



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



**Minutes of Agenda of 293rd Meeting of the State Expert Appraisal Committee, Har
yana State Level Expert Appraisal Committee meeting held from 31/05/2024 to 31/05/2024**
Date: 10/06/2024

MoM ID: EC/MOM/SEAC/182188/5/2024

Agenda ID: EC/AGENDA/SEAC/182188/5/2024

Meeting Venue: Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana

Meeting Mode: Physical

Date & Time:

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

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| N/A |
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2. Confirmation of the minutes of previous meeting

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| N/A |
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3. Details of proposals considered by the committee

Day 1 -31/05/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

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| Proposed Affordable Group Housing Colony in the revenue estate of Village: Farukhnagar, Sector-3, district- Gurugram, Haryana being developed by M/s UV Landbase Pvt. Ltd by U V LANDBASE PRIVATE LIMITED located at GURUGRAM,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/472270/2024 | SEAC/HR/2024/108 | 15/05/2024 | Building / Construction (8(a)) |

3.1.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/472270/2024 dated 15.05.2024 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.010135dated 01.05.2024.

Table 1: Basic Detail

| Sr. No. | Particulars | |
|---------|----------------------------------|--|
| | Online Proposal no. | SIA/HR/INFRA2/472270/2024 |
| | Category | 8(a) Building / Construction |
| | Latitude | 28°27'35.36"N |
| | Longitude | 76°49'10.09"E |
| | Plot Area | 31868.9438 m2 (7.8750Ac) |
| | Total FAR Proposed | 75629.14 m2 |
| | Total Non -FAR | 13,814.110 m2 |
| | Proposed Ground Coverage | 10939.76 m2 |
| | Total Built Up area | 89443.25 m2 |
| | Total Green Area with Percentage | 6373.7887m2 (20% of the plot area) |
| | Rain Water Harvesting | 8 Nos. |
| | Power Requirement | 4709.22 kVA |
| | Power Backup | Total 2 Nos. of DG sets of total capacity 750 kVA (50 kVA) |
| | Total Water Requirement | 604 KLD |
| | Freshwater requirement | 421 KLD |
| | Treated water requirement | 183KLD |
| | Wastewater Generation | 530 KLD |
| | Proposed STP Capacity | 700 KLD |
| | Solid Waste Generated | 3,464 Kg/day |
| | Biodegradable Waste | 1386 Kg/day |
| | non-biodegradable | 2,078 kg/day |

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| | Organic Waste Convertor | Total 2 Nos. 1700(1x 1000+ 1+70) |
| | Total Population | 7,918 persons |
| | Total number of dwelling units | 1124 |
| | Maximum number of floors | G/S+14F |
| | Total No. Of Towers | 10 |
| | Commercial Area | 0.3938 acre |
| | Proposed Parking | 648 ECS |
| | Maximum Building height | 44.95 M |
| | Total Cost of the project: | 328.5479Cr |
| | EMP Budget | EMP Budget: Rs.752 Lak |
| | Incremental Load in re spect of: | 0.00286 |
| | | 0.00464 |
| | | 0.01146 |
| | | 0.00636 |
| | | 0.00000172 |
| | Construction Phase: | Temporary electrical connection & 01 DG of 125 KVA |
| | | Fresh water – 30 KLD for drinking Treated wastewater 30 KLD for c Source: Fresh water – HSVP Construction Water – HS |
| | | 1 Nos of 5 KLD |
| | | 01 Nos of Anti-smoke g |

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 31.05.2024 alongwith an affidavit stating therein as under:

- That we will not do any construction activity below the HT line of project site.
- That we will plant trees with minimum of 10 feet height and a canopy at the project site.
- That total solid waste of project will be 3,464 kg/day, out of which, biodegradable waste will be 1,386 kg/day and non-biodegradable waste will be 2,078 kg/day.

PP further submitted EMP detail of the project:

Table 2 – EMP Budget

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| Sanitation and Wastewater Management (Modular STP) | 5.00 | 25.00 | Waste Water Management (Sewage Treatment Plant) | 120.00 | 90.00 |
| Garbage & Debris disposal | 0.00 | 20.00 | Solid Waste Management (Dust bins & OWC) | 30.00 | 50.00 |
| Green Belt Development | 20.00 | 15.00 | Green Belt Development | 50.00 | 30.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 10.00 |
| Rainwater harvesting system (8 pits) | 20.00 | 5.00 | Rainwater harvesting system | 00.00 | 10.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 20.00 | 10.00 | DG Sets including stack height and acoustics | 20.00 | 10.00 |
| PPE for workers & Health Care | 10.00 | 30.00 | Energy Saving (Solar Panel system) | 92.00 | 10.00 |
| Medical cum First Aid facility (providing medical room & Doctor | 10.00 | 20.00 | | | |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| Total | 95 | 135 | Total | 312 | 210 |

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Ht Line, EMP Budget, Solar Power, Approval On Building Plans, Wildlife Activity Plan, CA Certificate, Structure Stability, Forest NOC, Aravali NOC, Sewerage Assurance, Biodegradable Waste as well as submissions made by PP. 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**

under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. M/s UV Landbase Pvt. Ltd (as per License issued by DTCP vide Endst no.LC-5231/JE(RK)-2024/6987 dated 26.02.2024)

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

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

| Specific conditions | |
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| 1. | <ol style="list-style-type: none">The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.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.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.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.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.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.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.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 |

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| | <p>in different scenarios of space and time</p> <ol style="list-style-type: none"> 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. 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 10 cm DBH (diameter above 137 cm above ground level) or more than 31.4 cm 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. 25. 08 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms. 26. The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB. 27. The PP shall provide solar power as per HAREDA norms. 28. The PP shall get project electrification plan approved from the competent authority before operation of the project. 29. 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. |
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Statutory Compliance

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| 1. | <ol style="list-style-type: none"> 1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc. 3. The project proponent shall obtain forest clearance under the provisions of Forest |
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(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 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 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 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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 MoEF&CC/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. |

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

| | | | |
|--|------------------|------------------------|---------------------------------|
| Proposed Group Housing Colony under TOD Policy at Village- Badha & Nawada Fatehpur, Sector-90, Gurugram, Haryana over an area measuring of 6.4166 Acres developed by M/s North Star Towers Pvt. Ltd and Others. b y NORTH STAR TOWERS PRIVATE LIMITED located at GURUGRAM,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/473027/2024 | SEAC/HR/2024/109 | 21/05/2024 | Building / Construction (8(a)) |

3.2.2. Project Salient Features

| | | | |
|---|---------------------|---------------------------|--|
| The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/473027/2024 Dated 21.05.2024 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.411808 dated 20.05.2024. | | | |
| Table 1: Basic Detail | | | |
| Sr. No. | Particulars | | |
| | Online Proposal no. | SIA/HR/INFRA2/473027/2024 | |
| | Category | 8(a) "Building and Const | |
| | Latitude | 28°24'22.22"N | |

| | | |
|--|----------------------------------|---------------------------------------|
| | Longitude | 76°56'14.20"E |
| | Plot Area | 25,967.056 m ² |
| | Total FAR Proposed | 93,993.05 m ² |
| | Total Non -FAR | 49,802.764 m ² |
| | Proposed Ground Coverage | 4,937.781 m ² |
| | Total Built Up area | 1,43,795.814 m ² |
| | Total Green Area with Percentage | 5193.411 m ² (20% of the p |
| | Rain Water Harvesting | 7 No. |
| | Power Requirement | 4,585 KW |
| | Power Backup | 6 no's total capacity 7,020 KVA(2 ×10 |
| | Total Water Requirement | 448 KLD |
| | Freshwater requirement | 310 KLD |
| | Treated water requirement | 138 KLD |
| | Wastewater Generation | 360 KLD |
| | Proposed STP Capacity | 450 KLD |
| | Solid Waste Generated | 2,533 Kg/day |
| | Biodegradable Waste | 1013 Kg/day |
| | Organic Waste Convertor | 1250 Kg/day |
| | Total Population | 5604 persons |
| | Number of dwelling units | 512 |
| | Number of Servant Units | 512 |
| | Number of E.W.S Units | 91 |
| | Maximum number of floors | S+32 Floor |
| | Total No. of Towers | 04 Main Resi. + 01 E |
| | Total No. of basement | 2 nos |
| | Proposed Parking | 924 ECS |
| | Solar Panel Capacity | 80 KW |

| | | |
|--|---------------------------------|--|
| | Maximum Building height | 107.2 M |
| | Total Cost of the project | 56714.31 lakh |
| | EMP Budget | Rs. 1,139 Lakhs. |
| | Incremental Load in respect of: | 0.00054 g/m ³ |
| | | 0.00096 g/m ³ |
| | | 0.00245 g/m ³ |
| | | 0.00525 g/m ³ |
| | | 0.0000011 mg/m ³ |
| | Construction Phase: | Temporary electrical connection & 01 DG of 125 KV |
| | | Fresh water – 5 KLD for drinking. Treated water-25 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA |
| | | 1 Nos of 10 KLD |
| | | 01 Nos of Anti-smoke gun |

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 31.05.2024 along with an affidavit dated 31.05.2024 stating therein as under:

- ❖ That we will increase the solar panel capacity from 40 kW to 80 kW.
 - ❖ That the maximum no of floors will be S+32 floor instead of G+32 floor.
 - ❖ That the maximum building height is 107.2m till terrace.
 - ❖ That there are two basements as per our proposed plan.
- PP further submitted EMP detail of the project.

Table 2 – EMP Budget

| Sanitation and Wastewater Management (Modular STP) | 5.0 | 10.0 | Waste Water Management (Sewage Treatment Plant) | 110.0 | 60.0 |
|---|-----|------|---|-------|------|
| Garbage & Debris disposal | 0.0 | 10.0 | Solid Waste Management (Dust bins & OWC) | 30.0 | 50.0 |

| | | | | | |
|--|-----------------------|------------|--|------------|------------|
| Green Belt Development | 10.0 | 20.0 | Green Belt Development | 100.0 | 150.0 |
| Air, Noise, Soil, Water Monitoring | 0.0 | 5.0 | Monitoring for Air, Water, Noise & Soil | 0.0 | 20.0 |
| Rainwater harvesting system (7 pits) | 30.0 | 20.0 | Rainwater harvesting system | 0.0 | 80.0 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 50.0 | 20.0 | DG Sets including stack height and acoustics | 100.0 | 100.0 |
| PPE for workers & Health Care | 20.0 | 10.0 | Energy Saving (Solar Panel system) | 24.0 | 10.0 |
| Medical cum First Aid facility (providing medical room & Doctor | 20.0 | 30.0 | | | |
| Storm Water Management (temporary drains and sedimentation basin) | 20.0 | 25.0 | | | |
| Total | 155 | 150 | Total | 364 | 470 |
| Sub-Total | Rs. 1,139 Lakh | | | | |

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding EMP Budget, Forest NOC, Aravali NOC, Sewer, Landscape Plan, Solar Power, Area Detail, AAI NOC, Structure Stability Certificate, CA Certificate, Electrification Roll out Plan, Time Schedule of Green Belt, as well as submissions made by PP.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Matrix Buildwell Pvt. Ltd. & North Star Towers Private Limited in collaboration with North Star Towers Private Limited (as per License issued by DTCP vide Endst No. LC-5209/JE(SK)/2023/43184 dated 21.12.2023)**

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

3.2.5. Recommendation of SEAC

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

| | Specific conditions |
|----|--|
| 1. | <ol style="list-style-type: none"> 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. |

| | |
|-----------------------------|---|
| | <ol style="list-style-type: none"> 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. 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. The PP shall get project electrification plan approved from the competent authority before operation of the project. 26. 02 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms. 27. The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB. 28. The PP shall increase the solar panel capacity from 40 KW to 80 KW. 29. 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. |
| Statutory Compliance | |
| 1. | <ol style="list-style-type: none"> 1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc. 3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project. 4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL. 5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board. 6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB |

after the approval from competent authority.

7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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.

| | |
|--|---|
| | <p>The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.</p> <p>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.</p> |
|--|---|

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

| | | | |
|--|------------------|------------------------|---------------------------------|
| Proposed Expansion of Commercial Complex “68 Avenue” at Sector-68, Gurgaon, Haryana by SHAMROCK IN FRASTRUCTURE PRIVATE LIMITED located at GURUGRAM,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/473602/2024 | SEAC/HR/2024/110 | 18/05/2024 | Building / Construction (8(a)) |

3.3.2. Project Salient Features

| 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. | | | | |
|--|--|------------------------------|-----------|------------|
| Sr. No. | Particulars | Existing | Expansion | Total A |
| | Online Proposal No. | SIA/HR/INFRA2/473602/2024 | | |
| | Category | 8(a) Building & Construction | | |
| | Plot Area (m ²) | 13075.28 | 2807.61 | 15 |
| | Proposed Ground Coverage (m ²) | - | 1489.898 | 50 |
| | Proposed FAR (m ²) | - | 4368.270 | 198 |
| | Non-FAR Area (m ²) | - | 4304.340 | 163 |
| | Total Built Up area (m ²) | 27554.154 | 8672.610 | 362 |
| | Total Green Area with Percentage (m ²) | 4576.348 | 982.664 | 5559.012 (|
| | Rain Water Harvesting Pits (No.) | 3 | 1 | |

| | | | | | |
|--|------------------------------------|----------------|--------|--|--------------------------|
| | STP Capacity (kld) | 170 | 25 | | |
| | Total Parking (ECS) | 349 | 68 | | |
| | Organic Waste Converter | - | - | | |
| | Maximum Height of the Building (m) | 53.4 | 21.35 | | |
| | Power Requirement (kW) | 1923.18 | 430.5 | | 235 |
| | Power Backup (kVA) | - | 400 | | 12 |
| | Total Water Requirement (kld) | 163 | 40.63 | | 203 |
| | Fresh Water Requirement (kld) | 35 | 8.42 | | 43 |
| | Treated Water (kld) | - | 32.21 | | 160 |
| | Waste Water Generated (kld) | 116 | 19.15 | | 135 |
| | Solid Waste Generated (TPD) | 0.375 | 0.14 | | 0. |
| | Biodegradable Waste (TPD) | 0.15 | 0.07 | | |
| | Number of Towers | 2 | 1 | | |
| | Basement | 3 | 2 | | |
| | Maximum Nos. of Floor | 3B+G+12 | 2B+G+3 | | 3B |
| | Total Cost of the project: | 86.15 | 25 | | 1 |
| | EMP Cost/ Budget | Capital Cost | | | 109 |
| | | Recurring Cost | | | 20. |
| | Incremental Load in respect of: | i) PM 2.5 | | | 0.00 |
| | | | | | 0.0 |
| | | | | | 0.04 |
| | | | | | 0.17 |
| | | | | | 0.0001 |
| | Construction Phase: | | - | | 25 |
| | | | - | | 10 KLD, W thorized by |
| | | | - | | 4 |

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 along with an affidavit of even date stating therein as under:

That, Initially the project has licence no 04 of 2012 having area of 3.231 Acres for development of Commercial Colony for which Environment Clearance was granted to the M/s Shamrock Infrastructure Pvt. Ltd by SEIAA, Haryana vide File number **SEIAA/HR/2013/352 dated 26.06.2013** for plot area 13075.28 m² and built-up area 27554.154 m².

That, the Occupation certificate has been granted to existing building “A” and “B” with vide Memo No. **ZP-795/AD(RA)/2019/1167 dated 15.01.2019** and **ZP-795/SD(DK)/2019/18370 dated 02.08.2019** respectively. Copy of OC is attached as **Annexure 1**

That, now due to addition of 0.69375 Acres plot area having License No. 86. OF 2023, the plot area and built-up area are increasing from **13075.28m²** to **15882.89 m²** and from **27554.154 m²** to **36226.764m²** respectively. Copy of Additional license, Forest NOC and Aravali NOC is attached as **Annexure 2A, 2B, 2C**.

That, the plot area and the built-up area of proposed Expansion Building “C” is 2807.61 m² and 8672.61 m² respectively.

That, Certified compliance report has been obtained with vide file no. 4-1193/2013/IRO/Env. dated **03.08.2023**. ATR has been submitted on 30.05.2024.

That, Comparative statement of the project is as below:

| | | | | | |
|--|--|-----------|----------|-------------------|-----------|
| | | | | | |
| | Plot Area (m ²) | 13075.28 | 2807.61 | | 15882.89 |
| | Proposed Ground Coverage (m ²) | - | 1489.898 | | 507.898 |
| | Proposed FAR (m ²) | - | 4368.270 | | 198.270 |
| | Non-FAR Area (m ²) | - | 4304.340 | | 163.340 |
| | Total Built Up area (m ²) | 27554.154 | 8672.610 | | 36226.764 |
| | Total Green Area with Percentage (m ²) | 4576.348 | 982.664 | 5559.012 (30.93%) | |
| | Rain Water Harvesting Pits (No.) | 3 | 1 | | |
| | STP Capacity (kld) | 170 | 25 | | |
| | Total Parking (ECS) | 349 | 68 | | 417 |
| | Organic Waste Converter | - | - | | |
| | Maximum Height of the Building (m) | 53.4 | 21.35 | | 53.4 |
| | Power Requirement (kW) | 1923.18 | 430.5 | | 2353.68 |
| | Power Backup (kVA) | - | 400 | | 120.0 |
| | Total Water Requirement (kld) | 163 | 40.63 | | 203.63 |
| | Fresh Water Requirement (kld) | 35 | 8.42 | | 43.42 |
| | Treated Water (kld) | - | 32.21 | | 160.21 |

| | | | | | |
|--|-----------------------------|---------|--------|--|-----|
| | Waste Water Generated (kld) | 116 | 19.15 | | 135 |
| | Solid Waste Generated (TPD) | 0.375 | 0.14 | | 0.5 |
| | Biodegradable Waste (TPD) | 0.15 | 0.07 | | 0 |
| | Number of Towers | 2 | 1 | | |
| | Basement | 3 | 2 | | |
| | Maximum Nos. of Floor | 3B+G+12 | 2B+G+3 | | 3B |
| | Total Cost of the project: | 86.15 | 25 | | 11 |

That, CA Certificate of the project is attached as **Annexure 2**.

That, Proposed building is only 2B+G+3, structure certificate will be submitted before SEIAA, Haryana meeting.

That, Proposed Green area is 982.664sqm i.e. 35 % of additional plot. Landscape plan is attached as **Annexure 3**.

That, Traffic Circulation plan is attached as **Annexure 4**.

That, Existing solar SPV capacity is 75 kWp, however in proposed block we will increase the capacity of solar from 25 kWp to 50 kWp.

The PP further submitted revised EMP Budget of the project as under:

Table 2 – EMP Detail

| 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, safe access 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 |
| | | |
| | | |
| 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 |

3.3.3. Deliberations by the committee in previous meetings

| |
|-----|
| N/A |
|-----|

3.3.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding, CA Certificate, Green Area, Structure Stability Certificate, Traffic Circulation plan, Solar Power, Occupation Certificate, License, Previous EC, CCR, ATR as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 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 specific and general stipulations:

3.3.5. Recommendation of SEAC

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

| | Specific conditions |
|----|--|
| 1. | <ol style="list-style-type: none"> 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 SO₂ 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 |

| | |
|-----------------------------|---|
| | <p>building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.</p> <ol style="list-style-type: none"> 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. 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. 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.com portal as per the <u>Direction No.14 dated 11.06.2021</u> issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas. |
| Statutory Compliance | |
| 1. | <ol style="list-style-type: none"> 1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc. 3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project. |

4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January, 2016. Ready mixed concrete must be used in building construction.
 - i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - ii. 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. 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. |

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

| | | | |
|---|------------------|------------------------|---------------------------------|
| Group Housing Project by ADORE BUILD PROJECTS LLP located at FARIDABAD,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/473275/2024 | SEAC/HR/2024/111 | 17/05/2024 | Building / Construction (8(a)) |

3.4.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/473275/2024 Dated 17.05.2024 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.026693dated 22.04.2024.

Table 1 – Basic Detail

| Sr. No. | Particulars | |
|---------|---------------------|------------------------------|
| | Online Proposal no. | SIA/HR/INFRA2/473275/2024 |
| | Category | 8(a) Building / Construction |
| | Latitude | 28°22'22.95"N |
| | Longitude | 77°21'13.71"E. |

| | | |
|--|------------------------------------|--|
| | Plot Area | 22180.76 sqm |
| | Net Plot Area | 22,176.74 sqm |
| | Total FAR Proposed | 39430.10 sqm |
| | Total Non -FAR | 43,636.32 sqm |
| | Proposed Ground Coverage | 2,756.98 sqm |
| | Total Built Up area | 83066.42 sqm |
| | Total Green Area with Percentage | 4841.47 m2 (21.83% of Net |
| | Rain Water Harvesting | 05 No. |
| | Power Requirement | 2,317.47 KW |
| | Power Backup | 2 x 1,000 kVA + 1 x 750 |
| | Solar power | 100 kW |
| | Total Water Requirement | 109 KLD |
| | Freshwater requirement | 65 KLD |
| | Treated water requirement | 44 KLD |
| | Wastewater Generation | 64 KLD |
| | Proposed STP Capacity | 200 KLD |
| | Solid Waste Generated | 447 Kg/day |
| | Total Population | 990 persons |
| | number of dwelling units | 165 |
| | Max No. of Towers | 05 Residential Towers (S+17), Conv |
| | Total No. of basement | 2 nos |
| | Proposed Parking | 680 ECS |
| | Max. No. of Floors | 2B+S+17 |
| | Maximum Building height | 70.55 M |
| | R+U Value of Material used (Glass) | DGU with Low coating surface U value-1.6 W/sqm SGGC- 0.2 |
| | Total Cost of the project: | 311.20 Cr. |

| | | | | |
|--|---------------------------------|-------------|------------------------------------|--|
| | EMP Budget (per year) | | 535/- Lakhs | |
| | | | 72/- Lakhs | |
| | | | 15/- Lakhs | |
| | Incremental Load in respect of: | | 0.053 $\mu\text{g}/\text{m}^3$ | |
| | | | 0.021 $\mu\text{g}/\text{m}^3$ | |
| | | | 0.072 $\mu\text{g}/\text{m}^3$ | |
| | | | 0.349 $\mu\text{g}/\text{m}^3$ | |
| | | | 0.074 $\mu\text{g}/\text{m}^3$ | |
| | Status of Construction | Vacant land | | |
| | Construction Phase: | | 1 DG of 62.5 kVA | |
| | | | Treated water of 50 KLD from HSVP | |
| | | | NA | |
| | | | Regularly used as per requirement. | |

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 31.05.2024 alongwith an affidavit dated 01.06.2024 stating therein as under:

1. That, about 100 KW power requirement of total project will be met through solar.
2. That, 3 no. of DG sets (2 x 1,000 kVA + 1 x 750 kVA) proposed in the operation phase of the project.
3. That, forest NOC is not applicable to our project as per the notification issued by Haryana Vidhan Sabha Secretariat dated 20.02.2019, No. 4 in Section 3A mentions:

“Act not to apply to certain lands.- The provisions of this Act shall not apply to-

a) The lands included in the final development plans, any other town improvement plans or schemes published under the provisions of-

- i. *the Punjab Town Improvement Trust Act, 1922 (Punjab Act 4 of 1922);*
- ii. *the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963);*
- iii. *the Faridabad Complex (Regulation and Development) Act, 1971 (42 of 1971);*
- iv. *the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975);*
- v. *the Haryana Municipal Corporation Act, 1994 (16 of 1994);*

vi. the Gurugram Metropolitan Development Authority Act, 2017 (34 of 2017);
vii. the Faridabad Metropolitan Development Authority Act, 2018 (9 of 2019);
viii. any other Act, Statute or Order that the State Government may notify from time to time, where date of publication of such plan or scheme is:-

i. prior to the date of the publication of the Punjab Land Preservation (Haryana Amendment) Act, 2019, in the Official Gazette; or

ii. later than the date of the publication of Punjab Land Preservation (Haryana Amendment) Act, 2019 in the Official Gazette but prior to the date of publication of applicable and subsisting special order, if any, issued under section 4 or section 5 of this Act;”

4. That, the proposed project will be developed on a land parcel measuring 22,180.76 sqm which has been allotted to M/s Adore Build Projects LLP by Haryana Shehri Vikas Pradhikaran (HSVP) through eAuction and the common facilities like fresh water supply, sewerage connection and electricity provision till the boundary of the site will be provided by the HSVP. This is in reference to the e-auction policy of HSVP dated 20.05.2021 (subsequent revised dated 20.07.2022); under No. 7. Maintenance of common facilities and other compliances, it is mentioned that

“i. The successful bidder (being allotted land by HSVP) will not be required to obtain a license under the Haryana Development regulations of Urban Areas Act, 1975 (Act No. 8 of 1975). The EDC and IDC are included in the cost and hence, the successful bidder has not to deposit the same. The common facilities like water sewerage and electricity upto the boundary of the site will be provided by the HSVP. Whereas, the successful bidder has to carried out the other internal developments of the site.”

5. That, there are no tress present on the project site. So tree cutting is not involved.

6. That, the building plan of the project has been approved from Haryana Shehri Vikas Pradhikaran (HSVP) dated 22.02.2024.

The PP further submitted another affidavit stating therein as under:

1. That as per the sanctioned drawing the maximum height of the proposed building is 70.55 m till the mumty level. NOC from Airport Authority of India has been obtained for 75 m considering the installation of stacks for the DG sets.

2. That the Pond ID for the maintenance of pond is Bhatola Village, Faridabad, Haryana as proposed under CER activities is 01-HR-FRD-FRD-0123-BHAT-013 (As per The Haryana Pond and Waste Water Management Authority).

The PP also submitted that 3% additional FAR is being availed under Solid Waste Management. PP submitted the approved drawing as obtained from HSVP dated 22.02.2024.

The PP further submitted revised EMP Budget of the project as under:

EMP Budget: Construction Phase

| 1 | Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling) | 10 | | 3 |
|---|--|----|--|---|
| 2 | Anti-smog gun | 15 | | 3 |
| 3 | Noise Pollution Control (Maintenance of machinery) | 7 | | 2 |
| 4 | Facilities for labours (PPEs, safety, medical facility etc. | 12 | | 3 |
| 5 | Sanitation for labours (mobile toilets/septic tank) | 6 | | 3 |
| 6 | Waste management | 5 | | 2 |

| | | | | | | | | |
|------------------------------------|---|--|----------|-----------|----------|----------|----------|----------|
| 7 | Environment monitoring & Six-Monthly compliances | | | 4 | | | | |
| 8 | Environment Management Cell | 3 | | 2 | | | | |
| | Total | 58 | | 22 | | | | |
| EMP Budget: Operation Phase | | | | | | | | |
| | | | | | | | | |
| 1 | Wastewater treatment (STP) | 200 | | 15 | | | | |
| 2 | Rain water Harvesting system | 25 | | 3 | | | | |
| 3 | Acoustic enclosure/stack for DG sets and Energy savings | 30 | | 4 | | | | |
| 4 | Solid Waste Management (Organic Waste Converter and Waste Bins) | 40 | | 4 | | | | |
| 5 | Landscaping (green area development and plantation) | 55 | | 10 | | | | |
| 6 | Solar PV plant | 90 | | 5 | | | | |
| 7 | Water efficient fixture and measures | 30 | | 6 | | | | |
| 8 | Environment Management cell, Environment monitoring & Six-Monthly compliances | 7 | | 3 | | | | |
| | Total | 477 | | 50 | | | | |
| EMP Budget: Outside Project | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 1 | Plantation in community areas in close coordination of village panchayat | Nearby Village | 1,25,000 | 75,000 | 1,00,000 | 1,25,000 | 75,000 | 5,00,000 |
| 2 | Maintenance of nearby village road (01-HR-FRD-FRD-0123-BHAT-013) | Nearby Village | 80,000 | 1,20,000 | 1,25,000 | 75,000 | 100000 | 5,00,000 |
| 3 | Maintenance of nearby village pond | Pond near Govt. Middle School, Village Bhotala | 75,000 | 1,25,000 | 80,000 | 1,00,000 | 1,20,000 | 5,00,000 |

| | |
|--|--------------|
| Total | 15,00,000 |
| Total EMP Budget Summary | |
| | |
| EMP Budget (Capital cost) | 535/- |
| EMP budget (Recurring cost) | 72/- |
| EMP budget for nearby area/ outside the project boundary | 15/- |
| TOTAL | 622/- |

3.4.3. Deliberations by the committee in previous meetings

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|-----|
| N/A |
|-----|

3.4.4. Deliberations by the SEAC in current meetings

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| <p>A detailed discussion was held on the documents submitted regarding EMP budget, forest NOC, landscape plan, solar power, FAR, DG capacity, sewerage, water, power, approval on building plans, building height, air quality monitoring as well as submissions made by PP.</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 under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:</p> <p>1. Sh./Smt. Adore Build Projects LLP through its partner Jetaish Kumar Gupta C/o Narender Kumar Gupta(as per Land Allotment Letter issued by HSVP vide Memo no. ZO001/EO001/UE001/GALOT/0000001398 dated 17.11.2023)</p> <p>The Environmental Clearance is recommended to be granted to the project with following specific and general stipulations:</p> |
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3.4.5. Recommendation of SEAC

| |
|-------------|
| Recommended |
|-------------|

3.4.6. Details of Environment Conditions

3.4.6.1. Specific

| Specific conditions | |
|---------------------|---|
| 1. | <ol style="list-style-type: none"> 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. 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 SO₂ 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.
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.

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| | <ol style="list-style-type: none"> 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. The PP shall get project electrification plan approved from the competent authority before operation of the project. 25. 05 RWH 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 adopt a nearby village Pond (ID 01-HR-FRD-FRD-0123-BHAT-013) for its beautification and rejuvenation. 28. The PP shall fulfil about 100 KW power requirement through solar at the project site. 29. 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. |
|--|--|

Statutory Compliance

| | |
|----|--|
| 1. | <ol style="list-style-type: none"> 1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc. 3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project. 4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL. 5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board. 6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority. 7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained. 8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. 9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed. 10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government. <p>I Air Quality Monitoring and Preservation</p> <ol style="list-style-type: none"> 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 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 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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

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| | <p>receipt.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
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3.5. Agenda Item No 5:

3.5.1. Details of the proposal

| | |
|---|----------|
| Group Housing Colony project by M/s Signatureglobal (India) Ltd. located at revenue estate of Village-Fazilpur Jharsa, Sector-71, Gurugram Manesar Urban Complex, Haryana by SIGNATUREGLOBAL INDIA LIMITED located at GURUGRAM,HARYANA | |
| Proposal For | Fresh EC |

| Proposal No | File No | Submission Date | Activity (Schedule Item) |
|---|------------------|-----------------|--|
| SIA/HR/INFRA2/473414/2024 | SEAC/HR/2024/107 | 22/05/2024 | Townships/ Area Development Projects / Rehabilitation Centres (8(b)) |

3.5.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/473414/2024 dated 20.05.2024 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.201616 dated 22.05.2024.

Table 1 – Basic Detail

| Sr. No. | Particulars | |
|---------|----------------------------------|--|
| | Online Proposal no. | SIA/HR/INFRA2/473414/2024 |
| | Category | 8(b) Townships/ Area Development Projects / Rehabilitation Centres |
| | Latitude | 28°24'41.07"N |
| | Longitude | 77° 1'27.01"E |
| | Plot Area | 91,054.35 sqm |
| | Total FAR Proposed | 2,82,748.11 sqm |
| | Total Non -FAR | 2,04,439.98 sqm |
| | Proposed Ground Coverage | 14,913.83 sqm |
| | Total Built Up area | 4,87,188.09 Sqm |
| | Total Green Area with Percentage | 18,431.685 sqm (@20.2% of Total Built Up area) |
| | Rain Water Harvesting | 23 No. |
| | Power Requirement | 13,411 kVA |
| | Power Backup | 8 DG set of total capacity 10500 kVA(2 A+2*1500 kVA+2*2000 kVA) |
| | Total Water Requirement | 765 KLD |
| | Domestic water | 717 KLD |
| | Freshwater requirement | 534 KLD |
| | Wastewater Generation | 613KLD |

| | | | |
|--|---------------------------------|----------------------|---|
| | Proposed STP Capacity | | 766 KLD |
| | Solid Waste Generated | | 4,316 kg/day |
| | Biodegradable waste | | 2,590 kg/day |
| | Total Population | | 12556 persons |
| | Total number of dwelling units | | 1789 |
| | Maximum number of floors | | G+42 |
| | Total number of Towers | | 12 |
| | Basement | | 2 |
| | Proposed Parking | | 2,766 ECS |
| | Maximum Building height | | 165.6 M |
| | Total Cost of the project | | 335240 lakh |
| | EMP Budget (per year) | i) Capital Cost | 1676 Lakhs |
| | | | 335 Lakhs |
| | Incremental Load in respect of: | i) PM _{2.5} | 0.004 g/m ³ |
| | | | 0.07 g/m ³ |
| | | | 0.01 g/m ³ |
| | | | 2.7 g/m ³ |
| | | | 1.03 g/m ³ |
| | Status of Construction | | No Construction is done at the project site |
| | Construction Phase: | | 100 KVA |
| | | | 100 ML&GMDA |
| | | | 1 |
| | | | 1 |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 05.06.2024 alongwith an affidavit of even date mentioning therein as under:

1. That we are going to construct a Group Housing Colony project located at revenue estate of Village-Fazilpur Jharsa, Sector-71, Gurugram, Haryana.
2. That, we will provide adequate savings through solar power.
3. That, there are few trees existing at project site and we will take permission from concerned

departing for shifting/cutting.

4. That, we will provide 18,431.685 sqm (@20.2% of the plot area) as landscape area.

5. That, Aravali NOC for area 7 Kanal and 12 Marla of Rect. No. 10; Kharsa No. 16 is obtained which is more than the area 5 Kanal 9 Marla of Rect. No. 10; Kharsa No. 16 in its licence granted by DTP.

PP further submitted EMP details of the project which is as under:

| | | |
|---|-------------|------------|
| | | |
| Sewage Treatment Plant | 400.0 | 100.0 |
| Rain Water Harvesting System | 25.0 | 6.3 |
| Solid Waste Management | 20.0 | 5.0 |
| Environmental Monitoring | 6.0 | 1.5 |
| Green Area/ Landscape Area | 550.0 | 137.5 |
| Others (Energy saving System, miscellaneous) | 290.0 | 72.5 |
| Solar (Nearby School / Village) | 50.0 | 12.5 |
| Sub-Total | 1341 | 335 |
| CER | | |
| Plantation in nearby School | 45.0 | |
| Drinking Water facilities in nearby schools | 20.0 | |
| Arrangement of Medical Camp | 20.0 | |
| Renovation work of School Near by Village | 110.0 | |
| Distribution of School Bags/Uniform/ and accessories | 35.0 | |
| Road and Others Infra development in School/Village | 70.0 | |
| Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability | 20.0 | |
| Solar (Nearby School / Village) | 15.0 | |
| Total | 1676 | 335 |

3.5.3. Deliberations by the committee in previous meetings

N/A

3.5.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Solar Power, Trees, Green Area, Aravali NOC, Forest NOC, Site Layout Plan, Building Plan, Wildlife Conservation Plan, AAI NOC, Power Assurance, CA Certificate, EMP, Structure Stability Certificate as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. Signature Global (India) Ltd. (as per license issued by DTCP vide Endst. No. LC-1100/Asstt(RK)/2024/13096-113 dated 29.04.2024

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

3.5.5. Recommendation of SEAC

Recommended

3.5.6. Details of Environment Conditions

3.5.6.1. Specific

| Specific conditions | |
|---------------------|--|
| 1. | <p>The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> |

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 **Rain Water 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
26. **23 Rain Water pits** shall be provided for ground water recharging as per the CGWB norms.

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|-----------------------------|--|
| | <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 provide the solar power as per HAREDA norms.</p> <p>29. 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.</p> |
| Statutory Compliance | |
| 1. | <ol style="list-style-type: none"> 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. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc. 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. 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. 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. 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. 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. 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. 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. 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. <p>I Air Quality Monitoring and Preservation</p> <ol style="list-style-type: none"> 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. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site. 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. 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

25th January; 2016. Ready mixed concrete must be used in building construction.

- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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

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| | <p>(Protection) Rules, 1986, as amended subsequently and put on the website of the company.</p> <p>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.</p> <p>vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
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3.6. Agenda Item No 6:

3.6.1. Details of the proposal

| Proposed Expansion cum Modification of Group Housing Buildings in Zone 10, DLF 5, at Sector-54 Gurugram, Haryana by DLF LIMITED located at GURUGRAM,HARYANA | | | |
|---|------------------|-----------------|--|
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/468689/2024 | SEAC/HR/2024/067 | 10/04/2024 | Townships/ Area Development Projects / Rehabilitation Centres (8(b)) |

3.6.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/468689/2024 Dated 10.04.2024 for obtaining **Environment Clearance for Expansion cum Modification** 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.523013 dated 30.01.2024.

Table 1: Basic Detail

| Sr. No. | Particulars | As Per Earlier EC | Expansion cum modification | | |
|---------|----------------------------------|---|----------------------------|--|--------|
| | Online Proposal no. | SIA/HR/INFRA2/468689/2024 | | | |
| | Category | 8(b) Townships/ Area Development Project | | | |
| | Latitude | 28°26'44.55"N | | | |
| | Longitude | 77°06'48.93"E | | | |
| | Plot Area | 30,653.317 sqm | 38,040.533 Sqm | | |
| | Total FAR Proposed | 1,43,937.510 sqm | 2,93,254.289Sqm | | |
| | Proposed Ground coverage | 6,369.381 sqm | 39,958.360 sqm | | |
| | Total Non -FAR | 89,440.488 sqm | 1,29,786.069 Sqm | | |
| | Total Built Up area | 2,33,377.998 sqm | 4,23,040.358 sqm | | |
| | Total Green Area with Percentage | 9,195.995 sqm | 7,290.529 sqm | | |
| | No. of RWH of Pits | 8 | 9 | | |
| | Total Population | 4,508 | -225 | | |
| | Total Parking | 1,615 ECS | 995 ECS | | |
| | Power Requirement | 5,874 KW | 5,216 KW | | |
| | Power Backup | 9 DG sets of total capacity 8,250 KVA (7×1,000 KVA + 2×625 KVA) | 7,750 | | 8 I ty |
| | Total Water Requirement | 391 KLD | 225 KLD | | |
| | Fresh Water Requirement | 255 KLD | 89 KLD | | |
| | Treated Water Requirement | 136 KLD | 136 KLD | | |
| | Wastewater Generation | 294 KLD | 2 KLD | | |

| | | | | | |
|--|--|---|---|----|--------------|
| | Proposed STP Capacity | DLF-5 Common STP of 15 MLD | - | | D |
| | Solid Waste Generation | 2,069 Kg/day | -189 kg/day | | |
| | Bio Degradable waste | 1241 Kg/day | -489 kg/day | | |
| | OWC Capacity | 1,500 | -650 | | |
| | Max. height of building | 109.350 m | 15.45 m | | |
| | No of towers | 4 | 3 | | |
| | Max. No of floors for residential | B4 + B3 + B2 + B1+ S + 33F | -2F | | B4 |
| | Community building | 1 | - | | |
| | Max. No. of Floors for club house/community building | - | - | | |
| | Total No. of basements | 4 | - | | |
| | Main Dwelling Unit | 520 | -88 | | |
| | Service Personnel Room | 50 | 382 | | |
| | Total Cost of the project: | 1,076 Cr. | 6,507 Cr | | |
| | R+U Value of Material used (Glass) | U-Value: <2.8 W/m ² K SHGC: <0.60 | -- | | U |
| | EMP Cost/Budget | Expenditure till: Rs. 27 5.34 Lakhs | 4,288 | | |
| | Incremental Load in respect of: | 0.00794 | -0.00226 | | |
| | | 0.00983 | -0.00074 | | |
| | | 0.0994 | -0.07667 | | |
| | | 0.0631 | -0.03468 | | |
| | | 0.0000049 | -0.0000014 | | |
| | Construction Phase | | Temporary Connection | | T |
| | | | DLF Water Tanks+ STP WATER (common STP Plant DLF Phase V) | | DL W I |
| | | iii. STP (Modular) | 5 KLD | -- | |

| | | | | | | |
|--|--|--------------------|---|----|--|--|
| | | iv. Anti-Smoke Gun | 1 | -- | | |
| | | | | | | |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit dated 03.06.2024 mentioning therein as under:

- v Those details of collaboration agreement and sale deed with various companies and individual with DLF Limited is attached as **Annexure-A**
- v That detail of Permissible, Achieved, Proposed and Balance FAR for group housing colony measuring of 476.6015 acres in DLF Phase-5, Gurugram is attached as **Annexure-B**
- v That project site is located in layout plan of DLF Phase-5 of 476.6015 acres. Master layout plan which shows the location of project site in 476.6015 acres is attached as **Annexure-C**.
- v That detail of comparison between earlier EC and proposed EC is attached as **Annexure-D**.
- v That we will increase green area from 20% to 24% of total plot area of 16.975 acres.
- v That Sewage Treatment Plant (STP) of 15 MLD Capacity is a Common STP which is located in Zone-6, DLF5, Sector-43, Gurugram, Haryana to treat the sewage of all buildings located in DLF Phase-5. The STP is under operation. It is operated & maintained by DLF Limited. The total capacity of Common STP is 15 MLD (9MLD based on SBR technology & 6 MLD based on MBR technology. Details of existing load of STP is attached as **Annexure-E**
- v That we will increase the capacity of solar panel from 110 KWp to 140 KWp in the project site.

PP further submitted EMP detail which is as under:

Table 2 – EMP Budget

| Sanitation and Wastewater Management | 5 | 27 | Waste Water Management | 5.00 | 400 |
|--------------------------------------|---|----|---|------|-----|
| (Modular STP) | | | (Sewage Treatment Plant) | | |
| Garbage & Debris disposal | 2 | 27 | Solid Waste Management | 20 | 150 |
| | | | (Dust bins & OWC) | | |
| Green Belt Development | - | 15 | Green Belt Development | 180 | 720 |
| Air, Noise, Soil, Water Monitoring | 3 | 37 | Monitoring for Air, Water, Noise & Soil | 0 | 14 |

| | | | | | |
|--|--------------|------------|--|-------------|-------------|
| Rainwater harvesting system | - | - | Rainwater harvesting system | 240 | 40 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 565 | 110 | DG Sets including stack height and acoustics | 1389 | 280 |
| Medical cum First Aid facility | 3 | 75 | Energy Saving | 168 | 64 |
| (providing medical room & Doctor) | | | (Solar Panel system) | | |
| Storm Water Management (temporary drains and sedimentation basin) | 5 | 1 | Maintenance of nearby pond of village | 0 | 25 |
| Total | 583 | 291 | Total | 2002 | 1413 |
| G. Total | 4,288 | | | | |

Table 2 Expenditure on EMP budget

| | |
|---|----------------------|
| | |
| Monitoring for Air, Water, Stack, emission & Noise | 1,62,011/- |
| Dust mitigation measures including Barricading, water sprinkling, anti-smog gun | 2,72,56,914/- |
| PPE for workers & Health Care | 1,15,691/- |
| Total | 2,75,34,616/- |

3.6.3. Deliberations by the committee in previous meetings

| |
|-----|
| N/A |
|-----|

3.6.4. Deliberations by the SEAC in current meetings

| |
|--|
| <p>A detailed discussion was held on the documents submitted regarding Collaboration Agreement, Sale Deed, FAR, STP, Solar Power, Trees, Green Area, AAI NOC, Aravali NOC, Site Layout Plan, Building Plan, Wildlife Activity Plan, Power Assurance, Previous EC, CCR, CA Certificate, EMP, Structure Stability Certificate, License Detail 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</p> |
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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 DLF Limited, 3rd Floor, Shopping Mall, Arjun Marg, Phase-I, DLF City, Gurugram, Haryana – 122002 (As per NCLT order dated 02.02.2022, ROC dated 27.05.2006 and annual report of DLF Limited for Financial Year 2022-2023)**

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

3.6.5. Recommendation of SEAC

Recommended

3.6.6. Details of Environment Conditions

3.6.6.1. Specific

| Specific conditions | |
|---------------------|---|
| 1. | <ol style="list-style-type: none"> 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 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 **Rain Water 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
26. **17 Rain Water Pits** shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. The PP shall increase the capacity of solar panel **from 110 KWp to 140 KWp** in the project site.
29. 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.

Statutory Compliance

- | | |
|----|---|
| 1. | 1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in |
|----|---|

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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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.
- i. 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.
- i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- ii. 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. 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,

| | |
|--|--|
| | <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
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3.7. Agenda Item No 7:

3.7.1. Details of the proposal

| | | | |
|---|------------------|------------------------|---------------------------------|
| Proposed Residential Group Housing project at Site no -25 in Sector-43, Gurugram, Haryana being developed by M/s Godrej projects development limited. by GODREJ PROJECTS DEVELOPMENT LIMITED located at GURUGRAM,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/466662/2024 | SEAC/HR/2024/112 | 22/05/2024 | Building / Construction (8(a)) |

3.7.2. Project Salient Features

| | | | |
|---|---------------------|---------------------------|--|
| <p>The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/466662/2024 dated 20.03.2024 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.002640dated 15.03.2024.</p> <p style="text-align: center;">Table 1: Basic Detail</p> | | | |
| Sr. No. | Particulars | | |
| | Online Proposal No. | SIA/HR/INFRA2/466662/2024 | |

| | Category | 8(a) "Building and Const |
|--|----------------------------------|--|
| | Latitude | 28°27'5.05"N |
| | Longitude | 77° 5'24.42"E |
| | Total Plot Area | 20871.42 sqm (5.16 A |
| | Proposed Ground Coverage | 70,96.28sqm |
| | Proposed FAR | 66,757.67 sqm |
| | Proposed Non FAR Area | 68,965.36 sqm |
| | Total Built Up area | 1,35,723.03 m2 |
| | Total Green Area with Percentage | 4193 sqm (20.09 % of pl |
| | Rain Water Harvesting Pits | 06 No. |
| | STP Capacity | 300 KLD |
| | Total Parking | 650 ECS |
| | Maximum Building height | 124.05 m |
| | Power Requirement | 2660 kVA |
| | No. of DG set | 3 Nos. of DG of total Capacity 3,250 KVA (1×500 KVA) |
| | Total Water Requirement | 256 KLD |
| | Fresh Water Requirement | 159 KLD |
| | Treated Water | 97 KLD |
| | Waste Water Generated | 203 KLD |
| | Solid Waste Generated | 1,377 Kg/day |
| | Biodegradable Waste | 551 kg/day |
| | Organic waste Convertor | 600 kg/day |
| | Max. No of Floors | G+32 F |
| | Total no. of basement | 2 no |
| | Total no of towers | 3 no |

| | | |
|---------------------------------|------------------------------------|---|
| | Solar Panel capacity | 50 KW |
| | Total Population | 4483 |
| | No of Dwelling unit | 272 |
| | Community building | 1 |
| | Commercial | 1 |
| | R+U Value of Material used (Glass) | U Value : 5.5w/Sqm SHGC: 0.9 |
| | Total Cost of the project: | Rs. 1,599 Cr. |
| | EMP Budget | Rs.3,152 Lakhs |
| Incremental Load in respect of: | i. PM 2.5 | |
| | ii. PM 10 | |
| | iii. SO ₂ | |
| | iv. NO ₂ | |
| | v. CO | 0.0000002 mg/m ³ |
| Construction Phase: | | Temporary electrical connection & 01 DG of 125 KV |
| | | Fresh water – 20 KLD for drinking. Treated water- 117 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA |
| | | 1 Nos of 10 KLD |
| | | 01 Nos of Anti-smoke gun |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit of even date mentioning therein as under:

- That the ground coverage is 7096.28 sqm (34%) instead of 5384.63sqm (25.80%)
- That the maximum building height 124.05m instead of 130.85m.
- That the maximum no of floor will be G+32 instead of G+35Floor.
- That the proposed FAR is 66,757.67 sqm instead of 66,701.73 sq.m.
- That our proposed Built-up area is 1,35,723.03sq.m instead of 1,35,667.09sqm
- That we will cut the tree after obtaining the NOC from the competent authority and compensatory plantation will be done in 1:10 ratio
- That we will increase solar panel capacity from 40 KW to 50 KW as per HEREDA norms applicable for the project.
- That as per HSVP vide memo no. 3255 dated 21.05.2024, there is no effect of aravali

notification on the project site.

- That as per HSVP vide memo no. 3255 dated 21.05.2024, there is no any forest land involved in the project site.
- That we have obtained power assurance from DHBVN through memo. No. Ch-24/DGR-26B dated: 29.03.2024.
- That we have approved FAR of 2.50 under TOD policy at 5,006.62sq.m plot area and FAR of 1.75 on 15,864.80 Sq.m plot area. We have also 15 % extra FAR or IGBC platinum pre certified and TDR utilization certificate no. 22 of 2024 dated 09.04.2024 has been granted for 23,347.25sq.m FAR.
- That there is no litigation pending against our project.

PP further submitted EMP detail which is as under:

PROPOSED EMP BUDGET

| Sanitation and Wastewater Management (Module STP) | 5 | 10 | Waste Water Management (Sewage Treatment Plant) | 99 | 60 |
|--|-----|----|--|-----|-----|
| Garbage & Debris disposal | | 25 | Solid Waste Management (Dust bins & OWC) | 10 | 50 |
| Green Belt Development | 25 | 25 | Green Belt Development | 243 | 150 |
| Air, Noise, Soil, Water Monitoring | 0 | 5 | Monitoring for Air, Water, Noise & Soil | 0 | 20 |
| Rainwater harvesting system | 15 | 20 | Rainwater harvesting system | 247 | 99 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 350 | 20 | DG Sets including stack height and acoustics | 334 | 150 |
| PPE for workers & Health Care | 25 | 5 | Energy Saving (Solar Panel system) | 378 | 151 |
| Medical cum First Aid facility (providing medical room & Doctor | 20 | 30 | Dual Plumbing (STP Water Re-use) | 354 | 177 |

| | | | | | |
|---|-----------------------|------------|--------------|-------------|------------|
| Storm Water Management (temporary drains and sedimentation basin) | 20 | 30 | | | |
| Total | 460 | 170 | Total | 1665 | 857 |
| Sub-Total | Rs. 3152 Lakhs | | | | |

3.7.3. Deliberations by the committee in previous meetings

N/A

3.7.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding reply of EDS raised, Wildlife Activity Plan, Aai NOC, CA Certificate, Solar Power, Forest NOC, Aravali NOC, Power, IGBC, Project Cost, FAR, TOD, TDR, Power Assurance, Structure Stability, Area Detail as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Sh./Smt. Godrej Projects Development Ltd. Th. Dir. Amitesh Shah, d/o, s/o, w/o, c/o, Dilip Shah (as per allotment letter issued by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000001407 dated 20.12.2023**

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

3.7.5. Recommendation of SEAC

Recommended

3.7.6. Details of Environment Conditions

3.7.6.1. Specific

| Specific conditions | |
|---------------------|--|
| 1. | <ol style="list-style-type: none"> 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 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 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

| | |
|--|---|
| | <p>PP will have to seek fresh Environment Clearance.</p> <p>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.</p> <p>23. The PP shall get project electrification plan approved from the competent authority before operation of the project.</p> <p>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.</p> <p>26. 06 RWH 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 increase solar panel capacity from 40 KW to 50 KW as per HEREDA norms applicable for the project..</p> <p>29. 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.</p> |
|--|---|

Statutory Compliance

| | |
|----|---|
| 1. | <p>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.</p> <p>2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I Air Quality Monitoring and Preservation</p> <p>i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities</p> |
|----|---|

- 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 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 - vi. Sand, murrum, 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.
 - i. 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 25th January; 2016. Ready mixed concrete must be used in building construction.
 - i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - ii. 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. 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 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall 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 lead 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.

3.8. Agenda Item No 8:

3.8.1. Details of the proposal

| | | | |
|--|------------------|------------------------|---------------------------------|
| Proposed Residential Group Housing project at Site No.100 in Sector-54, Village Haidarpur Viran, District Gurugram, Haryana by Wonder City buildcon limited located at GURUGRAM,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/469415/2024 | SEAC/HR/2024/113 | 22/05/2024 | Building / Construction (8(a)) |

3.8.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/469415/2024 Dated 16.04.2024 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.002652 dated 22.03.2024.

Table 1 – Basic Detail

| Sr. No. | Particulars |
|---------|--|
| | Online Proposal no. SIA/HR/INFRA2/469415/2024 |
| | Category 8(a) "Building and Construction" |
| | Latitude 28°25'58.16"N |
| | Longitude 77° 6'21.20"E |
| | Plot Area 11,169.09 sqm |
| | Net Plot Area 11,169.09 sqm |
| | Total FAR Proposed 40,767.19 sqm |
| | Total Non -FAR 77,936.00 sqm |
| | Proposed Ground Coverage 4,467.60sqm |
| | Total Built Up area 1,18,703.19sqm |
| | Total Green Area with Percentage 2,315 (20.7% of plot area) |
| | Rain Water Harvesting 04 No. |
| | Power Requirement 2,381 KW |
| | Power Backup 2 nos. of DG sets having total capacity of 2500 |
| | Total Water Requirement 184 KLD |

| | | | |
|--|------------------------------------|--|---|
| | Freshwater requirement | | 111 KLD |
| | Treated water requirement | | 72 KLD |
| | Wastewater Generation | | 146 KLD |
| | Proposed STP Capacity | | 200 KLD |
| | Solid Waste Generated | | 1,087 Kg/day |
| | Biodegradable Waste | | 435 Kg/day |
| | Organic waste Convertor | | 450 Kg/day |
| | Total Population | | 4304 persons |
| | number of dwelling units | | 171 |
| | Max No. of Towers | | 02 |
| | Total No. of basement | | 4nos |
| | Proposed Parking | | 414 ECS |
| | Max. No. of Floors | | G+36F |
| | Maximum Building height | | 140M |
| | Total Cost of the project | | 900 Cr. |
| | R+U Value of Material used (Glass) | | U Value: 5.8 w/sqm.k |
| | EMP Budget | | EMP Budget: 2,288 Lakhs Capital Cost: 1,515 Lakhs Recurring Cost: 773 Lakhs |
| | Incremental Load in respect of: | | 0.00284 g/m3 |
| | | | 0.00455 g/m3 |
| | | | 0.01364 g/m3 |
| | | | 0.02274 g/m3 |
| | | | 0.0000012 mg/m3 |
| | Construction Phase: | | Temporary electrical connection of & 01 DG of 125 KVA |
| | | | Fresh water – 20 KLD for drinking & Treated Water 150 KLD for const Source: Fresh water – GMDA Construction Water – GMD |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit of even date mentioning therein as under:

- v That total project cost is Rs.900 crore instead of Rs.864 crore as mentioned in CA certificate.
- v That proposed maximum building height is 140 mtr instead of 150 mtrs.
- v That proposed maximum number of floors is G+36 F instead of G+40F.
- v That our permissible ground coverage is 4,467.6 sqm instead of 6,701.00 sqm.
- v That proposed ground coverage is 4,467.60sqm instead of 5,585.00 sqm.
- v That permissible & Proposed FAR is 40,767.19sqm instead of 40,767.00 sqm.
- v That total built-up area is 1,18,703.19 sqm instead of 1,18,703.00 sqm.
- v That as per HSVP vide memo no. 3256 dated 21.05.2024, there is no effect of Aravali notification on the project site.
- v That as per HSVP vide memo no. 3256 dated 21.05.2024, there is no any forest land involved in the project site.
- v That solar panel capacity has been increased from 40 kW to 50 kW.
- v That we will cut the tree after obtaining the NOC from the competent authority and compensatory plantation will be done in 1:10 ratio.
- v That we have obtained power assurance from DHBVN through memo. No. Ch-27/DGR-26B dated 07.05.2024.

PP further submitted EMP detail of the project which is as under:

Table 2 – EMP Detail

| Sanitation and Wastewater Management (Modular STP) | 5.00 | 10.00 | Waste Water Management (Sewage Treatment Plant) | 106 | 60 |
|---|-------|-------|---|-----|-----|
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 9 | 50 |
| Green Belt Development | 10.00 | 5.00 | Green Belt Development | 65 | 150 |

| | | | | | |
|--|------------|-----------|--|-------------|------------|
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 20.00 |
| Rainwater harvesting system (4 pits) | 10.00 | 3.00 | Rainwater harvesting system | 103 | 41 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 313 | 20 | DG Sets including stack height and acoustics | 377 | 150 |
| PPE for workers & Health Care | 10.00 | 5.00 | Energy Saving (Solar Panel system) | 251 | 101 |
| Medical cum First Aid facility (providing medical room & Doctor | 10.00 | 20.00 | Dual Plumbing (STP Water Re-use) | 236 | 118 |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| Total | 368 | 83 | Total | 1147 | 690 |

3.8.3. Deliberations by the committee in previous meetings

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|-----|
| N/A |
|-----|

3.8.4. Deliberations by the SEAC in current meetings

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| <p>A detailed discussion was held on the documents submitted regarding reply of EDS Raised, Wildlife Activity Plan, CA Certificate, Solar Power, Forest NOC, Aravali NOC, Power, Tree Felling, Project Cost, Structure Stability, Building Height, Area Detail 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 under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:</p> <p style="text-align: center;">1. Sh./Smt. Wonder City Buildcon Ltd. Th. Dir. Anuj Shandilya, d/o, s/o, w/o, c/o, Gopi Sharma (as per allotment letter issued by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000001408 dated 20.12.2023.</p> <p>The Environmental Clearance is recommended to be granted to the project with following specific and general stipulations:</p> |
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3.8.5. Recommendation of SEAC

| |
|-------------|
| Recommended |
|-------------|

3.8.6. Details of Environment Conditions

3.8.6.1. Specific

| | Specific conditions |
|----|---|
| 1. | <ol style="list-style-type: none"> 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 |

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| | <p>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</p> <ol style="list-style-type: none"> 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. The PP shall get project electrification plan approved from the competent authority before operation of the project. 26. 04 RWH pits shall be provided for ground water recharging as per the CGWB norms. 27. The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB. 28. The PP shall increase the solar panel capacity from 40 kW to 50 kW. 29. 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. |
| Statutory Compliance | |
| 1. | <ol style="list-style-type: none"> 1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc. 3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project. 4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL. 5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board. 6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority. 7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained. |

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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.

3.9. Agenda Item No 9:

3.9.1. Details of the proposal

| | | | |
|--|------------------|------------------------|---------------------------------|
| Proposed Group Housing Project with two different segments/components namely residential & commercial in the revenue estate of village Ghata and Haidarpur Viran (Wazirabad) site in Sector-56, District Gurugram by M/s JHS Estate Pvt. Ltd. by JHS ESTATE PRIVATE LIMITED located at GURUGRAM,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/469668/2024 | SEAC/HR/2024/085 | 20/04/2024 | Building / Construction (8(a)) |

3.9.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/469668/2024 dated 17.04.2024 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.171767 dated 10.03.2024. The case was taken up in 291st meeting held on 30.04.2024. However the case was deferred on request of PP.

Table 1 – Basic Detail

| Sr. No. | Particulars | |
|---------|--------------------------|----------------------------------|
| | Online Proposal no. | SIA/HR/INFRA2/469668 |
| | Category | 8(a) "Building and Construction" |
| | Latitude | 28°25'22.62"N |
| | Longitude | 77° 5'50.84"E |
| | Plot Area | 8,334.3 sqm |
| | Total FAR Proposed | 34,951.14 sqm |
| | Proposed Ground coverage | 4,551.13sqm |

| | | | |
|--|------------------------------------|--|--|
| | Total Non -FAR | 48,935.17 sqm | |
| | Total Built Up area | 83,886.31 sqm | |
| | Total Green Area with Percentage | 1,668.08 sqm (20.01% of plot area, which includes 1st floor and remaining 4.31% provided for landscaping) | |
| | Rain Water Harvesting | 3 RWH | |
| | Total Parking | 308 ECS | |
| | Power Requirement | 1,757 KW | |
| | Power Backup | Total Capacity 2,520 KVA (2 x 1,010 KVA) | |
| | Total Water Requirement | 132 KLD | |
| | Fresh Water Requirement | 81 KLD | |
| | Treated water Requirement | 51KLD | |
| | Wastewater Generation | 106 KLD | |
| | Proposed STP Capacity | 215 KLD | |
| | Solid Waste Generated | 719 Kg/day | |
| | Biodegradable Waste | 288 kg/day | |
| | Organic waste Converter | 350 kg/day | |
| | Total Population | 1947 | |
| | Dwelling unit | 172 | |
| | Servant Units | 18 | |
| | Max. height of building | 120 M | |
| | Max. No of floors | For Parking: B3, B2,B1 + podium (1st, 2nd, 3rd) For Commercial: Ground and 4th floor For Residential: Ground (lobbies) and 5th floor to 12th floor | |
| | No of Towers | 02 | |
| | Level of Basement | 3Nos. | |
| | Total Cost of the project: | 37,6.29 Cr. | |
| | R+U Value of Material used (Glass) | U Value: 5.5 w/sqm. SHGC: 0.9 | |
| | EMP Budget | EMP Budget: 483.5 Lakhs | |

| | | | |
|--|---------------------------------|--|--|
| | | | Capital Cost: 196 Lakhs Recurring Cost: 287.5 Lakhs |
| | Incremental Load in respect of: | | 0.0007 g/m ³ |
| | | | 0.00114 g/m ³ |
| | iii. SO ₂ | | 0.00281 g/m ³ |
| | | | 0.00239 g/m ³ |
| | | | 0.0000005 mg/m ³ |
| | Construction Phase: | | Temporary electrical connection & 01 DG of 125 KVA |
| | | | Fresh water – 15 KLD for drinking Treated Water 20 KLD for construction Source: Fresh water – HSVP Construction Water – GM |
| | | | 1 Nos of 5 KLD |
| | | | 01 Nos of Anti-smog gun |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit of even date mentioning therein as under:

- That the ground coverage of proposed project is 54.61% and after providing other requisite services (roads, paved area, parking etc.), an area of 15.70% is left on ground to be provided under green area. The remaining 4.31% has been provided on podium.
- That the land for the proposed project has been allotted by HSVP through e-auction process and the allotment letter has been issued by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000001641 dated 13/03/2024. Since the plot has been allotted by HSVP, the tree cutting and its compensatory plantation responsibility lies with HSVP. Though, a tree cutting permission issued in the name of HSVP for this particular land has been allotted dated 05.02.2024.

PP further submitted EMP Detail as under:

Table 2 – EMP Detail

| Sanitation and Wastewater Management (Modular STP) | 5.00 | 10.00 | Waste Water Management (Sewage Treatment Plant) | 50.00 | 70.00 |
|--|------|-------|---|-------|-------|

| | | | | | |
|--|-----------|-------------|--|------------|------------|
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 10.00 | 30.00 |
| Green Belt Development | 10.00 | 5.00 | Green Belt Development | 20.00 | 50.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 10.00 |
| Rainwater harvesting system (3 pits) | 6.00 | 2.50 | Rainwater harvesting system | 00.00 | 5.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 15.00 | 10.00 | DG Sets including stack height and acoustics | 30.00 | 20.00 |
| PPE for workers & Health Care | 10.00 | 30.00 | Energy Saving (Solar Panel system) | 20.00 | 5.00 |
| Medical cum First Aid facility (providing medical room & Doctor) | 10.00 | 20.00 | . | | |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| Total | 66 | 97.5 | Total | 130 | 190 |

3.9.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :30/04/2024

Deliberations of SEAC 1 :

The case was taken up in 291st meeting held on 30.04.2024. However PP requested vide letter dated 25.04.2024 to defer their case they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

3.9.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding reply of EDS

Raised, Monitoring Data, Ground Coverage, GRIHA, Trees, Land Detail, Green Area, Wildlife Activity Plan, AAI NOC, Structure Stability, Solar Power as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Sh./Smt. JHS Estate Pvt. Ltd. Th. Dir. Sehaj Chawla, d/o, s/o, w/o, c/o, Surinder Pal Singh Chawla (as per allotment letter issued by HSVP vide Memo No.ZO002/EO018/UE029/GALOT/0000001641 dated 13.03.2024**

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

3.9.5. Recommendation of SEAC

Recommended

3.9.6. Details of Environment Conditions

3.9.6.1. Specific

| Specific conditions | |
|---------------------|---|
| 1. | <ol style="list-style-type: none"> 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 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 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 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 PP shall get approve electrification plan before operation of the project.
 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
 27. **03 RWH** shall be provided for ground water recharging as per the CGWB norms.
 28. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
 29. 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.

Statutory Compliance

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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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.

| | |
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| | <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
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3.10. Agenda Item No 10:

3.10.1. Details of the proposal

| | | | |
|--|------------------|------------------------|--|
| Proposed IT Park Colony (Mix Land Use with 85% IT & 15% Commercial) on the land measuring 5.65 acres in the revenue estate of village-Ghata, Sector-61, Gurugram and Haryana by EMAAR INDIA LIMITED located at GURUGRAM,HARYANA | | | |
| Proposal For | | Fresh EC | |
| Proposal No | File No | Submission Date | Activity (Schedule Item) |
| SIA/HR/INFRA2/46647/8/2024 | SEAC/HR/2023/003 | 21/03/2024 | Townships/ Area Development Projects / Rehabilitation Centres (8(b)) |

3.10.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/466478/2024 dated 21.03.2024 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.300050 dated 13.12.2023 at the time of ToR. The case was taken up in 290th SEAC meeting held on 18.04.2024. However the case was deferred on

request of PP.

Table 1 – Basic Detail

| Sr. No. | Particulars | |
|---------|----------------------------------|--|
| | Online Proposal no. | SIA/HR/INFRA2/466478/ |
| | Category | 8(b) “Township and Area Deve |
| | Latitude | 28°24'56.98"N |
| | Longitude | 77° 5'38.02"E |
| | Plot Area | 22,864.7025 m2 |
| | Total FAR Proposed | 1,17,067.277 m2 |
| | Total Non -FAR | 52,932.723 m2 |
| | Proposed Ground Coverage | 6,749.750 m2 |
| | Total Built Up area | 1,70,000.000 m2 |
| | Total Green Area with Percentage | 5716.175 (25% of plot ar |
| | Rain Water Harvesting | 06 No. |
| | Power Requirement | 6,910 KW |
| | Power Backup | 6 no's total capacity =11,000 KVA (2×1,500 |
| | Total Water Requirement | 737 KLD |
| | Freshwater requirement | 298 KLD |
| | Treated water requirement | 439 KLD |
| | Wastewater Generation | 510 KLD |
| | Proposed STP Capacity | 650 KLD |
| | Solid Waste Generated | 3,660 Kg/day |
| | Biodegradable Waste | 2,196 Kg/day |
| | Organic waste Generated | 2200 kg/day |
| | Total No. of basement | 3 nos. |
| | Proposed Parking | 1435 ECS |

| | | |
|--|-------------------------------------|---|
| | Max. No. of Floors | G+26F |
| | Maximum Building height | 106.875 M |
| | Solar Panel Capacity | 208 KWp |
| | Total Cost of the project | 342.78 Cr. |
| | R+U Value of Material used (Glass) | U Value: 5.5 w/sqm.k |
| | EMP Budget | Total EMP budget: 720 la Capital Cost: 435 lakh Recurring Cost: 285 lak |
| | Incremental Load i n respect of: | 0.04071 g/m3 |
| | | 0.06207g/m3 |
| | iii. SO ₂ | 0.17092 g/m3 |
| | | 0.23386g/m3 |
| | | 0.0000298 mg/m3 |
| | Construction Phas e: | Temporary electrical connection & 01 DG of 125 KVA |
| | | Fresh water – 15 KLD for drinking Treated Water500 KLD for con Source: Fresh water – GMDA Construction Water – GM |
| | | 1 Nos of 5 KLD |
| | | 01 Nos of Anti-smoke g |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit dated 03.06.2024 mentioning therein as under:

- That total project cost is Rs. 342.78 Crore instead of Rs. 845 Crore as mentioned in CA certificate.
- That we will develop green area of 25% of 5.65 acres instead of 15% of 5.65 acres.
- That there are some trees standing at project site, out of which some trees will be felled for development activity after obtaining prior permission from Forest department and for each felled trees compensatory 10 times plantation will be done.
- That the said project falls under License No.34 of 2008 dated 23.02.2008 which is renewed upto dated; 22.02.2024 approved by DTCP Haryana for 5.65 Acres. We have already applied for renewal of license. We have also submitted fee to DTCP, Haryana against application for renewal of License No.34 of 2008 through transaction no. TCP3645524108150198 on dated: 08.01.2024.

PP further submitted EMP detail of the project which is as under:

Table 2 – EMP Detail

| | | | | | |
|--|------------------|--------------|---|---------------|---------------|
| | | | | | |
| | | | | | |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 20.00 | Waste Water Management (Sewage Treatment Plant) | 110.00 | 60.00 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 20.00 | 30.00 |
| Green Belt Development | 10.00 | 15.00 | Green Belt Development | 50.00 | 40.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 0.00 | 20.00 |
| Rainwater harvesting system | 15.00 | 5.00 | Rainwater harvesting system | 0.00 | 10.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 30.00 | 10.00 | DG Sets including stack height and acoustics | 50.00 | 20.00 |
| Medical cum First Aid facility (providing medical room & Doctor) | 10.00 | 20.00 | Energy Saving (Solar Panel system) | 125.00 | 10.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 10.00 | | | |
| Total | 80.00 | 95.00 | Total | 355.00 | 190.00 |
| G. Total | 720 Lakhs | | | | |

3.10.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :18/04/2024

Deliberations of SEAC 1 :

The case was taken up in 290th SEAC meeting held on 18.04.2024. However, vide letter dated 17.04.2024, the PP have made a request to defer the case on the ground that due to some unavoidable circumstances, they were not able to present their case before the committee. The committee acceded their request and deferred the case for next meeting.

Date of SEAC 2 :29/03/2024**Deliberations of SEAC 2 :**

The case was taken up in 289th meeting held on 29.03.2024. However, PP requested vide letter dated 26.03.2024 to defer their case as they are unable to attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

3.10.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Project Cost, Green Area, Trees Detail, TOD, License, Wildlife Active Plan, Revised EMP, AAI NOC, CA Certificate, Structure Stability, Previous EC as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Active Promoters Pvt. Ltd. In collaboration with EMAAR India Ltd. (as per license issued by DTCP vide Memo No. LC-1295-JE(VA)-2022/18946 dated 06.07.2022.**

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

3.10.5. Recommendation of SEAC

Recommended

3.10.6. Details of Environment Conditions**3.10.6.1. Specific****Specific conditions**

- | | |
|----|---|
| 1. | <ol style="list-style-type: none"> 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 SO₂ 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.
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management

| | |
|-----------------------------|---|
| | <p>(Amendment) Rules, 2022 relevant for the project.</p> <ol style="list-style-type: none"> 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 5716.175 (25% of plot area) shall be provided for green area development. 29) The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB. 30) The PP shall install solar panel capacity of 208 KWp. 31) 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. |
| Statutory Compliance | |
| 1. | <ol style="list-style-type: none"> 1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc. 3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project. 4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL. 5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board. 6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority. 7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained. 8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. 9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed. 10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government. |

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January, 2016. Ready mixed concrete must be used in building construction.
 - i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - ii. 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. 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 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall 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 lead 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.

4. Any Other Item(s)

4.1.1. Details of the proposal

| | | |
|---|---------------------------|---|
| M/s Pardesi Developers Private Limited, 801, Jakson Crown Heights, sector-10 Rohini Delhi 110085 located at N/A,N/A,N/A | | |
| Proposal For | | Transfer of EC for Construction of Township Residential Complexes and Commercial Complex at Village Rasoi, G.T. Karnal Road, Sonipat, Haryana |
| Proposal No | File No | |
| SIA/HR/INFRA2/467989/2024 | File No. SEAC/HR/2024/115 | |

4.1.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/467989/2024 dated 01.04.2024 for obtaining **Transfer of Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP not submitted the scrutiny fee.

The case was taken up in 291st meeting held on 30.04.2024. It has been observed that PP has raised withdrawal request of the proposal through portal. However, the letter dated 03.04.2024 uploaded reflects that the PP is requesting the transfer of the proposal to the MoEF&CC. Due to this contradiction, the committee has directed the PP/Consultant to clarify the request. The case shall be taken up accordingly.

4.1.3. Deliberations by the EAC in current meetings

The case is taken up in 293rd meeting of SEAC, Haryana held on 31.05.2024. The committee was apprised about receipt of a letter dated 13.05.2024 submitted by the PP. The PP has submitted that a request dated 04.04.2024 on PARIVESH 2.0 portal was made intimating that they had applied a proposal bearing no. SIA/HR/INFRA2/467989/2024 for Transfer of EC (Form-7) on PARIVESH 2.0. It is further submitted by PP that original EC in the case for which they have applied for Transfer of EC, was granted on 12.06.2008 by MoEF&CC, as SEIAA, Haryana was not constituted at that time. Therefore, all the relevant documents/file of the concerned case are with MoEF&CC. The PP further submitted that the proposal for Transfer of EC was mistakenly/wrongly applied on the State level, however, it required to be submitted with MoEF&CC and now, they have applied the request for withdrawal of the case.

The PP further submitted a Affidavit dated 10.06.2024 stating therein as under:-

1. I say that I'm the authorized representative of Pardesi Developers Pvt. Ltd. and has been duly authorised vide board resolution dated 25th April 2023 to represent the company and depose, represent affidavit. I'm even otherwise well conversant the facts of the case.
2. That the NGT in case OA 764 of 2018 imposed Environmental, Composition as detailed in Para 216 & 217 of the order dated 15th July 2022.
3. I say that the said order was challenged by way of a civil appeal and the impugned order of the NGT imposing the compensation was stayed vide order dated 05-09-2022 and the earlier order dated 03-06-2022 was also referred both the order.
4. I say that I undertake on behalf of company that I'll diligently follow the outcome of the above-mentioned case as and when decided

The committee was further apprised with the fact that this case has been dealt under violation category and as per SEIAA, Haryana, the order dated 02.02.2023 a compensation amount of Rs.1655.55 has been imposed on PP which is yet to be deposited, however, taking cognizance of Hon'ble Supreme Court/NGT, the SEIAA, Haryana vide order dated 22.07.2023, has decided to kept in abeyance to

recover the compensation amount till final disposal of SLP/Diary No. 24765/2022.

A thorough discussion was held by the committee on request of PP as well as on other aspects of the case and decided to allow withdrawal of the case subject to decision of the court cases.

4.1.4. Recommendation of EAC

considered

4.2.1. Details of the proposal

| | | |
|--|---------------------------|--|
| M/s Prominent Propbuild LLP, G-1B, Ground Floor, NDM- 2 Block - C, Plot No. D-1,2,3, Netaji Sub hash Place Delhi located at N/A,N/A,N/A | | |
| Proposal For | | EC for Expansion of Development of Resort at Sohna, Gurgaon, Haryana |
| Proposal No | File No | |
| SIA/HR/INFRA2/467442/2024 | File No. SEAC/HR/2024/080 | |

4.2.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/467442/2024 dated 28.03.2024 under Category 8(a) of EIA Notification dated 14.09.2006.

The case was taken up and recommended to SEIAA in 290th meeting of SEAC, Haryana held on 18.04.2024 for granting Environment Clearance and was recommended to SEIAA.

Further, PP sent a letter dated 22.05.2024 with a request to make some corrections in the recommendations made by the SEAC, Haryana.

4.2.3. Deliberations by the EAC in current meetings

The Committee was apprised with the request of the PP. After discussion, the committee has decided to issue following corrigendum in this case:

| | | | | | |
|---|--|--|--|---|--|
| | | | | | |
| 1 | Minutes of 290 th Meeting of SEA C, Haryana relat ed to Agenda Ite m No.290.04, M/ s Prominent Prop build LLP | Point No. 21 of the | The PP shall increase the capacit y of STP already installed | Omitted | |
| 2 | | Page no. 48 of the Min utes - 3.4.4 - 2nd Para graph - 4th | It's mentioned that Environment al Clearance to M/s Prominent Pr opbuild LLP (as per the License issued by DTCP vide Memo. No. CLU/GN- 3082B/CTP/13402/2022 dated 1 7.05.2022) issued by the Ministr y of Environment and Forest, Go vernment of India. | Environmental C limate Change Act, 2006. Be rea minent Propbu CLU dated 24. urther extende mo. No.ECLU/ 092/2023 dated A Notification d by the Ministry orest, Gov | |

4.2.4. Recommendation of EAC

| |
|-------------|
| Recommended |
|-------------|

4.3.1. Details of the proposal

| | | |
|--|---------------------------|--|
| M/s Signature global India Limited, 13th Floor, Dr. Global Das Bhawan, 28 Barakhamba Road, 28 Barakhamba Road, Connaught Place, New Delhi located at N/A, N/A, N/A | | |
| Proposal For | | EC for Group Housing Colony Project Village Fazilpur Jharsa, Sector-71, District Gurugram, Haryana |
| Proposal No | File No | |
| SIA/HR/INFRA2/468734/2024 | File No. SEAC/HR/2024/114 | |

4.3.2. Project Salient Features

| |
|--|
| The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/468734/2024 dated 08.04.2024 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. 201560 dated 05.04.2024. |
|--|

4.3.3. Deliberations by the EAC in current meetings

| |
|--|
| The case was taken up in 293 rd meeting of SEAC, Haryana held on 31.05.2024. The PP as well as consultant appeared before the committee and submitted that the above stated proposal was submitted but due to some changes in planning, they intend to withdraw this proposal and further submitted that they have already filed a separate proposal vide proposal number SIA/HR/INFRA2/472316/2024 wherein they have made certain changes in plan. After discussion, the committee permitted to withdraw the Proposal No. SIA/HR/INFRA2/468734/2024 dated 08.04.2024 applied for obtaining Environment Clearance. |
|--|

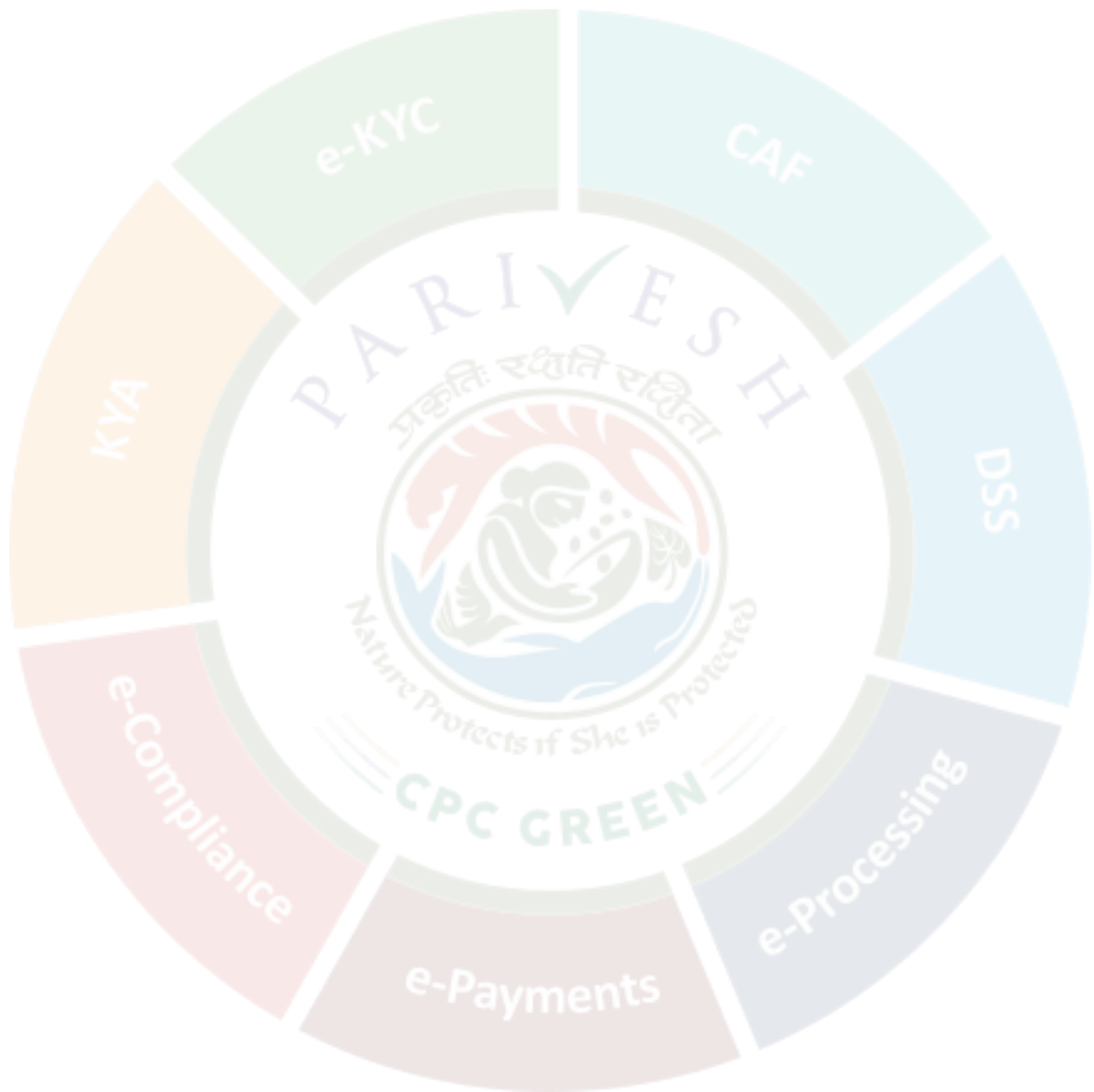
4.3.4. Recommendation of EAC

| |
|------------|
| considered |
|------------|

5. List of Attendees

| Sr. No. | Name | Designation | Email ID | Remarks |
|---------|----------------------------|------------------------|--------------------|---------|
| 1 | Sh Bhupender Singh Rinwa | Member Secretary, SEAC | scy*****@gmail.com | |
| 2 | Vijay Kumar Gupta | Chairman, SEAC | vkg*****@gmail.com | |
| 3 | Shri Prabhakar Kumar Verma | SEAC MEMBER | pra*****@gmail.com | |
| 4 | Dr Rajbir Singh Bondwal | SEAC MEMBER | raj*****@gmail.com | |
| 5 | Dr Vivek Saxena | SEAC MEMBER | viv*****@gmail.com | |

| | | | | |
|---|---------------|-------------|--------------------|--|
| 6 | Sandeep Gupta | SEAC MEMBER | san*****@kuk.ac.in | |
|---|---------------|-------------|--------------------|--|





Minutes of the 293rd Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 31.05.2024 under the Chairmanship of Sh. V.K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006.

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting.

The Minutes of 292nd meeting were discussed and approved. In this meeting 13 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

| Sr. No. | Name | Designation |
|---------|--|---------------------|
| 1. | Sh. Prabhaker Verma (Attended through VC) | Member |
| 2. | Dr. Vivek Saxena, IFS (Attended through VC) | Member |
| 3. | Dr. Sandeep Gupta | Member |
| 4. | Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana | Member Secretary |

293.01 EC for Proposed Affordable Group Housing Colony in the revenue estate of Village Farukhnagar, Sector-3, District Gurugram, Haryana by M/s UV Landbase Pvt. Ltd

Project Proponent : Sh. Umed Singh
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/472270/2024 dated 15.05.2024 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.010135dated 01.05.2024.

Table 1: Basic Detail

| Project Name: Environmental Clearance for proposed Affordable Group Housing Colony project in the revenue estate of Village Farukhnagar, Sector-03, District Gurugram Haryana over an area measuring of 7.875 acres is being developed by U V land base private limited | | |
|---|----------------------------------|------------------------------------|
| Sr. No. | Particulars | |
| 1. | Online Proposal no. | SIA/HR/INFRA2/472270/2024 |
| 2. | Category | 8(a) Building / Construction |
| 3. | Latitude | 28°27'35.36"N |
| 4. | Longitude | 76°49'10.09"E |
| 5. | Plot Area | 31868.9438 m2 (7.8750Acres) |
| 6. | Total FAR Proposed | 75629.14 m2 |
| 7. | Total Non -FAR | 13,814.110 m2 |
| 8. | Proposed Ground Coverage | 10939.76 m2 |
| 9. | Total Built Up area | 89443.25 m2 |
| 10. | Total Green Area with Percentage | 6373.7887m2 (20% of the plot area) |
| 11. | Rain Water Harvesting | 8 No. |
| 12. | Power Requirement | 4709.22 kVA |



| | | | |
|-----|---------------------------------|--|---|
| 13. | Power Backup | Total 2 Nos. of DG sets of total capacity 750 kVA(1 x 500 kVA + 1 x 250 kVA) | |
| 14. | Total Water Requirement | 604 KLD | |
| 15. | Freshwater requirement | 421 KLD | |
| 16. | Treated water requirement | 183KLD | |
| 17. | Wastewater Generation | 530 KLD | |
| 18. | Proposed STP Capacity | 700 KLD | |
| 19. | Solid Waste Generated | 3,464 Kg/day | |
| 20. | Biodegradable Waste | 1386 Kg/day | |
| 21. | non-biodegradable | 2,078 kg/day | |
| 22. | Organic Waste Convertor | Total 2 Nos. 1700(1x 1000+ 1+700) Kg/day | |
| 23. | Total Population | 7,918 persons | |
| 24. | Total number of dwelling units | 1124 | |
| 25. | Maximum number of floors | G/S+14F | |
| 26. | Total No. Of Towers | 10 | |
| 27. | Commercial Area | 0.3938 acre | |
| 28. | Proposed Parking | 648 ECS | |
| 29. | Maximum Building height | 44.95 M | |
| 30. | Total Cost of the project: | 328.5479Cr | |
| 31. | EMP Budget | EMP Budget: Rs.752 Lakhs | |
| 32. | Incremental Load in respect of: | i. PM 2.5 | 0.00286 |
| | | ii. PM 10 | 0.00464 |
| | | iii. SO ₂ | 0.01146 |
| | | iv. NO ₂ | 0.00636 |
| | | v. CO | 0.00000172 |
| 33. | Construction Phase: | i) Power Back-up | Temporary electrical connection of 19 KW & 01 DG of 125 KVA |
| | | ii) Water Requirement & Source | Fresh water – 30 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – HSVP |
| | | iii) STP (Modular) | 1 Nos of 5 KLD |
| | | iv) Anti-Smoke Gun | 01 Nos of Anti-smoke gun |

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 31.05.2024 alongwith an affidavit stating therein as under:

- That we will not do any construction activity below the HT line of project site.
- That we will plant trees with minimum of 10 feet height and a canopy at the project site.
- That total solid waste of project will be 3,464 kg/day, out of which, biodegradable waste will be 1,386 kg/day and non-biodegradable waste will be 2,078 kg/day.

PP further submitted EMP detail of the project:



Table 2 – EMP Budget

| During Construction Phase | | | During Operation Phase | | |
|--|-------------------------|--------------------------------------|---|-------------------------|---------------------------------------|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 5 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 25.00 | Waste Water Management (Sewage Treatment Plant) | 120.00 | 90.00 |
| Garbage & Debris disposal | 0.00 | 20.00 | Solid Waste Management (Dust bins & OWC) | 30.00 | 50.00 |
| Green Belt Development | 20.00 | 15.00 | Green Belt Development | 50.00 | 30.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 10.00 |
| Rainwater harvesting system (8 pits) | 20.00 | 5.00 | Rainwater harvesting system | 00.00 | 10.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 20.00 | 10.00 | DG Sets including stack height and acoustics | 20.00 | 10.00 |
| PPE for workers & Health Care | 10.00 | 30.00 | Energy Saving (Solar Panel system) | 92.00 | 10.00 |
| Medical cum First Aid facility (providing medical room & Doctor | 10.00 | 20.00 | | | |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| Total | 95 | 135 | Total | 312 | 210 |

A detailed discussion was held on the documents submitted regarding Ht Line, EMP Budget, Solar Power, Approval On Building Plans, Wildlife Activity Plan, CA Certificate, Structure Stability, Forest NOC, Aravali NOC, Sewerage Assurance, Biodegradable Waste as well as submissions made by PP.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s UV Landbase Pvt. Ltd (as per License issued by DTCP vide Endst no.LC-5231/JE(RK)-2024/6987 dated 26.02.2024)**

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



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 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 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 10 cm DBH (diameter above 137 cm above ground level) or more than 31.4 cm 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. As proposed **6373.7887 m² (20% of the plot area)** shall be provided for green area development.
25. **08 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall provide solar power as per HAREDA norms.
28. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.



6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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.

293.02 EC for Proposed Group Housing Colony under TOD Policy at Village Badha & Nawada Fatehpur, Sector-90, Gurugram, Haryana over an area measuring of 6.4166 Acres by M/s North Star Towers Pvt. Ltd.

Project Proponent : Sh.Ajeet Sharma
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/473027/2024 Dated 21.05.2024 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.411808 dated 20.05.2024.

Table 1: Basic Detail

| Project Name: Environmental Clearance of proposed Group Hosing Colony under TOD Policy at Village Badha & Nawada Fatehpur, Sector-90, Gurugram, Haryana developed by M/s North Star Towers Private Limited | | |
|--|----------------------------------|------------------------------------|
| Sr. No. | Particulars | |
| 1. | Online Proposal no. | SIA/HR/INFRA2/473027/2024 |
| 2. | Category | 8(a) "Building and Construction |
| 3. | Latitude | 28°24'22.22"N |
| 4. | Longitude | 76°56'14.20"E |
| 5. | Plot Area | 25,967.056 m2 |
| 6. | Total FAR Proposed | 93,993.05 m2 |
| 7. | Total Non -FAR | 49,802.764 m2 |
| 8. | Proposed Ground Coverage | 4,937.781 m2 |
| 9. | Total Built Up area | 1,43,795.814 m2 |
| 10. | Total Green Area with Percentage | 5193.411 m2 (20% of the plot area) |
| 11. | Rain Water Harvesting | 7 No. |
| 12. | Power Requirement | 4,585 KW |



| | | | |
|-----|---------------------------------|--------------------------------|--|
| 13. | Power Backup | | 6 no's total capacity 7,020 KVA(2 ×1010 + 4 × 1250 KVA) |
| 14. | Total Water Requirement | | 448 KLD |
| 15. | Freshwater requirement | | 310 KLD |
| 16. | Treated water requirement | | 138 KLD |
| 17. | Wastewater Generation | | 360 KLD |
| 18. | Proposed STP Capacity | | 450 KLD |
| 19. | Solid Waste Generated | | 2,533 Kg/day |
| 20. | Biodegradable Waste | | 1013 Kg/day |
| 21. | Organic Waste Convertor | | 1250 Kg/day |
| 22. | Total Population | | 5604 persons |
| 23. | Number of dwelling units | | 512 |
| 24. | Number of Servant Units | | 512 |
| 25. | Number of E.W.S Units | | 91 |
| 26. | Maximum number of floors | | S+32 Floor |
| 27. | Total No. of Towers | | 04 Main Resi. + 01 EWS |
| 28. | Total No. of basement | | 2 nos |
| 29. | Proposed Parking | | 924 ECS |
| 30. | Solar Panel Capacity | | 80 KW |
| 31. | Maximum Building height | | 107.2 M |
| 32. | Total Cost of the project | | 56714.31 lakh |
| 33. | EMP Budget | | Rs. 1,139 Lakhs. |
| 34. | Incremental Load in respect of: | i. PM 2.5 | 0.00054 µg/m ³ |
| | | ii. PM 10 | 0.00096 µg/m ³ |
| | | iii. SO ₂ | 0.00245 µg/m ³ |
| | | iv. NO ₂ | 0.00525 µg/m ³ |
| | | v. CO | 0.0000011 mg/m ³ |
| 35. | Construction Phase: | i) Power Back-up | Temporary electrical connection of 19 KW & 01 DG of 125 KVA |
| | | ii) Water Requirement & Source | Fresh water – 5 KLD for drinking. Treated water-25 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA |
| | | iii) STP (Modular) | 1 Nos of 10 KLD |
| | | iv) Anti-Smoke Gun | 01 Nos of Anti-smoke gun |
| | | | |

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 31.05.2024 along with an affidavit dated 31.05.2024 stating therein as under:

- That we will increase the solar panel capacity from 40 kW to 80 kW.
- That the maximum no of floors will be S+32 floor instead of G+32 floor.
- That the maximum building height is 107.2m till terrace.
- That there are two basements as per our proposed plan.

PP further submitted EMP detail of the project.



Table 2 – 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) | 5.0 | 10.0 | Waste Water Management (Sewage Treatment Plant) | 110.0 | 60.0 |
| Garbage & Debris disposal | 0.0 | 10.0 | Solid Waste Management (Dust bins & OWC) | 30.0 | 50.0 |
| Green Belt Development | 10.0 | 20.0 | Green Belt Development | 100.0 | 150.0 |
| Air, Noise, Soil, Water Monitoring | 0.0 | 5.0 | Monitoring for Air, Water, Noise & Soil | 0.0 | 20.0 |
| Rainwater harvesting system (7 pits) | 30.0 | 20.0 | Rainwater harvesting system | 0.0 | 80.0 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 50.0 | 20.0 | DG Sets including stack height and acoustics | 100.0 | 100.0 |
| PPE for workers &Health Care | 20.0 | 10.0 | Energy Saving (Solar Panel system) | 24.0 | 10.0 |
| Medical cum First Aid facility (providing medical room & Doctor | 20.0 | 30.0 | | | |
| Storm Water Management (temporary drains and sedimentation basin) | 20.0 | 25.0 | | | |
| Total | 155 | 150 | Total | 364 | 470 |
| Sub-Total | Rs. 1,139 Lakh | | | | |

A detailed discussion was held on the documents submitted regarding EMP Budget, Forest NOC, Aravali NOC, Sewer, Landscape Plan, Solar Power, Area Detail, AAI NOC, Structure Stability Certificate, CA Certificate, Electrification Roll out Plan, Time Schedule of Green Belt, as well as submissions made by PP.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Matrix Buildwell Pvt. Ltd. & North Star Towers Private Limited in collaboration with North Star Towers Private Limited (as per License issued by DTCP vide Endst No. LC-5209/JE(SK)/2023/43184 dated 21.12.2023)**

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

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 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 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
25. As proposed **5193.411 m2 (20% of the plot area)** shall be provided for green area development.
26. **02 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. The PP shall increase the solar panel capacity from **40 KW to 80 KW**.
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.



8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/

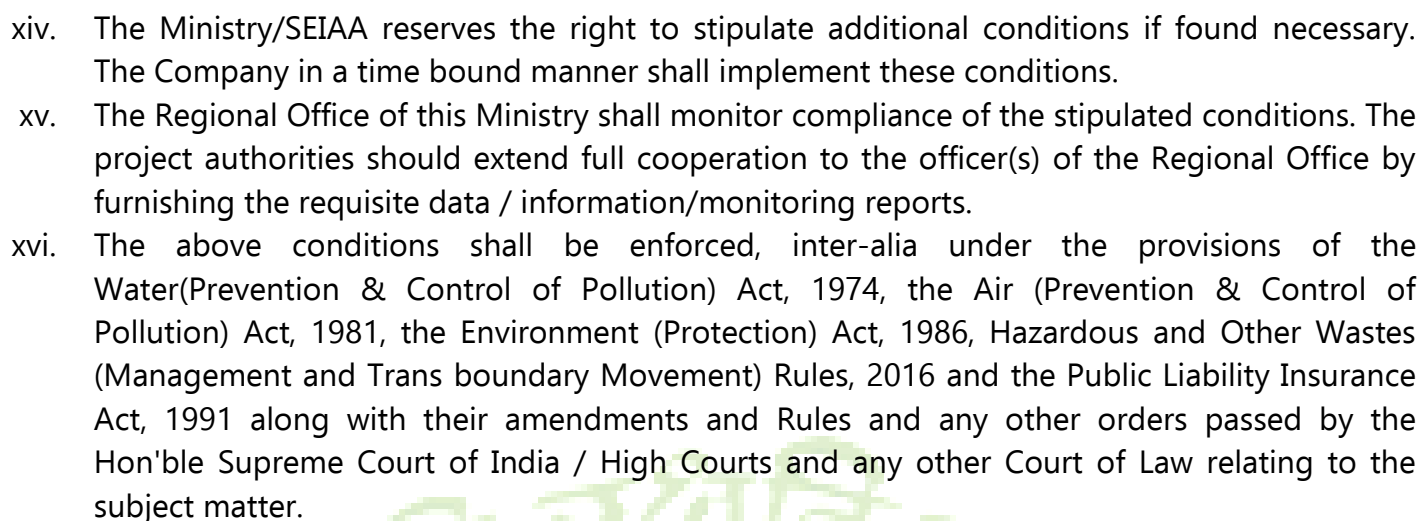


violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.



Project Proponent : Sh. Sujeewan Dham
Consultant : Ind Tech House Consult

Table 1 – Basic Detail

Minutes of 293rd Meeting of State Expert Appraisal Committee, Haryana



| | | | | | |
|-----|---------------------------------------|--------------------------------|---------|--------|---|
| 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/m ³ |
| | | ii) PM 10 | | | 0.011 µg/m ³ |
| | | iii) SO ₂ | | | 0.042 µg/m ³ |
| | | iv) NO ₂ | | | 0.173 µg/m ³ |
| | | v) CO | | | 0.000179 mg/m ³ |
| 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. |

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 along with an affidavit of even date stating therein as under:

- That, Initially the project has licence no 04 of 2012 having area of 3.231 Acres for development of Commercial Colony for which Environment Clearance was granted to the M/s Shamrock Infrastructure Pvt. Ltd by SEIAA, Haryana vide File number **SEIAA/HR/2013/352 dated 26.06.2013** for plot area 13075.28 m² and built-up area 27554.154 m².
- That, the Occupation certificate has been granted to existing building "A" and "B" with vide Memo No. **ZP-795/AD(RA)/2019/1167 dated 15.01.2019** and **ZP-795/SD(DK)/2019/18370 dated 02.08.2019** respectively. Copy of OC is attached as **Annexure 1**
- **That**, now due to addition of 0.69375 Acres plot area having License No. 86. OF 2023, the plot area and built-up area are increasing from **13075.28m²** to **15882.89 m²** and from **27554.154 m²** to **36226.764m²** respectively. Copy of Additional license, Forest NOC and Aravali NOC is attached as **Annexure 2A, 2B, 2C**.
- That, the plot area and the built-up area of proposed Expansion Building "C" is 2807.61 m² and 8672.61 m² respectively.
- That, Certified compliance report has been obtained with vide file no. 4-1193/2013/IRO/Env. dated **03.08.2023**. ATR has been submitted on 30.05.2024.
- That, Comparative statement of the project is as below:

| Sr. No. | Particulars | Existing | Expansion | Total Area (in M ²) |
|---------|--|-----------|-----------|---------------------------------|
| 1. | Plot Area (m ²) | 13075.28 | 2807.61 | 15882.89 |
| 2. | Proposed Ground Coverage (m ²) | - | 1489.898 | 5073.912 |
| 3. | Proposed FAR (m ²) | - | 4368.270 | 19842.280 |
| 4. | Non-FAR Area (m ²) | - | 4304.340 | 16384.484 |
| 5. | Total Built Up area (m ²) | 27554.154 | 8672.610 | 36226.764 |



| | | | | |
|-----|--|----------|---------|-----------------------------|
| 6. | Total Green Area with Percentage (m ²) | 4576.348 | 982.664 | 5559.012 (35% of plot area) |
| 7. | Rain Water Harvesting Pits (No.) | 3 | 1 | 4 |
| 8. | STP Capacity (kld) | 170 | 25 | 195 |
| 9. | Total Parking (ECS) | 349 | 68 | 413 |
| 10. | Organic Waste Converter | - | - | 1 |
| 11. | Maximum Height of the Building (m) | 53.4 | 21.35 | 53.4 |
| 12. | Power Requirement (kW) | 1923.18 | 430.5 | 2353.68 |
| 13. | Power Backup (kVA) | - | 400 | 1280 |
| 14. | Total Water Requirement (kld) | 163 | 40.63 | 203.63 |
| 15. | Fresh Water Requirement (kld) | 35 | 8.42 | 43.42 |
| 16. | Treated Water (kld) | - | 32.21 | 160.21 |
| 17. | Waste Water Generated (kld) | 116 | 19.15 | 135.15 |
| 18. | Solid Waste Generated (TPD) | 0.375 | 0.14 | 0.51 |
| 19. | Biodegradable Waste (TPD) | 0.15 | 0.07 | 0.22 |
| 20. | Number of Towers | 2 | 1 | 3 |
| 21. | Basement | 3 | 2 | 3 |
| 22. | Maximum Nos. of Floor | 3B+G+12 | 2B+G+3 | 3B+G+12 |
| 23. | Total Cost of the project: | 86.15 | 25 | 111.15 |

- That, CA Certificate of the project is attached as **Annexure 2**.
- That, Proposed building is only 2B+G+3, structure certificate will be submitted before SEIAA, Haryana meeting.
- That, Proposed Green area is 982.664sqm i.e. 35 % of additional plot. Landscape plan is attached as **Annexure 3**.
- That, Traffic Circulation plan is attached as **Annexure 4**.
- That, Existing solar SPV capacity is 75 kWp, however in proposed block we will increase the capacity of solar from 25 kWp to 50 kWp.

The PP further submitted revised EMP Budget of the project as under:

Table 2 – 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, safe access 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 detailed discussion was held on the documents submitted regarding, CA Certificate, Green Area, Structure Stability Certificate, Traffic Circulation plan, Solar Power, Occupation Certificate, License, Previous EC, CCR, ATR as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 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 specific and general stipulations:

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 SO₂ load by 30% if HSD is used
 - 10) The PP shall install electric charging points for charging of electric vehicles.
 - 11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 - 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fightingequipments etc. as per National Building Code including protection measures from lightening etc.
 - 13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
 - 14) The PP shall not carry any construction below the HT Line passing through the project, if any.
 - 15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 - 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
 - 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
 - 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 - 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
 - 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
 - 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
 - 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.



- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The 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.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation



- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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-swaes, 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 25th January; 2016. Ready mixed concrete must be used in building construction.
 - i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - ii. 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. 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.

293.04 EC for Proposed the development of Group Housing Project located at Plot No. 1, Sector 76, Urban Estate Faridabad, Haryana on total land measuring 22,180.76 sqm by M/s Adore Build Projects LLP

Project Proponent : Sh. Abhishek
Consultant : Aplinka Solutions & Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/473275/2024 Dated 17.05.2024 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.026693dated 22.04.2024.

Table 1 – Basic Detail

| Project Name: EC for Proposed Group Housing project located at Plot No.1, Sector-76, Urban Estate Faridabad, Haryana by M/s Adore Build Projects LLP. | | |
|---|----------------------------------|--|
| Sr. No. | Particulars | |
| 1. | Online Proposal no. | SIA/HR/INFRA2/473275/2024 |
| 2. | Category | 8(a) Building / Construction |
| 3. | Latitude | 28°22'22.95"N |
| 4. | Longitude | 77°21'13.71"E. |
| 5. | Plot Area | 22180.76 sqm |
| 6. | Net Plot Area | 22,176.74 sqm |
| 7. | Total FAR Proposed | 39430.10 sqm |
| 8. | Total Non -FAR | 43,636.32 sqm |
| 9. | Proposed Ground Coverage | 2,756.98 sqm |
| 10. | Total Built Up area | 83066.42 sqm |
| 11. | Total Green Area with Percentage | 4841.47 m2 (21.83% of Net plot area) |
| 12. | Rain Water Harvesting | 05 No. |
| 13. | Power Requirement | 2,317.47 KW |
| 14. | Power Backup | 2 x 1,000 kVA + 1 x 750 Kva |
| 15. | Solar power | 100 kW |
| 16. | Total Water Requirement | 109 KLD |
| 17. | Freshwater requirement | 65 KLD |
| 18. | Treated water requirement | 44 KLD |
| 19. | Wastewater Generation | 64 KLD |
| 20. | Proposed STP Capacity | 200 KLD |
| 21. | Solid Waste Generated | 447 Kg/day |
| 22. | Total Population | 990 persons |
| 23. | number of dwelling units | 165 |
| 24. | Max No. of Towers | 05 Residential Towers (S+17), Convenient Shop, |



| | | |
|-----|------------------------------------|--|
| | | Club |
| 25. | Total No. of basement | 2 nos |
| 26. | Proposed Parking | 680 ECS |
| 27. | Max. No. of Floors | 2B+S+17 |
| 28. | Maximum Building height | 70.55 M |
| 29. | R+U Value of Material used (Glass) | DGU with Low coating surface will be done U value-1.6 W/sqmk SGGC- 0.2 |
| 30. | Total Cost of the project: | 311.20 Cr. |
| 31. | EMP Budget (per year) | i) Capital Cost |
| | | 535/- Lakhs |
| | | ii) Recurring Cost |
| | | 72/- Lakhs |
| 32. | Incremental Load in respect of: | iii) EMP budget for nearby area/ outside the project boundary |
| | | 15/- Lakhs |
| | | i) PM 10 |
| | | 0.053 µg/m ³ |
| | | ii) PM 2.5 |
| 33. | Status of Construction | 0.021 µg/m ³ |
| | | iii) SO ₂ |
| | | 0.072 µg/m ³ |
| | | iv) NO ₂ |
| 34. | Construction Phase: | 0.349 µg/m ³ |
| | | v) CO |
| | | 0.074 µg/m ³ |
| | | Vacant land |
| | | |
| | | i) Power Back-up |
| | | 1 DG of 62.5 kVA |
| | | ii) Water Requirement & Source |
| | | Treated water of 50 KLD from HSVP |
| | | iii) STP (Modular) |
| | | NA |
| | | iv) Anti-Smoke Gun |
| | | Regularly used as per requirement. |

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 31.05.2024 alongwith an affidavit dated 01.06.2024 stating therein as under:

1. That, about 100 KW power requirement of total project will be met through solar.
2. That, 3 no. of DG sets (2 x 1,000 kVA + 1 x 750 kVA) proposed in the operation phase of the project.
3. That, forest NOC is not applicable to our project as per the notification issued by Haryana Vidhan Sabha Secretariat dated 20.02.2019, No. 4 in Section 3A mentions:

"Act not to apply to certain lands. - The provisions of this Act shall not apply to-

a) The lands included in the final development plans, any other town improvement plans or schemes published under the provisions of-

- i. *the Punjab Town Improvement Trust Act, 1922 (Punjab Act 4 of 1922);*
- ii. *the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963);*
- iii. *the Faridabad Complex (Regulation and Development) Act, 1971 (42 of 1971);*
- iv. *the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975);*
- v. *the Haryana Municipal Corporation Act, 1994 (16 of 1994);*
- vi. *the Gurugram Metropolitan Development Authority Act, 2017 (34 of 2017);*
- vii. *the Faridabad Metropolitan Development Authority Act, 2018 (9 of 2019);*



- viii. *any other Act, Statute or Order that the State Government may notify from time to time, where date of publication of such plan or scheme is:-*
- prior to the date of the publication of the Punjab Land Preservation (Haryana Amendment) Act, 2019, in the Official Gazette; or*
 - later than the date of the publication of Punjab Land Preservation (Haryana Amendment) Act, 2019 in the Official Gazette but prior to the date of publication of applicable and subsisting special order, if any, issued under section 4 or section 5 of this Act;”*
4. That, the proposed project will be developed on a land parcel measuring 22,180.76 sqm which has been allotted to M/s Adore Build Projects LLP by Haryana Shehri Vikas Pradhikaran (HSVP) through eAuction and the common facilities like fresh water supply, sewerage connection and electricity provision till the boundary of the site will be provided by the HSVP. This is in reference to the e-auction policy of HSVP dated 20.05.2021 (subsequent revised dated 20.07.2022); under No. 7. Maintenance of common facilities and other compliances, it is mentioned that
- "i. The successful bidder (being allotted land by HSVP) will not be required to obtain a license under the Haryana Development regulations of Urban Areas Act, 1975 (Act No. 8 of 1975). The EDC and IDC are included in the cost and hence, the successful bidder has not to deposit the same. The common facilities like water sewerage and electricity upto the boundary of the site will be provided by the HSVP. Whereas, the successful bidder has to carried out the other internal developments of the site."*
5. That, there are no tress present on the project site. So tree cutting is not involved.
6. That, the building plan of the project has been approved from Haryana Shehri Vikas Pradhikaran (HSVP) dated 22.02.2024.

The PP further submitted another affidavit stating therein as under:

1. That as per the sanctioned drawing the maximum height of the proposed building is 70.55 m till the mumty level. NOC from Airport Authority of India has been obtained for 75 m considering the installation of stacks for the DG sets.
2. That the Pond ID for the maintenance of pond is Bhatola Village, Faridabad, Haryana as proposed under CER activities is 01-HR-FRD-FRD-0123-BHAT-013 (As per The Haryana Pond and Waste Water Management Authority).

The PP also submitted that 3% additional FAR is being availed under Solid Waste Management. PP submitted the approved drawing as obtained from HSVP dated 22.02.2024.

The PP further submitted revised EMP Budget of the project as under:

EMP Budget: Construction Phase

| S. No. | Component | Capital Cost (₹ in Lakhs) | Recurring Cost (₹ in Lakhs) per annum |
|--------|--|---------------------------|---------------------------------------|
| 1 | Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling) | 10 | 3 |
| 2 | Anti-smog gun | 15 | 3 |
| 3 | Noise Pollution Control (Maintenance of machinery) | 7 | 2 |
| 4 | Facilities for labours (PPEs, safety, medical facility etc. | 12 | 3 |
| 5 | Sanitation for labours (mobile toilets/septic tank) | 6 | 3 |
| 6 | Waste management | 5 | 2 |
| 7 | Environment monitoring & Six-Monthly | | 4 |



| | | | |
|---|-----------------------------|-----------|-----------|
| | compliances | | |
| 8 | Environment Management Cell | 3 | 2 |
| | Total | 58 | 22 |

EMP Budget: Operation Phase

| S. No. | Component | Capital Cost (₹ in Lakhs) | Recurring Cost (₹ in Lakhs) per annum |
|--------|---|---------------------------|---------------------------------------|
| 1 | Wastewater treatment (STP) | 200 | 15 |
| 2 | Rain water Harvesting system | 25 | 3 |
| 3 | Acoustic enclosure/stack for DG sets and Energy savings | 30 | 4 |
| 4 | Solid Waste Management (Organic Waste Converter and Waste Bins) | 40 | 4 |
| 5 | Landscaping (green area development and plantation) | 55 | 10 |
| 6 | Solar PV plant | 90 | 5 |
| 7 | Water efficient fixture and measures | 30 | 6 |
| 8 | Environment Management cell, Environment monitoring & Six-Monthly compliances | 7 | 3 |
| | Total | 477 | 50 |

EMP Budget: Outside Project

| S. No. | Activities | Proposed Locations | Capital Cost (₹) | | | | | Total cost (₹) |
|--------|--|--|------------------|----------|----------|----------|----------|------------------|
| | | | 1st Year | 2nd Year | 3rd Year | 4th Year | 5th Year | |
| 1 | Plantation in community areas in close coordination of village panchayat | Nearby Village | 1,25,000 | 75,000 | 1,00,000 | 1,25,000 | 75,000 | 5,00,000 |
| 2 | Maintenance of nearby village road (01-HR-FRD-FRD-0123-BHAT-013) | Nearby Village | 80,000 | 1,20,000 | 1,25,000 | 75,000 | 100000 | 5,00,000 |
| 3 | Maintenance of nearby village pond | Pond near Govt. Middle School, Village Bhotala | 75,000 | 1,25,000 | 80,000 | 1,00,000 | 1,20,000 | 5,00,000 |
| Total | | | | | | | | 15,00,000 |

Total EMP Budget Summary

| Particulars | Cost (₹ in lakhs) |
|--|-------------------|
| EMP Budget (Capital cost) | 535/- |
| EMP budget (Recurring cost) | 72/- |
| EMP budget for nearby area/ outside the project boundary | 15/- |
| TOTAL | 622/- |

A detailed discussion was held on the documents submitted regarding EMP budget, forest NOC, landscape plan, solar power, FAR, DG capacity, sewerage, water, power, approval on building plans, building height, air quality monitoring as well as submissions made by PP.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. Sh./Smt. Adore Build Projects LLP through its partner Jetaish Kumar Gupta C/o Narender Kumar Gupta(as per Land Allotment Letter issued by HSVP vide Memo no. ZO001/EO001/UE001/GALOT/0000001398 dated 17.11.2023)

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

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 SO₂ 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
24. As proposed **4841.47 m² (21.83% of Net plot area)** shall be provided for green area development.
25. **05 RWH 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 adopt a nearby village Pond (**ID 01-HR-FRD-FRD-0123-BHAT-013**) for its beautification and rejuvenation.
28. The PP shall fulfil about 100 KW power requirement through solar at the project site.
29. 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.

A. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.



3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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.

293.05 EC for Group Housing Colony project by M/s Signature global (India) Ltd. located at revenue estate of Village-Fazilpur Jharsa, Sector-71, Gurugram Manesar Urban Complex, Haryana by M/s Signature Global India Limited

Project Proponent : Sh. Vineet Kumar Singh
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/473414/2024 dated 20.05.2024 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.201616 dated 22.05.2024.

Table 1 – Basic Detail

| Project Name: Environmental Clearance for Group Housing Colony project by M/s Signature global (India) Ltd. located at revenue estate of Village-Fazilpur Jharsa, Sector-71, Gurugram Manesar Urban Complex, Haryana | | |
|--|---------------------|---|
| Sr. No. | Particulars | |
| 1. | Online Proposal no. | SIA/HR/INFRA2/473414/2024 |
| 2. | Category | 8(b) Townships/ Area Development Projects |
| 3. | Latitude | 28°24'41.07"N |
| 4. | Longitude | 77° 1'27.01"E |
| 5. | Plot Area | 91,054.35 sqm |
| 6. | Total FAR Proposed | 2,82,748.11 sqm |



| | | |
|-----|----------------------------------|---|
| 7. | Total Non -FAR | 2,04,439.98 sqm |
| 8. | Proposed Ground Coverage | 14,913.83 sqm |
| 9. | Total Built Up area | 4,87,188.09 Sqm |
| 10. | Total Green Area with Percentage | 18,431.685 sqm (@20.2% of the plot area) |
| 11. | Rain Water Harvesting | 23 No. |
| 12. | Power Requirement | 13,411 kVA |
| 13. | Power Backup | 8 DG set of total capacity 10500 kVA(2*750 kVA+2*1000 kVA+2*1500 kVA+2*2000 kVA) |
| 14. | Total Water Requirement | 765 KLD |
| 15. | Domestic water | 717 KLD |
| 16. | Freshwater requirement | 534 KLD |
| 17. | Wastewater Generation | 613KLD |
| 18. | Proposed STP Capacity | 766 KLD |
| 19. | Solid Waste Generated | 4,316 kg/day |
| 20. | Biodegradable waste | 2,590 kg/day |
| 21. | Total Population | 12556 persons |
| 22. | Total number of dwelling units | 1789 |
| 23. | Maximum number of floors | G+42 |
| 24. | Total number of Towers | 12 |
| 25. | Basement | 2 |
| 26. | Proposed Parking | 2,766 ECS |
| 27. | Maximum Building height | 165.6 M |
| 28. | Total Cost of the project | 335240 lakh |
| 29. | EMP Budget (per year) | i) Capital Cost 1676 Lakhs ii) Recurring Cost 335 Lakhs |
| 30. | Incremental Load in respect of: | i) PM _{2.5} 0.004µg/m ³ ii) PM ₁₀ 0.07 µg/m ³ iii) SO ₂ 0.01 µg/m ³ iv) NO ₂ 2.7 µg/m ³ v) CO 1.03 µg/m ³ |
| 31. | Status of Construction | No Construction is done at the project site |
| 32. | Construction Phase: | i) Power Back-up 100 KVA ii) Water Requirement & Source 100 ML&GMDA iii) STP (Modular) 1 iv) Anti-Smog Gun 1 |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 05.06.2024 alongwith an affidavit of even date mentioning therein as under:

1. That we are going to construct a Group Housing Colony project located at revenue estate of Village-Fazilpur Jharsa, Sector-71, Gurugram, Haryana.
2. That, we will provide adequate savings through solar power.
3. That, there are few trees existing at project site and we will take permission from concerned departing for shifting/cutting.
4. That, we will provide 18,431.685 sqm (@20.2% of the plot area) as landscape area.



5. That, Aravali NOC for area 7 Kanal and 12 Marla of Rect. No. 10; Kharsa No. 16 is obtained which is more than the area 5 Kanal 9 Marla of Rect. No. 10; Kharsa No. 16 in its licence granted by DTP.

PP further submitted EMP details of the project which is as under:

| COMPONENT | CAPITAL COST (INR LAKH) | RECURRING COST (INR LAKH/YR) |
|---|-------------------------|------------------------------|
| Sewage Treatment Plant | 400.0 | 100.0 |
| Rain Water Harvesting System | 25.0 | 6.3 |
| Solid Waste Management | 20.0 | 5.0 |
| Environmental Monitoring | 6.0 | 1.5 |
| Green Area/ Landscape Area | 550.0 | 137.5 |
| Others (Energy saving System, miscellaneous) | 290.0 | 72.5 |
| Solar (Nearby School / Village) | 50.0 | 12.5 |
| Sub-Total | 1341 | 335 |
| CER | | |
| Plantation in nearby School | 45.0 | |
| Drinking Water facilities in nearby schools | 20.0 | |
| Arrangement of Medical Camp | 20.0 | |
| Renovation work of School Near by Village | 110.0 | |
| Distribution of School Bags/Uniform/ and accessories | 35.0 | |
| Road and Others Infra development in School/Village | 70.0 | |
| Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability | 20.0 | |
| Solar (Nearby School / Village) | 15.0 | |
| Total | 1676 | 335 |

A detailed discussion was held on the documents submitted regarding Solar Power, Trees, Green Area, Aravali NOC, Forest NOC, Site Layout Plan, Building Plan, Wildlife Conservation Plan, AAI NOC, Power Assurance, CA Certificate, EMP, Structure Stability Certificate as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Signature Global (India) Ltd. (as per license issued by DTCP vide Endst. No. LC-1100/Asstt(RK)/2024/13096-113 dated 29.04.2024**



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

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 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 **Rain Water 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
25. As proposed **18,431.685 sqm (@20.2% of the plot area)** shall be provided for green area development.
26. **23 Rain Water pits** shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. The PP shall provide the solar power as per HAREDA norms.
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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.

293.06 EC for Expansion cum Modification of Group Housing Buildings in Zone 10, DLF 5, at Sector-54 Gurugram, Haryana by M/s DLF Limited

Project Proponent : Ms. Richa Sharma
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/468689/2024 Dated 10.04.2024 for obtaining **Environment Clearance for Expansion cum Modification** 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.523013 dated 30.01.2024.

Table 1: Basic Detail

| Name of the project: EC for Expansion cum Modification of Group Housing Buildings in Zone 10, DLF 5, at Sector-54 Gurugram, Haryana by M/s DLF Limited | | | | |
|--|----------------------------------|---|----------------------------|--------------------------------------|
| Sr. No. | Particulars | As Per Earlier EC | Expansion cum modification | Total |
| 1. | Online Proposal no. | SIA/HR/INFRA2/468689/2024 | | |
| 2. | Category | 8(b) Townships/ Area Development Projects | | |
| 3. | Latitude | 28°26'44.55"N | | |
| 4. | Longitude | 77°06'48.93"E | | |
| 5. | Plot Area | 30,653.317 sqm | 38,040.533 Sqm | 68,693.850 Sqm |
| 6. | Total FAR Proposed | 1,43,937.510 sqm | 2,93,254.289Sqm | 4,37,191.799 Sqm |
| 7. | Proposed Ground coverage | 6,369.381 sqm | 39,958.360 sqm | 46,327.741sqm |
| 8. | Total Non -FAR | 89,440.488 sqm | 1,29,786.069 Sqm | 2,19,226.557 Sqm |
| 9. | Total Built Up area | 2,33,377.998 sqm | 4,23,040.358 sqm | 6,56,418.356 sqm |
| 10. | Total Green Area with Percentage | 9,195.995 sqm | 7,290.529 sqm | 16,486.524 sqm (24% of Plot area) |
| 11. | No. of RWH of Pits | 8 | 9 | 17 |
| 12. | Total Population | 4,508 | -225 | 4,283 |



| | | | | | |
|-----|--|--------------------------------|--|-------------|---|
| 13. | Total Parking | | 1,615 ECS | 995 ECS | 2610 ECS |
| 14. | Power Requirement | | 5,874 KW | 5,216 KW | 11,090 KW |
| 15. | Power Backup | | 9 DG sets of total capacity 8,250 KVA (7×1,000 KVA + 2×625 KVA) | 7,750 | 8 DG sets of total capacity 16,000 KVA (8×2,000 KVA) |
| 16. | Total Water Requirement | | 391 KLD | 225 KLD | 616 KLD |
| 17. | Fresh Water Requirement | | 255 KLD | 89 KLD | 344 KLD |
| 18. | Treated Water Requirement | | 136 KLD | 136 KLD | 272 KLD |
| 19. | Wastewater Generation | | 294 KLD | 2 KLD | 296 KLD |
| 20. | Proposed STP Capacity | | DLF-5 Common STP of 15 MLD | - | DLF-5 Common STP of 15 MLD |
| 21. | Solid Waste Generation | | 2,069 Kg/day | -189 kg/day | 1,880 kg/day |
| 22. | Bio Degradable waste | | 1241 Kg/day | -489 kg/day | 752 kg/day |
| 23. | OWC Capacity | | 1,500 | -650 | 850 |
| 24. | Max. height of building | | 109.350 m | 15.45 m | 124.8 m |
| 25. | No of towers | | 4 | 3 | 7 |
| 26. | Max. No of floors for residential | | B4 + B3 + B2 + B1+ S + 33F | -2F | B4 + B3 + B2 + B1 + UGF +31F |
| 27. | Community building | | 1 | - | 1 |
| 28. | Max. No. of Floors for club house/community building | | - | - | LGF+MF+UGF |
| 29. | Total No. of basements | | 4 | - | 4 |
| 30. | Main Dwelling Unit | | 520 | -88 | 432 |
| 31. | Service Personnel Room | | 50 | 382 | 432 |
| 32. | Total Cost of the project: | | 1,076 Cr. | 6,507 Cr | 7,583Crore |
| 33. | R+U Value of Material used (Glass) | | U-Value: <2.8 W/m²K SHGC: <0.60 | -- | U-Value: <2.8 W/m²K SHGC: <0.60 |
| 34. | EMP Cost/Budget | | Expenditure till: Rs. 275.34 Lakhs | 4,288 | 4,563.34 |
| 35. | Incremental Load in respect of: | i. PM 2.5 (µg/m³) | 0.00794 | -0.00226 | 0.00568 |
| | | ii. PM 10 (µg/m³) | 0.00983 | -0.00074 | 0.00909 |
| | | iii. SO₂ (µg/m³) | 0.0994 | -0.07667 | 0.02273 |
| | | iv. NO₂ (µg/m³) | 0.0631 | -0.03468 | 0.02842 |
| | | v. CO(mg/m³) | 0.0000049 | -0.0000014 | 0.0000035 |
| 36. | Construction Phase | i. Power Back-up | Temporary Connection | -- | Temporary Connection |
| | | ii. Water Requirement & Source | DLF Water Tanks+ STP WATER (common STP Plant DLF Phase V) | -- | DLF Water Tanks+ STP WATER (common STP Plant DLF Phase V) |
| | | iii. STP (Modular) | 5 KLD | -- | 5 KLD |
| | | iv. Anti-Smoke Gun | 1 | -- | 1 |



The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit dated 03.06.2024 mentioning therein as under:

- ❖ Those details of collaboration agreement and sale deed with various companies and individual with DLF Limited is attached as **Annexure-A**
- ❖ That detail of Permissible, Achieved, Proposed and Balance FAR for group housing colony measuring of 476.6015 acres in DLF Phase-5, Gurugram is attached as **Annexure-B**
- ❖ That project site is located in layout plan of DLF Phase-5 of 476.6015 acres. Master layout plan which shows the location of project site in 476.6015 acres is attached as **Annexure-C**.
- ❖ That detail of comparison between earlier EC and proposed EC is attached as **Annexure-D**.
- ❖ That we will increase green area from 20% to 24% of total plot area of 16.975 acres.
- ❖ That Sewage Treatment Plant (STP) of 15 MLD Capacity is a Common STP which is located in Zone-6, DLF5, Sector-43, Gurugram, Haryana to treat the sewage of all buildings located in DLF Phase-5. The STP is under operation. It is operated & maintained by DLF Limited. The total capacity of Common STP is 15 MLD (9MLD based on SBR technology & 6 MLD based on MBR technology. Details of existing load of STP is attached as **Annexure-E**
- ❖ That we will increase the capacity of solar panel from 110 KWp to 140 KWp in the project site.

PP further submitted EMP detail which is as under:

Table 2 – EMP Budget

| During Construction Phase | | | During Operational Phase | | |
|---|----------------------------|--|---|----------------------------|---|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 5 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5 | 27 | Waste Water Management (Sewage Treatment Plant) | 5.00 | 400 |
| Garbage & Debris disposal | 2 | 27 | Solid Waste Management (Dust bins & OWC) | 20 | 150 |
| Green Belt Development | - | 15 | Green Belt Development | 180 | 720 |
| Air, Noise, Soil, Water Monitoring | 3 | 37 | Monitoring for Air, Water, Noise & Soil | 0 | 14 |
| Rainwater harvesting system | - | - | Rainwater harvesting system | 240 | 40 |
| Dust Mitigation Measures Including site | 565 | 110 | DG Sets including stack height and | 1389 | 280 |



| | | | | | |
|---|--------------|------------|---------------------------------------|-------------|-------------|
| barricading, water sprinkling and anti-smog gun) | | | acoustics | | |
| Medical cum First Aid facility (providing medical room & Doctor) | 3 | 75 | Energy Saving (Solar Panel system) | 168 | 64 |
| Storm Water Management (temporary drains and sedimentation basin) | 5 | 1 | Maintenance of nearby pond of village | 0 | 25 |
| Total | 583 | 291 | Total | 2002 | 1413 |
| G. Total | 4,288 | | | | |

Table 2 Expenditure on EMP budget

| Description | Expense done (Rs.) (Till 29 May 2024) |
|---|---------------------------------------|
| Monitoring for Air, Water, Stack, emission & Noise | 1,62,011/- |
| Dust mitigation measures including Barricading, water sprinkling, anti-smog gun | 2,72,56,914/- |
| PPE for workers & Health Care | 1,15,691/- |
| Total | 2,75,34,616/- |

A detailed discussion was held on the documents submitted regarding Collaboration Agreement, Sale Deed, FAR, STP, Solar Power, Trees, Green Area, AAI NOC, Aravali NOC, Site Layout Plan, Building Plan, Wildlife Activity Plan, Power Assurance, Previous EC, CCR, CA Certificate, EMP, Structure Stability Certificate, License Detail as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s DLF Limited, 3rd Floor, Shopping Mall, Arjun Marg, Phase-I, DLF City, Gurugram, Haryana – 122002 (As per NCLT order dated 02.02.2022, ROC dated 27.05.2006 and annual report of DLF Limited for Financial Year 2022-2023)**

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

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 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 **Rain Water 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
25. As proposed **16,486.524 sqm (24% of Plot area)** shall be provided for green area development.
26. **17 Rain Water Pits** shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. The PP shall increase the capacity of solar panel **from 110 KWp to 140 KWp** in the project site.
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.



8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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.
- ix. 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.
 - i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - ii. 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. 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.

293.07 EC of Proposed Residential Group Housing Project Site No. 25, Sector 43, Gurugram, Haryana by M/s Godrej Projects Development Limited

Project Proponent : Sh. Avi
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/466662/2024 dated 20.03.2024 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.002640dated 15.03.2024.

Table 1: Basic Detail

| Name of the Project: Environmental Clearance of proposed Residential Group Housing Project, Site No.25, Sector-43, Gurugram, Haryana being developed by M/s Godrej Projects Development Limited by Godrej Projects Development Limited | | |
|--|----------------------------------|---|
| Sr. No. | Particulars | |
| 1. | Online Proposal No. | SIA/HR/INFRA2/466662/2024 |
| 2. | Category | 8(a) "Building and Construction" |
| 3. | Latitude | 28°27'5.05"N |
| 4. | Longitude | 77° 5'24.42"E |
| 5. | Total Plot Area | 20871.42 sqm (5.16 Acres) |
| 6. | Proposed Ground Coverage | 70,96.28sqm |
| 7. | Proposed FAR | 66,757.67 sqm |
| 8. | Proposed Non FAR Area | 68,965.36 sqm |
| 9. | Total Built Up area | 1,35,723.03 m2 |
| 10. | Total Green Area with Percentage | 4193 sqm (20.09 % of plot area) |
| 11. | Rain Water Harvesting Pits | 06 No. |
| 12. | STP Capacity | 300 KLD |
| 13. | Total Parking | 650 ECS |
| 14. | Maximum Building height | 124.05 m |
| 15. | Power Requirement | 2660 kVA |
| 16. | No. of DG set | 3 Nos. of DG of total Capacity 3,250 KVA (1×2,000 KVA + 1×750 KVA+ 1×500 KVA) |
| 17. | Total Water Requirement | 256 KLD |



| | | | |
|-----|------------------------------------|-----------------------------------|---|
| 18. | Fresh Water Requirement | 159 KLD | |
| 19. | Treated Water | 97 KLD | |
| 20. | Waste Water Generated | 203 KLD | |
| 21. | Solid Waste Generated | 1,377 Kg/day | |
| 22. | Biodegradable Waste | 551 kg/day | |
| 23. | Organic waste Convertor | 600 kg/day | |
| 24. | Max. No of Floors | G+32 F | |
| 25. | Total no. of basement | 2 no | |
| 26. | Total no of towers | 3 no | |
| 27. | Solar Panel capacity | 50 KW | |
| 28. | Total Population | 4483 | |
| 29. | No of Dwelling unit | 272 | |
| 30. | Community building | 1 | |
| 31. | Commercial | 1 | |
| 32. | R+U Value of Material used (Glass) | U Value : 5.5w/Sqm K SHGC: 0.9 | |
| 33. | Total Cost of the project: | Rs. 1,599 Cr. | |
| 34. | EMP Budget | Rs.3,152 Lakhs | |
| 35. | Incremental Load in respect of: | i. PM 2.5 | 0.55 $\mu\text{g}/\text{m}^3$ |
| | | ii. PM 10 | 0.88 $\mu\text{g}/\text{m}^3$ |
| | | iii. SO ₂ | 0.161 $\mu\text{g}/\text{m}^3$ |
| | | iv. NO ₂ | 0.207 $\mu\text{g}/\text{m}^3$ |
| | | v. CO | 0.0000002 mg/m ³ |
| 36. | Construction Phase: | i) Power Back-up | Temporary electrical connection of 19 KW & 01 DG of 125 KVA |
| 37. | | ii) Water Requirement & Source | Fresh water – 20 KLD for drinking. Treated water- 117 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA |
| 38. | | iii) STP (Modular) | 1 Nos of 10 KLD |
| 39. | | iv) Anti-Smoke Gun | 01 Nos of Anti-smoke gun |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit of even date mentioning therein as under:

- That the ground coverage is 7096.28 sqm (34%) instead of 5384.63sqm (25.80%)
- That the maximum building height 124.05m instead of 130.85m.
- That the maximum no of floor will be G+32 instead of G+35Floor.
- That the proposed FAR is 66,757.67 sqm instead of 66,701.73 sq.m.
- That our proposed Built-up area is 1,35,723.03sq.m instead of 1,35,667.09sqm
- That we will cut the tree after obtaining the NOC from the competent authority and compensatory plantation will be done in 1:10 ratio
- That we will increase solar panel capacity from 40 KW to 50 KW as per HEREDA norms applicable for the project.
- That as per HSVP vide memo no. 3255 dated 21.05.2024, there is no effect of aravali notification on the project site.



- That as per HSVP vide memo no. 3255 dated 21.05.2024, there is no any forest land involved in the project site.
- That we have obtained power assurance from DHBVN through memo. No. Ch-24/DGR-26B dated: 29.03.2024.
- That we have approved FAR of 2.50 under TOD policy at 5,006.62sq.m plot area and FAR of 1.75 on 15,864.80 Sq.m plot area. We have also 15 % extra FAR or IGBC platinum pre certified and TDR utilization certificate no. 22 of 2024 dated 09.04.2024 has been granted for 23,347.25sq.m FAR.
- That there is no litigation pending against our project.

PP further submitted EMP detail which is as under:

PROPOSED EMP BUDGET

| During Construction Phase | | | During Operation Phase | | |
|--|-----------------------|---------------------------|--|----------------|----------------------------|
| Description | Capital Cost | Recurring Cost | Description | Capital Cost | Recurring Cost |
| | (Rs. in Lakhs) | (Rs. in Lakhs for 5 Year) | | (Rs. in Lakhs) | (Rs. in Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5 | 10 | Waste Water Management | 99 | 60 |
| | | | (Sewage Treatment Plant) | | |
| Garbage & Debris disposal | | 25 | Solid Waste Management | 10 | 50 |
| | | | (Dust bins & OWC) | | |
| Green Belt Development | 25 | 25 | Green Belt Development | 243 | 150 |
| Air, Noise, Soil, Water Monitoring | 0 | 5 | Monitoring for Air, Water, Noise & Soil | 0 | 20 |
| Rainwater harvesting system | 15 | 20 | Rainwater harvesting system | 247 | 99 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 350 | 20 | DG Sets including stack height and acoustics | 334 | 150 |
| PPE for workers & Health Care | 25 | 5 | Energy Saving | 378 | 151 |
| | | | (Solar Panel system) | | |
| Medical cum First Aid facility (providing medical room & Doctor | 20 | 30 | Dual Plumbing (STP Water Re-use) | 354 | 177 |
| Storm Water Management (temporary drains and sedimentation basin) | 20 | 30 | | | |
| Total | 460 | 170 | Total | 1665 | 857 |
| Sub-Total | Rs. 3152 Lakhs | | | | |

A detailed discussion was held on the documents submitted regarding reply of EDS raised, Wildlife Activity Plan, Aai NOC, CA Certificate, Solar Power, Forest NOC, Aravali NOC, Power, IGBC, Project Cost, FAR, TOD, TDR, Power Assurance, Structure Stability, Area Detail as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Sh./Smt. Godrej Projects Development Ltd. Th. Dir. Amitesh Shah, d/o, s/o, w/o, c/o, Dilip Shah (as per allotment letter issued by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000001407 dated 20.12.2023**

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

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 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 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 PP shall get project electrification plan approved from the competent authority before operation of the project.**
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. As proposed **4193 sqm (20.09 % of plot area)** shall be provided for green area development.
26. **06 RWH Pits** shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. The PP shall increase solar panel capacity from 40 KW to 50 KW as per HEREDA norms applicable for the project..
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.



3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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.
- vi. 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 25th January, 2016. Ready mixed concrete must be used in building construction.
 - i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - ii. 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. 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 lead 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.

293.08 EC for Proposed Residential Group Housing project at Site No.100 in Sector-54, Village HaidarpurViran, District Gurugram, Haryana by M/s Wonder City Buildcon Limited

Project Proponent : Sh. Avi
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/469415/2024 Dated 16.04.2024 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.002652 dated 22.03.2024.



Table 1 – Basic Detail

| Project Name: Environment Clearance for Proposed Residential Group Housing project at Site No.100 in Sector-54, Village Haidarpur Viran, District Gurugram, Haryana being Developed by M/s Wonder City Buildcon Limited | | | |
|---|------------------------------------|---|---|
| Sr. No. | Particulars | | |
| 1. | Online Proposal no. | SIA/HR/INFRA2/469415/2024 | |
| 2. | Category | 8(a) "Building and Construction" | |
| 3. | Latitude | 28°25'58.16"N | |
| 4. | Longitude | 77° 6'21.20"E | |
| 5. | Plot Area | 11,169.09 sqm | |
| 6. | Net Plot Area | 11,169.09 sqm | |
| 7. | Total FAR Proposed | 40,767.19 sqm | |
| 8. | Total Non -FAR | 77,936.00 sqm | |
| 9. | Proposed Ground Coverage | 4,467.60sqm | |
| 10. | Total Built Up area | 1,18,703.19sqm | |
| 11. | Total Green Area with Percentage | 2,315 (20.7% of plot area) | |
| 12. | Rain Water Harvesting | 04 No. | |
| 13. | Power Requirement | 2,381 KW | |
| 14. | Power Backup | 2 nos. of DG sets having total capacity of 2500 KVA (2×1250 KVA) | |
| 15. | Total Water Requirement | 184 KLD | |
| 16. | Freshwater requirement | 111 KLD | |
| 17. | Treated water requirement | 72 KLD | |
| 18. | Wastewater Generation | 146 KLD | |
| 19. | Proposed STP Capacity | 200 KLD | |
| 20. | Solid Waste Generated | 1,087 Kg/day | |
| 21. | Biodegradable Waste | 435 Kg/day | |
| 22. | Organic waste Convertor | 450 Kg/day | |
| 23. | Total Population | 4304 persons | |
| 24. | number of dwelling units | 171 | |
| 25. | Max No. of Towers | 02 | |
| 26. | Total No. of basement | 4nos | |
| 27. | Proposed Parking | 414 ECS | |
| 28. | Max. No. of Floors | G+36F | |
| 29. | Maximum Building height | 140M | |
| 30. | Total Cost of the project | 900 Cr. | |
| 31. | R+U Value of Material used (Glass) | U Value: 5.8 w/sqm.k | |
| 32. | EMP Budget | EMP Budget: 2,288 Lakhs Capital Cost: 1,515 Lakhs Recurring Cost: 773 Lakhs | |
| 33. | Incremental Load in respect of: | i. PM 2.5 | 0.00284 µg/m3 |
| | | ii. PM 10 | 0.00455 µg/m3 |
| | | iii. SO ₂ | 0.01364 µg/m3 |
| | | iv. NO ₂ | 0.02274 µg/m3 |
| | | v. CO | 0.0000012 mg/m3 |
| 34. | Construction Phase: | i) Power Back-up | Temporary electrical connection of 49 KW & 01 DG of 125 KVA |
| 35. | | ii) Water | Fresh water – 20 KLD for drinking & sanitation. |



| | | | |
|-----|--|----------------------|--|
| | | Requirement & Source | Treated Water 150 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA |
| 36. | | iii) STP (Modular) | 1 Nos. of 5 KLD |
| 37. | | iv) Anti-Smoke Gun | 01 Nos. of Anti-smoke gun |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit of even date mentioning therein as under:

- ❖ That total project cost is Rs.900 crore instead of Rs.864 crore as mentioned in CA certificate.
- ❖ That proposed maximum building height is 140 mtr instead of 150 mtrs.
- ❖ That proposed maximum number of floors is G+36 F instead of G+40F.
- ❖ That our permissible ground coverage is 4,467.6 sqm instead of 6,701.00 sqm.
- ❖ That proposed ground coverage is 4,467.60sqm instead of 5,585.00 sqm.
- ❖ That permissible & Proposed FAR is 40,767.19sqm instead of 40,767.00 sqm.
- ❖ That total built-up area is 1,18,703.19 sqm instead of 1,18,703.00 sqm.
- ❖ That as per HSVP vide memo no. 3256 dated 21.05.2024, there is no effect of Aravali notification on the project site.
- ❖ That as per HSVP vide memo no. 3256 dated 21.05.2024, there is no any forest land involved in the project site.
- ❖ That solar panel capacity has been increased from 40 kW to 50 kW.
- ❖ That we will cut the tree after obtaining the NOC from the competent authority and compensatory plantation will be done in 1:10 ratio.
- ❖ That we have obtained power assurance from DHBVN through memo. No. Ch-27/DGR-26B dated 07.05.2024.

PP further submitted EMP detail of the project which is as under:

Table 2 – EMP Detail

| During Construction Phase | | | During Operation Phase | | |
|---|-------------------------|--------------------------------------|---|-------------------------|---------------------------------------|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 5 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 10.00 | Waste Water Management (Sewage Treatment Plant) | 106 | 60 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 9 | 50 |
| Green Belt Development | 10.00 | 5.00 | Green Belt Development | 65 | 150 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 20.00 |
| Rainwater harvesting system (4 pits) | 10.00 | 3.00 | Rainwater harvesting system | 103 | 41 |



| | | | | | |
|--|------------|-----------|--|-------------|------------|
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 313 | 20 | DG Sets including stack height and acoustics | 377 | 150 |
| PPE for workers & Health Care | 10.00 | 5.00 | Energy Saving (Solar Panel system) | 251 | 101 |
| Medical cum First Aid facility (providing medical room & Doctor | 10.00 | 20.00 | Dual Plumbing (STP Water Re-use) | 236 | 118 |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| Total | 368 | 83 | Total | 1147 | 690 |

A detailed discussion was held on the documents submitted regarding reply of EDS Raised, Wildlife Activity Plan, CA Certificate, Solar Power, Forest NOC, Aravali NOC, Power, Tree Felling, Project Cost, Structure Stability, Building Height, Area Detail as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. Sh./Smt. Wonder City Buildcon Ltd. Th. Dir. Anuj Shandilya, d/o, s/o, w/o, c/o, Gopi Sharma (as per allotment letter issued by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000001408 dated 20.12.2023.

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

A. Specific conditions:-

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- 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.
- 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.
- 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.
- 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.
- 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 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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
25. As proposed **2,315 (20.7% of plot area)** shall be provided for green area development.
26. **04 RWH pits** shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. The PP shall increase the solar panel capacity from 40 kW to 50 kW.
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall 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 lead 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.



293.09 EC for Proposed Group Housing Project with two different segments/components namely residential & commercial in the revenue estate of Village Ghata and Haidarpur Viran (Wazirabad) site in Sector-56, District Gurugram by M/s JHS Estate Pvt. Ltd.

Project Proponent : Sh. Mohan Kumar Nair
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/469668/2024 dated 17.04.2024 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.171767 dated 10.03.2024.

The case was taken up in 291st meeting held on 30.04.2024. However the case was deferred on request of PP.

Table 1 – Basic Detail

| Project Name: Environment Clearance for Proposed Group Housing Project bearing no. GH-13 on land measuring 2.059 acres in revenue estate of village- Ghata and Haidarpur Veeran (Wazirabad), Sector-56, District- Gurugram being developed by M/s JHS Estate Private Limited | | |
|--|----------------------------------|--|
| Sr. No. | Particulars | |
| 1. | Online Proposal no. | SIA/HR/INFRA2/469668/2024 |
| 2. | Category | 8(a) "Building and Construction" |
| 3. | Latitude | 28°25'22.62"N |
| 4. | Longitude | 77° 5'50.84"E |
| 5. | Plot Area | 8,334.3 sqm |
| 6. | Total FAR Proposed | 34,951.14 sqm |
| 7. | Proposed Ground coverage | 4,551.13sqm |
| 8. | Total Non -FAR | 48,935.17 sqm |
| 9. | Total Built Up area | 83,886.31 sqm |
| 10. | Total Green Area with Percentage | 1,668.08 sqm (20.01% of plot area, which including 15.70% on Grond floor and remaining 4.31% provided on Podium) |
| 11. | Rain Water Harvesting | 3 RWH |
| 12. | Total Parking | 308 ECS |
| 13. | Power Requirement | 1,757 KW |
| 14. | Power Backup | Total Capacity 2,520 KVA (2 x 1,010 KVA + 1 x 500 KVA) |
| 15. | Total Water Requirement | 132 KLD |
| 16. | Fresh Water Requirement | 81 KLD |
| 17. | Treated water Requirement | 51KLD |
| 18. | Wastewater Generation | 106 KLD |
| 19. | Proposed STP Capacity | 215 KLD |
| 20. | Solid Waste Generated | 719 Kg/day |
| 21. | Biodegradable Waste | 288 kg/day |
| 22. | Organic waste Convertor | 350 kg/day |
| 23. | Total Population | 1947 |
| 24. | Dwelling unit | 172 |
| 25. | Servant Units | 18 |
| 26. | Max. height of building | 120 M |
| 27. | Max. No of floors | For Parking: B3, B2,B1 + podium (1st, 2 nd and 3rd |



| | | | |
|-----|------------------------------------|--------------------------------|--|
| | | | floor) For Commercial: Ground and 4th floor Residential Floors: Ground (lobbies) and 5th floor to 26th floor |
| 28. | No of Towers | | 02 |
| 29. | Level of Basement | | 3Nos. |
| 30. | Total Cost of the project: | | 37,6.29 Cr. |
| 31. | R+U Value of Material used (Glass) | | U Value: 5.5 w/sqm.k SHGC: 0.9 |
| 32. | EMP Budget | | EMP Budget: 483.5 Lakhs Capital Cost: 196 Lakhs Recurring Cost: 287.5 Lakhs |
| 33. | Incremental Load in respect of: | i. PM 2.5 | 0.0007 µg/m3 |
| | | ii. PM 10 | 0.00114 µg/m3 |
| | | iii. SO ₂ | 0.00281 µg/m3 |
| | | iv. NO ₂ | 0.00239µg/m3 |
| | | v. CO | 0.0000005 mg/m3 |
| 34. | Construction Phase: | i) Power Back-up | Temporary electrical connection of 49 KW & 01 DG of 125 KVA |
| | | ii) Water Requirement & Source | Fresh water – 15 KLD for drinking & sanitation. Treated Water 20 KLD for construction Source: Fresh water – HSVP Construction Water – GMDA |
| | | iii) STP (Modular) | 1 Nos of 5 KLD |
| | | iv) Anti-Smoke Gun | 01 Nos of Anti-smog gun |
| | | | |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit of even date mentioning therein as under:

- That the ground coverage of proposed project is 54.61% and after providing other requisite services (roads, paved area, parking etc.), an area of 15.70% is left on ground to be provided under green area. The remaining 4.31% has been provided on podium.
- That the land for the proposed project has been allotted by HSVP through e-auction process and the allotment letter has been issued by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000001641 dated 13/03/2024. Since the plot has been allotted by HSVP, the tree cutting and its compensatory plantation responsibility lies with HSVP. Though, a tree cutting permission issued in the name of HSVP for this particular land has been allotted dated 05.02.2024.

PP further submitted EMP Detail as under:

Table 2 – EMP Detail

| During Construction Phase | | | During Operation Phase | | |
|--|-------------------------|--------------------------------------|---|-------------------------|---------------------------------------|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 5 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 10.00 | Waste Water Management (Sewage Treatment Plant) | 50.00 | 70.00 |



| | | | | | |
|--|-----------|-------------|--|------------|------------|
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 10.00 | 30.00 |
| Green Belt Development | 10.00 | 5.00 | Green Belt Development | 20.00 | 50.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 10.00 |
| Rainwater harvesting system (3 pits) | 6.00 | 2.50 | Rainwater harvesting system | 00.00 | 5.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 15.00 | 10.00 | DG Sets including stack height and acoustics | 30.00 | 20.00 |
| PPE for workers & Health Care | 10.00 | 30.00 | Energy Saving (Solar Panel system) | 20.00 | 5.00 |
| Medical cum First Aid facility (providing medical room & Doctor | 10.00 | 20.00 | . | | |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| Total | 66 | 97.5 | Total | 130 | 190 |

A detailed discussion was held on the documents submitted regarding reply of EDS Raised, Monitoring Data, Ground Coverage, GRIHA, Trees, Land Detail, Green Area, Wildlife Activity Plan, AAI NOC, Structure Stability, Solar Power as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Sh./Smt. JHS Estate Pvt. Ltd. Th. Dir. Sehaj Chawla, d/o, s/o, w/o, c/o, Surinder Pal Singh Chawla (as per allotment letter issued by HSVP vide Memo No.ZO002/EO018/UE029/GALOT/0000001641 dated 13.03.2024**

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

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 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 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 PP shall get approve electrification plan before operation of the project.
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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
26. As proposed **1,668.08 sqm (20.01% of plot area)** shall be provided for green area development.
27. **03 RWH** shall be provided for ground water recharging as per the CGWB norms.
28. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.



8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. 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.

293.10 EC for Proposed IT Park Colony (Mix Land Use with 85% IT & 15% Commercial) on the land measuring 5.65 acres in the revenue estate of village-Ghata, Sector-61, Gurugram and Haryana being developed by M/s Active promoters Pvt. Ltd in collaboration with by M/s Emaar India Limited

Project Proponent : Sh. Sushil
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/466478/2024 dated 21.03.2024 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.300050 dated 13.12.2023 at the time of ToR.

The case was taken up in 290th SEAC meeting held on 18.04.2024. However the case was deferred on request of PP.

Table 1 – Basic Detail

| Project Name: Environmental Clearance for the proposed IT Park Colony (Mix Land use with 85% IT & 15 % commercial) over an area measuring 5.65 acres in the revenue estate of Village-Ghata, Sector-61, Gurugram, Haryana being developed by M/s Active promoters Pvt. Ltd in collaboration with M/s EMAAR India Ltd | | |
|--|----------------------------------|--------------------------------------|
| Sr. No. | Particulars | |
| 1. | Online Proposal no. | SIA/HR/INFRA2/466478/2024 |
| 2. | Category | 8(b) "Township and Area Development" |
| 3. | Latitude | 28°24'56.98"N |
| 4. | Longitude | 77° 5'38.02"E |
| 5. | Plot Area | 22,864.7025 m2 |
| 6. | Total FAR Proposed | 1,17,067.277 m2 |
| 7. | Total Non -FAR | 52,932.723 m2 |
| 8. | Proposed Ground Coverage | 6,749.750 m2 |
| 9. | Total Built Up area | 1,70,000.000 m2 |
| 10. | Total Green Area with Percentage | 5716.175 (25% of plot area) |
| 11. | Rain Water Harvesting | 06 No. |
| 12. | Power Requirement | 6,910 KW |



| | | |
|-----|------------------------------------|---|
| 13. | Power Backup | 6 no's total capacity = 11,000 KVA (2×1,500KVA+4×2,000 KVA) |
| 14. | Total Water Requirement | 737 KLD |
| 15. | Freshwater requirement | 298 KLD |
| 16. | Treated water requirement | 439 KLD |
| 17. | Wastewater Generation | 510 KLD |
| 18. | Proposed STP Capacity | 650 KLD |
| 19. | Solid Waste Generated | 3,660 Kg/day |
| 20. | Biodegradable Waste | 2,196 Kg/day |
| 21. | Organic waste Generated | 2200 kg/day |
| 22. | Total No. of basement | 3 nos. |
| 23. | Proposed Parking | 1435 ECS |
| 24. | Max. No. of Floors | G+26F |
| 25. | Maximum Building height | 106.875 M |
| 26. | Solar Panel Capacity | 208 KWp |
| 27. | Total Cost of the project | 342.78 Cr. |
| 28. | R+U Value of Material used (Glass) | U Value: 5.5 w/sqm.k |
| 29. | EMP Budget | Total EMP budget: 720 lakhs Capital Cost: 435 lakhs Recurring Cost: 285 lakhs |
| 30. | Incremental Load in respect of: | i. PM 2.5 |
| | | 0.04071 µg/m ³ |
| | | ii. PM 10 |
| | | 0.06207µg/m ³ |
| | | iii. SO ₂ |
| 31. | Construction Phase: | 0.17092 µg/m ³ |
| | | iv. NO ₂ |
| | | 0.23386µg/m ³ |
| | | v. CO |
| | | 0.0000298 mg/m ³ |
| | | i) Power Back-up |
| | | Temporary electrical connection of 49 KW & 01 DG of 125 KVA |
| | | ii) Water Requirement & Source |
| | | Fresh water – 15 KLD for drinking & sanitation. Treated Water 500 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA |
| | | iii) STP (Modular) |
| | | 1 Nos of 5 KLD |
| | | iv) Anti-Smoke Gun |
| | | 01 Nos of Anti-smoke gun |

The case was taken up in 293rd meeting held on 31.05.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 31.05.2024 alongwith an affidavit dated 03.06.2024 mentioning therein as under:

- That total project cost is Rs. 342.78 Crore instead of Rs. 845 Crore as mentioned in CA certificate.
- That we will develop green area of 25% of 5.65 acres instead of 15% of 5.65 acres.
- That there are some trees standing at project site, out of which some trees will be felled for development activity after obtaining prior permission from Forest department and for each felled trees compensatory 10 times plantation will be done.
- That the said project falls under License No.34 of 2008 dated 23.02.2008 which is renewed upto dated; 22.02.2024 approved by DTCP Haryana for 5.65 Acres. We have already applied for renewal of license. We have also submitted fee to DTCP, Haryana against application for renewal of License No.34 of 2008 through transaction no. TCP3645524108150198 on dated: 08.01.2024.



PP further submitted EMP detail of the project which is as under:

Table 2 – EMP Detail

| During Construction Phase | | | During Operational Phase | | |
|--|-------------------------|--------------------------------------|---|-------------------------|---------------------------------------|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 5 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 20.00 | Waste Water Management (Sewage Treatment Plant) | 110.00 | 60.00 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 20.00 | 30.00 |
| Green Belt Development | 10.00 | 15.00 | Green Belt Development | 50.00 | 40.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 0.00 | 20.00 |
| Rainwater harvesting system | 15.00 | 5.00 | Rainwater harvesting system | 0.00 | 10.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 30.00 | 10.00 | DG Sets including stack height and acoustics | 50.00 | 20.00 |
| Medical cum First Aid facility (providing medical room & Doctor) | 10.00 | 20.00 | Energy Saving (Solar Panel system) | 125.00 | 10.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 10.00 | | | |
| Total | 80.00 | 95.00 | Total | 355.00 | 190.00 |
| G. Total | 720 Lakhs | | | | |

A detailed discussion was held on the documents submitted regarding Project Cost, Green Area, Trees Detail, TOD, License, Wildlife Active Plan, Revised EMP, AAI NOC, CA Certificate, Structure Stability, Previous EC as well as the submissions made by the PP and the documents submitted.

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** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

- 1. Active Promoters Pvt. Ltd. In collaboration with EMAAR India Ltd. (as per license issued by DTCP vide Memo No. LC-1295-JE(VA)-2022/18946 dated 06.07.2022.**

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

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.**
- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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 SO₂ load by 30% if HSD is used
- The PP shall install electric charging points for charging of electric vehicles.
- 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 **5716.175 (25% of plot area)** shall be provided for green area development.
- 28) **06 Rain Water Harvesting Recharge Pits shall be provided for ground water recharging as per the CGWB norms.**
- 29) **The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.**
- 30) **The PP shall install solar panel capacity of 208 KWp.**
- 31) The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.



3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 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 25th January; 2016. Ready mixed concrete must be used in building construction.
- i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- ii. 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. 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.

293.11 Transfer of EC for Construction of Township Residential Complexes and Commercial Complex at Village Rasoi, G.T. Karnal Road, Sonipat, Haryana by M/s Pardesi Developers Private Limited.

Project Proponent : None
Consultant : None

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/467989/2024 dated 01.04.2024 for obtaining **Transfer of Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP not submitted the scrutiny fee.

The case was taken up in 291st meeting held on 30.04.2024. It has been observed that PP has raised withdrawal request of the proposal through portal. However, the letter dated 03.04.2024 uploaded reflects that the PP is requesting the transfer of the proposal to the MoEF&CC. Due to this contradiction, the committee has directed the PP/Consultant to clarify the request. The case shall be taken up accordingly.

The case is taken up in 293rd meeting of SEAC, Haryana held on 31.05.2024. The committee was apprised about receipt of a letter dated 13.05.2024 submitted by the PP. The PP has submitted that a request dated 04.04.2024 on PARIVESH 2.0 portal was made intimating that they had applied a proposal bearing no. SIA/HR/INFRA2/467989/2024 for Transfer of EC (Form-7) on PARIVESH 2.0. It is further submitted by PP that original EC in the case for which they have applied for Transfer of EC, was granted on 12.06.2008 by MoEF&CC, as SEIAA, Haryana was not constituted



at that time. Therefore, all the relevant documents/file of the concerned case are with MoEF&CC. The PP further submitted that the proposal for Transfer of EC was mistakenly/wrongly applied on the State level, however, it required to be submitted with MoEF&CC and now, they have applied the request for withdrawal of the case.

The PP further submitted a Affidavit dated 10.06.2024 stating therein as under:-

1. I say that I'm the authorized representative of Pardesi Developers Pvt. Ltd. and has been duly authorised vide board resolution dated 25th April 2023 to represent the company and depose, represent affidavit. I'm even otherwise well conversant the facts of the case.
2. That the NGT in case OA 764 of 2018 imposed Environmental, Composition as detailed in Para 216 & 217 of the order dated 15th July 2022.
3. I say that the said order was challenged by way of a civil appeal and the impugned order of the NGT imposing the compensation was stayed vide order dated 05-09-2022 and the earlier order dated 03-06-2022 was also referred both the order.
4. I say that I undertake on behalf of company that I'll diligently follow the outcome of the above-mentioned case as and when decided

The committee was further apprised with the fact that this case has been dealt under violation category and as per SEIAA, Haryana, the order dated 02.02.2023 a compensation amount of Rs.1655.55 has been imposed on PP which is yet to be deposited, however, taking cognizance of Hon'ble Supreme Court/NGT, the SEIAA, Haryana vide order dated 22.07.2023, has decided to kept in abeyance to recover the compensation amount till final disposal of SLP/Diary No. 24765/2022.

A thorough discussion was held by the committee on request of PP as well as on other aspects of the case and decided to allow withdrawal of the case subject to decision of the court cases.

293.12 EC for Group Housing Colony Project Village Fazilpur Jharsa, Sector-71, District Gurugram, Haryana by M/s Signature global India Limited

Project Proponent : Sh. Vineet Kumar Singh
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/468734/2024 dated 08.04.2024 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.201560 dated 05.04.2024.

The case was taken up in 293rd meeting of SEAC, Haryana held on 31.05.2024. The PP as well as consultant appeared before the committee and submitted that the above stated proposal was submitted but due to some changes in planning, they intend to withdraw this proposal and further submitted that they have already filed a separate proposal vide proposal number SIA/HR/INFRA2/472316/2024 wherein they have made certain changes in plan.

After discussion, the committee permitted to withdraw the Proposal No. SIA/HR/INFRA2/468734/2024 dated 08.04.2024 applied for obtaining Environment Clearance.



293.13 Corrigendum of EC for Expansion of Development of Resort at Sohna, Gurgaon, Haryana by M/s Prominent Propbuild LLP

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/467442/2024 dated 28.03.2024 under Category 8(a) of EIA Notification dated 14.09.2006.

The case was taken up and recommended to SEIAA in 290th meeting of SEAC, Haryana held on 18.04.2024 for granting Environment Clearance and was recommended to SEIAA.

Further, PP sent a letter dated 22.05.2024 with a request to make some corrections in the recommendations made by the SEAC, Haryana.

The Committee was apprised with the request of the PP. After discussion, the committee has decided to issue following corrigendum in this case:

| S. No. | Reference | Relevant Condition/Point No. | Description as per Minutes | Corrigendum |
|--------|---|--|--|--|
| 1 | Minutes of 290 th Meeting of | Point No. 21 of the | The PP shall increase the capacity of STP already installed | Omitted |
| 2 | SEAC, Haryana related to Agenda Item No.290.04, M/s Prominent Propbuild LLP | Page no. 48 of the Minutes - 3.4.4 - 2nd Paragraph - 4th | It's mentioned that Environmental Clearance to M/s Prominent Propbuild LLP (as per the License issued by DTCP vide Memo. No. CLU/GN-3082B/CTP/13402/2022 dated 17.05.2022) issued by the Ministry of Environment and Forest, Government of India. | Be read as under: Environmental Clearance to M/s Prominent Propbuild LLP (as per the CLU dated 24.11.2021 which was further extended by DTCP vide Memo. No.ECLU/GN-3082A1/CTP/35092/2023 dated 17.05.2022) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India |
