



Government of India
Ministry of Environment, Forest and Climate Change
 (Issued by the State Level Expert Appraisal
 Committee(SEAC),
 HARYANA)



**Minutes of 285th Meeting of the SEAC Haryana State Level Expert Appraisal
 Committee meeting held from 31/01/2024 to 31/01/2024**

Date: 12/02/2024

MoM ID: EC/MOM/SEAC/413338/1/2024

Agenda ID: EC/AGENDA/SEAC/413338/1/2024

Meeting Venue: Conference Hall (SEIAA), Bays No. 55-58, First Floor, Paryatan Bhawan, Sector-02, Panchkula, Haryana

Meeting Mode: Physical

Date & Time:

31/01/2024	10:30 AM	05:00 PM
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1. Opening remarks

N/A

2. Confirmation of the minutes of previous meeting

N/A

3. Details of proposals considered by the committee

Day 1 -31/01/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

River Bed Material (Gravel & sand) Kot Block/PKL B- 8&9 by AMANDEEP SINGH located at PANCHKULA,HARYANA			
Proposal For		Application for Validity Extension of EC- Form-6	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/MIN/457160/2023	SEAC/HR/2024/038	29/12/2023	Mining of minerals (1(a))

Change, GoI reiterating the above mentioned order.

3.7.3. Deliberations by the committee in previous meetings

N/A

3.7.4. Deliberations by the SEAC in current meetings

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

3.7.5. Recommendation of SEAC

Deferred for ADS

3.8. Agenda Item No 8:

3.8.1. Details of the proposal

Revision & Expansion of Residential Colony Project by M/s Karma Lakelands Pvt. Ltd. by M/S KARMA LAKELANDS PVT. LTD. located at GURUGRAM, HARYANA			
Proposal For	Fresh EC		
Proposal No	File No	Submission Date	Activity (Schedule Item)
<u>SIA/HR/INFRA2/457050/2023</u>	SEAC/HR/2023/008	30/12/2023	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.8.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457050/2023 dated 30.12.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 003807 dated 20.11.2023.

Table 1 – Basic Detail

Project Name: EC for Revision & Expansion of Residential Colony Project at Village- Naurangpur, Sector-8 0, District-Gurugram, Haryana by M/s Karma Lakelands Pvt. Ltd				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M2)
1.	Online Proposal no.	SIA/HR/INFRA2/457050/2023		
1.	Latitude	28°22'16.09"N		

1.	Longitude	76°57'25.47"E		
1.	Plot Area	126590.727 sqm		126590.727 sqm
1.	Net Plot Residential Area	1,08,661.373 m2	+15, 201.0 07	1,23,862.38 sqm
1.	Net Plot commercial Area	2,728.35 sqm	-	2,728.35 sqm
1.	Proposed Ground Coverage	7,462.67 sqm	+1,1 16.37	8,579.04 sqm
1.	Total FAR	137329.84 sqm	+18, 533.6 9	155863.53 sqm
1.	Total Non FAR Area	95,699.64 sqm	+14, 969.3 3	1,10,668.97 sqm
1.	Total Built Up area	233029.48 sqm	+33, 503.0 2	266532.5 sqm
1.	Total Green Area with Percentage	36215.542 (@33%)	-16,7 96.60 2	19418.94 (@33.81% of Phase I Plot area)
1.	Rain Water Harvesting Pits	--	--	1 no. rainwater harvesting tank with 4 deep recharge pits and 14 nos. of rainwater harvesting pits
1.	STP Capacity	630 KLD	-70 KLD	560 KLD
1.	Total Parking	1600 ECS	-170	1430 ECS
1.	Power Requirement	5,791.4 KVA	-42 4.11	5,367.29 KWA
1.	Power Backup	9,090 kVA	-296 0 kV A	8 nos. of DG set of capacity 6,130 kVA (1*100 kVA, 4*750 kVA,

				3*1010 kVA)
1.	Total Water Requirement	655 KLD	-155 KLD	500 KLD
1.	Domestic Water Requirement	366 KLD	-22 KLD	344 KLD
1.	Fresh Water Requirement	268 KLD	-17 KLD	251 KLD
1.	Total treated Water	305 KLD	-40 KLD	265 KLD
1.	Waste Water Generated	339 KLD	-45	294 KLD
1.	Solid Waste Generated	2128 kg/day	-26	2,102 kg/day
1.	Organic waste converter	1	-	1
1.	Biodegradable Waste	1,276.8kg/day	-15.8 kg/day	1,261 kg/day
1.	Stories	6 Residential Towers (Tower 1 & 2: 2B+G+35UF; Tower 3, 4 & 5: 2B + G + 46 UF; Tower 6: 2B + G + 38 UF), 2 Commercial Towers (G+ 2 UF) and 1 Community Tower (G+ 2 UF).		5 Residential Towers (Tower 1, 2 & 3: 3B+ G+43UF; Tower 4 & 5: 3B + G + 46 UF), 1 Club House (B+G+1 UF) and 1 Commercial Tower (G+2 UF)
1.	Maximum height	148.6 m	-0.4 m	148.2 m
1.	No of Towers	9	-4	5
1.	Dwelling Units/EWS	777	-253	524 Nos.
1.	Basement	2	+1	3

1.	Community Center	G+2 UF	-	-
1.	Maximum number of floors	46		44
1.	R+U Value of Material used (Glass)	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m2-oC.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m2-oC.
1.	Total Cost of the project:	534.11 Cr	+62 2.39 Cr	1156.5 Cr
1.	EMP Budget (per year)	<div>1. Capital Cost</div> <div>Capital Cost : Rs. 1068 lacs</div> <div>1. Recurring Cost</div> <div>Recurring Cost : Rs. 128.5 lacs</div>	<div>Capital Cost : + Rs. 1245 lacs</div> <div>Recurring Cost : +Rs. 77.5 lacs</div>	<div>Capital Cost : Rs. 2313 lacs</div> <div>Recurring Cost : Rs. 206 lacs</div>
1.	Incremental Load in respect of:	PM 2.5	--	--
1. g/m ³		PM 10	-	0.14g/m ³
		SO2	--	0.02g/m ³
		NO2	--	3.88g/m ³
		CO	--	2.65g/m ³

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

The company has vast experience in planning and construction of Residential & Commercial projects. The project was earlier granted Environment Clearance by SEIAA, Haryana vide letter no.SEIAA(128)/HR/2021/879 dated 16th August, 2021 for Plot area 1,26,590.727 sqm (31.28acre) and Built-up area 2,33,029.48 sqm. A copy of the EC letter vide file no. SEIAA/HR/2016/859 dated 29.09.2016 is enclosed as Annexure-I.

Now, there has been change in plan and according to the revised plan the plot area will be same& built-up area will increase to 2,66,532.50 sqm for which Environment Clearance is being sought. No construction has been started yet.

The committee discussed the case and raised some observations to which PP replied two affidavits dated 01.02.2024 mentioned therein as under:

- That we are going for Revision & Expansion of Residential Colony Project at Village- Naurangpur, Sector-80, District-Gurugram, Haryana.
- That, we will provide 33.81 % of green area i.e., 19,418.94 m2 of total plot area of Phase I.
- That, we will provide 200 KWP through solar energy.

PP submitted another affidavit stating therein as under:

- That we are going for Revision & Expansion of Residential Colony Project at Village- Naurangpur, Sector-80, District-Gurugram, Haryana.
- That, earlier EC letter was granted on dated 16.08.2021. After that no construction has been done till date. We have obtained Certified Compliance Report (CCR) from IRO office vide file no. 16-45/2021/ENV/eFile dated 11.01.2024. (copy of CCR and google image is attached as **Annexure A**).
- That, earlier the license was granted by T&CP, Haryana vide license no. 124 of 2019 on 19.09.2019 for – 2016 (copy of license is enclosed as **Annexure B** and copy of Policy is enclosed as **Annexure C**). Thereafter, no construction has been undertaken at the project site. Since, as per the revised NILP policy 2022, the colonizer/Developer gets the benefit of FAR on the entire Net planned area (including the land surrendered for EWS) i.e. on the area of 31.28125 acres, therefore, we have obtained revised license from T&CP, Haryana vide license no. 180 of 2023 dated 05.09.2023 for development of residential colony under New Integrated Licensing Policy (NILP) dated 11.05.2022 (copy of license is enclosed as **Annexure D** and copy of Policy is enclosed as **Annexure E**). Also, we have obtained revised zoning (copy of zoning plan is enclosed as **Annexure F**).
- That, we are developing Phase I (i.e. Plot area 57,427.39 sqm) out of total plot area 1,26,590.727 sqm. Landscape will be developed by June, 2027.
- That, as per earlier granted environment clearance there were total 6 Residential Towers (Tower 1 & 2: 2B+G+35UF; Tower 3, 4 & 5: 2B + G + 46 UF; Tower 6: 2B + G + 38 UF), 2 Commercial Towers (G+ 2 UF) and 1 Community Tower (G+ 2 UF). Now, as per revised planning we are proposing 5 Residential Towers (Tower 1, 2 & 3: 3B+G+43UF; Tower 4 & 5: 3B + G + 46 UF), 1 Club House (B+G+1 UF) and 1 Commercial Tower (G+2 UF)
- That, the revenue rasta is not a part of our project site as per the license area and we will not lay any services on the revenue rasta.

COMPARATIVE AREA DETAILS

Sr. No.	Particulars	Existing	Expansion	Total Area (in m2)
1.	Plot Area	1,26,590.727	--	1,26,590.727
2.	Commercial Area	2,728.35	+2,728.35	2,728.35
3.	Net land area for residential development	1,08,661.373	+15,204.007	1,23,862.38
4.	Net land area for residential development of Phase I	---	--	57,427.39
5.	Total Proposed Ground Coverage	7,462.67	+1,116.37	8,579.04
6.	Proposed Ground Coverage for residential land area	6,399.59 (@5.889%)	+1,645.67	8045.26 (@13.80%)
7.	Proposed Ground Coverage for Commercial land area	1,063.08 (@3.8964%)	-529.3	533.78 (@19.56%)
8.	Total Proposed FAR	1,37,329.84	+18,53	1,55,863.53

			3.69	
9.	Proposed FAR for Residential	1,35,698.69 (@ 1.249)	+18,718	1,54,416.69 (@1.2466)
10.	Proposed FAR for commercial	1,631.15	-184.31	1,446.84
11.	Non-FAR Area	95,699.64	+14,96 9.33	1,10,668.97
12.	Built Up area	2,33,029.48	+33,50 3.02	2,66,532.50
13.	Total Green Area with Percentage	36,215.542 (@33%)	-16,796. 602	19,418.94 (@33.81% of Phase I Plot area)
14.	Rain Water Harvesting Pits	--	--	14
15.	Rain Water Harvesting Tank	2	-1	1 no. rainwater harvesting tank with 4 deep recharge pits
16.	STP Capacity	630 KLD	-70 KL D	560 KLD
17.	Total Parking	1600 ECS	-170 EC S	1430 ECS
18.	Organic Waste Converter	1	--	1
19.	Maximum Height of the Building (m)	148.6	-0.4	148.2
20.	Power Requirement (kW)	5,791.4	-424.11	5,367.29
21.	Power Backup	9,090 kVA	-2,960 k VA	6,130 kVA
22.	Total Water Requirement	655 KLD	-155 KL D	500 KLD
23.	Fresh Water Requirement	268 KLD	-17 KL D	251 KLD
24.	Waste Water Generated	339 KLD	-45 KL D	294 KLD
25.	Solid Waste Generated	2,128 kg/day	-26 kg/d ay	2,102 kg/day
26.	Biodegradable Waste	1,276.8 kg/day	-15.8 k g/day	1,261 kg/day
27.	Number of Towers	9	-4	5
28.	Dwelling Units/ EWS	777 Nos.	-253 No	524 Nos.

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Table 2 – EMP Cost during Construction phase

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Waste water Management	250	40
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	215	45
Storm Water Management (temporary drains and sedimentation basin)	285	55
Solid Waste Management	100	25
TOTAL	850	165

EMP Cost during Operation phase

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	196	12
Rain Water Harvesting System	105	5
Solid Waste Management	75	4
Environmental Monitoring	0	3
Green Area/ Landscape Area	125	12
Others (Energy saving devices, miscellaneous)	153	5
Socio-Economic		
Providing laptops and mobile phones to students of - <ul style="list-style-type: none"> • Ompee Global School • Jhankar Sec. Public School 	179	---
Setting up solar lighting facilities in Rampura, Harbala Dhani Shikohpur v	170	---

illages		
Plantation in Rampura, Harbala Dhani Shikohpur, Naharpur Kasan villages	155	---
Providing sanitation facility in Rampura, Harbala Dhani Shikohpur, Naharpur Kasan villages	170	---
Providing Rain Water Harvesting in the following local Schools- <ul style="list-style-type: none"> • Ompee Global School • Jhankar Sec. Public School 	135	---
TOTAL	1463	41

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

3.8.3. Deliberations by the committee in previous meetings

N/A

3.8.4. Deliberations by the SEAC in current meetings

<p>A detailed discussion was held on the documents submitted regarding license, green area, previous EC, towers, revenue rasta, solar power as well as the submissions made by the PP and the documents submitted.</p> <p>The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with "Gold Rating" and was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance to M/s Karma Lakeland Private Limited in collaboration with Sobha Limited (as per the License issued by DTCP vide Endst. No.LC-4953/JE(SB)/2023/29868 dated 11.09.2023) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.</p>

3.8.5. Recommendation of SEAC

Recommended

3.8.6. Details of Environment Conditions

3.8.6.1. Specific

Specific Conditions

1. **Specific conditions:-**

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 SO₂ 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 shall obtain power assurance from the competent authority.
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.

<p>23. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.</p> <p>24. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 19,418.94 m² (@33.81% of Phase I Plot area) shall be provided for green area development.</p> <p>25. The PP shall provide 200 KWP through solar energy</p> <p>26. 14 Rain Water Harvesting Recharge Pits and 01 Rainwater Harvesting Tank with 04 deep Recharge Pits shall be provided for ground water recharging as per the CGWB norms.</p> <p>27. The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.</p> <p>28. 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.</p>
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3.9. Agenda Item No 9:

3.9.1. Details of the proposal

Extension in Validity of Environmental Clearance (EC) for setting-up Plotted Development (29.79 Acres) at Sector-60, Village Ullawas, Gurugram, Haryana by COMMANDER REALTORS PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Application for Validity Extension of EC-Form-6	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/459215/2024	SEAC/HR/2024/040	18/01/2024	Building / Construction (8(a))

3.9.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459215/2024 dated 18.01.2024 for obtaining **Extension in Validity of Environmental Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.351209 dated 27.12.2023.

The case was taken up in 285th meeting held on 31.01.2024. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP submitted following reply dated 31.01.2024 which is as under:

S. No.	Observations	Reply
1.	PP shall submit Form-1.	Form-1 is attached as Annexure-1.
1.	PP shall submit the construction status along with site photographs of project.	Construction status along with site photographs of project is attached as Annexure-2.