram Manesar Urban Complex, Gurugram, Haryana by M/s SPJ Properties Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/491102/2024** dated 03.08.2024 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. 545124 dated 01.08.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **298th meeting held on 13.08.2024.** PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated **17.08.2024**alongwith an affidavit

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s SPJ Properties Limited**
   (as per the License issued by DTCP vide Endst No.LC-5045-B/JE(SK)/2024/23931dated 30.07.2024)

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **185th Meeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 08% of total plot area as a block plantation and for revision of EMP**.**

After deliberation, the Authority decided to defer this case.

Item No. 185.14
Dated : 14.10.2024

Environmental Clearance for proposed Expansion of Group Housing Project over an area measuring 13.27 acres at Sector-31, Jharsa Road, Gurugram, Haryana by M/s Barmalt India Private Limited

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/490851/2024** dated 03.08.2024 for obtaining under **Environmental Clearance for Expansion** Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No .290204 dated 18.06.2024.** The project (Proposal No. SIA/HR/INFRA2/482724/2024) has been granted Standard ToR on 02.07.2024

Appraisal & Recommendations of SEAC:

The case was taken up in **298th meeting held on 13.08.2024.**PP and consultant appeared before the committee and presented their case. The committee discussed the case raise some observations to which PP replied vide letter dated **14.08.2024** alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Barmalt India Private Limited**
2. **Smt. Chander Kanta Wd/o Sh. Puran Chand**
3. **Smt. Asha, Aadesh, Manju Ds/o Sh. Puran Chand**
   as per license no.116 of 2011 (valid upto 22.12.2024) issued vide Endst. No. LC-2512-JE(B)-2011/19954 dated 29.12.2011 by DTCP, Haryana.

The **Environmental Clearance** is recommended to be granted to the project **with following basic details specific and general stipulations:**

The Basic Details of the project :

Sr.No.	Particulars	Quantity as per Existing EC	Proposed Quantity	Total Quantity
1.	**Online Project Proposal Number**	**SIA/HR/INFRA2/490851/2024**		
2.	Latitude	28°27'1.25" N		
3.	Longitude	77°2'47.41" E		
4.	Plot Area (m^2)	53721.933	No Change	53721.93
5.	Proposed Ground Coverage (m^2)	10040.691	8654.54	18695
6.	Proposed FAR (m^2)	80621.95	19838.07	100460
7.	Non-FAR Area (m^2)	68582.64	162457.34	231040
8.	Total Built Up area (m^2)	149204.59	182295.41	331500
9.	Total Green Area with Percentage (m^2)	11163.87	No change	11164 (20.78 % of plot area)
10.	Rain Water Harvesting Pits (No.)	7	7	14
11.	STP Capacity (KLD)	247	340	660
12.	Total Parking (ECS)	1214	2610	3824
13.	Organic Waste Converter	-	-	2
14.	Maximum Height of the Building (m)	138.4	14.6	153
15.	Power Requirement (KW)	2790.49	3,606.51	6397
16.	Power Backup (KVA)	3410	6090.00	9500
17.	Total Water Requirement (KLD)	349	333.04	682.04
18.	Fresh Water Requirement (KLD)	201	255.85	456.85
19.	Treated Water (KLD)	148	77.19	225.19
20.	Waste Water Generated (KLD)	254	271.35	525.35
21.	Solid Waste Generated (TPD)	13.7	-10.09	3.61
22.	Biodegradable Waste (TPD)	-	-	1.70

23.	Number of Floors	3B+St+37	Addition of 1 basement and 5 Floors	4B+S+42
24.	Number of Towers	4 Towers + Community Building	4 residential tower +1 Retail+1 EWS+1 School	12 (8 Residential+1 Retail+1 EWS+1 Club+1 School)
25.	Dwelling Units	-	-	956 Saleable DU'S+ 168 EWS DU'S
26.	Basement	3	+1	4
27.	Total Cost of the project (Cr.):	600	2,399	2999
28.	Incremental Load in respect of: i. PM 2.5 ($\mu g/m^3$)	-	-	0.087
	ii. PM 10 ($\mu g/m^3$)	-	-	0.145
	iii. SO_2 ($\mu g/m^3$)	-	-	0.55
	iv. NO_2 ($\mu g/m^3$)	-	-	2.33
	v. CO (mg/m3)	-	-	0.001
29.	Construction Phase: i. Power Back-up	-	-	300 kVA
	ii. Water Requirement & Source	-	-	50 KLD STP treated water supply from tankers
	iii. Anti-Smoke Gun	-	-	4

EMP Budget

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Barricading of Construction Site	678.5	3.78
Anti - Smog Gun With Complete Assembly	20	2
Display of Dust Mitigation Measures	2	
Dust Mitigation Measures	1.5	0.25
Site Sanitation	10	1
Mobile Toilets	3	1
Disinfection/ Pest Control	1	0.5
Labour Health Check Up & First Aid Facility	10	2.5
Labor Welfare (Canteen, Creche, Safe Acess Road - Water Power, Gas)	10	5.6
Wheel Washing	1	0.5
Waste Storage Bins - Labour Camp/Site Offices	1.5	0.75
Traffic management signages	1.5	0.15
Safety training to workers		1
Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		2
TOTAL	**739**	**21.03**

EMP Budget during Operation Phase

Sr. No.	COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
1	Sewage Treatment Plant (660 KLD)	132	3.56
2	Stack Attached to DG Sets	1168.2	-
3	Rain Water Harvesting System Rain Water Storage (14 No.)	49	7.35
4	Storm Water Drainage System	250	3.5
5	Solid Waste Storage Bins & Composter	28.90	19.07
6	Horticulture Development (Tree Plantation & Landscaping)	14.5	1.96
7	Roof Top SPV Plant (200 Kwp)	120	0.00

8	Social – Development of Green Area / Roof Top Solar, Water Facility In Nearby Government School As Per Need Based Study	7.5	0
9	Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions		2.00
TOTAL		**1770**	**37.44**

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
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. 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
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.

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 take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
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. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. 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).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the Meri LiFE Portal (http://merilife.nic.in)**
33. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
34. As proposed **11164 (20.78% of plot area) shall be provided for green area development out of which 12% shall be reserved for Block Plantation**.
35. **14 Rain Water Harvesting Pit** shall be provided for ground water recharging as per the CGWB norms.
36. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
37. The PP shall **increase solar SPV from 90 kWP to 200 kWP**.
38. 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.
39. The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

A.	**Standard Conditions:**
1.	**Environmental Conditions**
1.1	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.
2.	**Statutory compliance**
2.1	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.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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 concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
3.	**Air quality monitoring and preservation**
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. 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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.
4.	**Water quality monitoring and preservation**
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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 recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
5.	**Noise monitoring and prevention**
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6.	**Energy Conservation measures**
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
7.	**Waste Management**
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing

	guidelines/ rules of the regulatory authority to avoid mercury contamination.
8.	**Green Cover**
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	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.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
9.	**Transport**
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
10.	**Human health issues**
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.
11.	**Miscellaneous**

11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	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.
11.3	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.
11.4	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.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	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 case was taken up during the **185th Meeting of SEIAA held on 14.10.2024.** The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain10 % of total plot area as a block plantation, revised EMP, the project rollout plan, status of compliance report and also revised calculation of organic waste converter capacity. In this regard project proponent submitted that reply on 14.10.2024 as under:

Revised EMP Budget

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Barricading of construction site	678.5	3.78
Anti - Smog gun with complete assembly	20	2
Display of dust mitigation measures	2	
Dust mitigation measures	1.5	0.25
Wheel washing	1	0.5
Traffic Management Signages	1.5	0.15
Environment Monitoring & 6 Monthly Compliance Report of EC conditions		2
TOTAL	**704.5**	**8.68**

Budget Outside the Project Site CER

Component	Amount in Lacs
Adoption of School in nearby Village	**47.85**

Sr.No.	Component	Capital Cost (Rs in Lacs)	Recurring Cost (Rs in Lacs)/Annum
1	Sewage Treatment Plant (660 kld)	132	3.56
2	Stack attached to dg sets	1168.2	-
3	Rain Water Harvesting system rain water storage (14 no.)	49	7.35
4	Storm water drainage system	250	3.5
5	Solid waste storage bins & composter	28.90	19.07
6	Horticulture development (tree plantation & landscaping)	14.5	1.96
7	Roof top spv plant (200 kwp)	120	0.00
8	Social – development of green area / roof top solar, water facility in nearby government school as per need based study	7.5	0
9	Environment monitoring & 6 monthly compliances of Environment Clearance conditions		2.00

	TOTAL	**1770.1**	**37.44**

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to:

1. **M/s Barmalt India Private Limited**
2. **Smt. Chander Kanta Wd/o Sh. Puran Chand**
3. **Smt. Asha, Aadesh, Manju Ds/o Sh. Puran Chand**

as per renewal license no. 116 of 2011 (valid upto 22.12.2024) issued vide Endst. No. LC-2512-Asstt.(RK)-2020/6394 dated 09.03.2020 by DTCP, Haryana under category **8(b)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake prescribed mitigation measures during the construction period.**
3. **Total green area of the project is 11164 (20.78 % of plot area)in which block plantation area is 5368.72 m2 (Approx 10% of total plot area).**
4. **The PP will adopt a nearby government school for renovation and improvement with budget of Rs.47.85 lakhs.**

Item No. 185.15
Dated : 14.10.2024

Environment Clearance for Proposed Group Housing Colony at Sector 37 C, Village-Basai, Gurugram, Haryana by M/s Jubiliant Malls Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/476707/2024**dated 28.05.2024 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. 620816 dated 22.04.2024.**The Standard ToR (Proposal No. SIA/HR/INFRA2/469820/2024) was granted to project on 26.04.2024.

Appraisal & Recommendations of SEAC:

This case was again taken up in **298th meeting of SEAC, Haryana held on 13.08.2024.**PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 23.08.2024 alongwith an affidavit dated 22.08.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Jubiliant Malls Pvt. Ltd and others C/o ALM Infotech City Pvt. Ltd. as per licenses no.13 of 2008 dated 31.01.2008, valid upto 30.01.2025, no.96 of 2010 dated 03.11.2010, valid upto 02.11.2025, no.118 of 2011 dated 26.12.2011, valid upto25.12.2024 issued by DTCP, Haryana**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **185th meeting of SEIAA held on 14.10.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 12 % of total plot area as a block plantation, for revision of EMP details and asked the project proponent to submit comparative chart of basic details of the project.

After deliberation, the Authority decided to defer this case.

Any Other Item

Item No. 185.16
Dated: 14.10.2024.

Environment Clearance vide ref. No. SEIAA/HR/INFRA2/454224/2023 dated 15.01.2024 of Residential Plotted-cum-Group Housing Project "Nirvana Country II" in the revenue estate of Village-Fazilpur Jharsa, Sector 71 & 72, District Gurugram, Haryana developed by M/s Unitech Limited.

The above said matter was taken up during the **185th meeting of SEIAA held on 14.10.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observation regarding status report of all parameters related to earlier Environment Clearance.

After deliberation, the Authority decided to defer this case.