



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



**Minutes of Agenda of 305th Meeting of the State Expert Appraisal Committee, Har
 yana State Level Expert Appraisal Committee meeting held from 29/11/2024 to 29/11/2024**
Date: 13/12/2024

MoM ID: EC/MOM/SEAC/428246/11/2024

Agenda ID: EC/AGENDA/SEAC/428246/11/2024

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

Meeting Mode: Physical

Date & Time:

29/11/2024	11:00 AM	05:00 PM
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1. Opening remarks

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 following members joined the meeting:

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

2. Confirmation of the minutes of previous meeting

The Minutes of 304th meeting were discussed and approved. In Agenda of this meeting, 17 nos. of projects, received on PARIVESH Portal, were taken up for scoping, appraisal and grading as per agenda circulated.

3. Details of proposals considered by the committee

Day 1 -29/11/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Jyoti Strips Private Limited "Proposed Cold Rolling Mill Complex with Galvanizing and color coating line having total Capacity of Various products 7, 80,000 MTPA" located at # Kila No. 4 to 24, Prithla - Tatarpur Road, Village Tatarpur, Palwal, Haryana over an area of 127294.69 sq.m. (12.729 ha). by JYOTI STRIPS PRIVATE LIMITED located at PALWAL,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/IND1/503501/2024	SEAC/HR/2024/230	11/11/2024	Metallurgical Industries (ferrous and non ferrous) (3(a))

3.1.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/IND1/503501/2024 dated 11.11.2024 for obtaining under **Environment Clearance** Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 937460 dated 08.11.2024.

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

The case was taken up in 305th meeting held on 29.11.2024. However, PP and consultant did not appeared before the committee. PP requested through email dated 22.11.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

3.1.5. Recommendation of SEAC

Deferred for PP not attending the meeting

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Proposed paints varnishes, pigments and intermediate unit at Plot/Shed No – 171, Sector – 30-C, Phase III-, Industrial Model Township, Rohtak, District – Rohtak , Haryana -124001 by M/s "Sunflag Specialities LLP (in collaboration with Sunflag Chemicals Pvt. Ltd)" by Rajesh Chugh located at ROHTAK,HARYANA	
Proposal For	Fresh EC

Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/IND3/499875/2024	SEAC/HR/2024/179	28/10/2024	Synthetic organic chemicals industry (5(f))

3.2.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/IND3/499875/2024 dated 28.10.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 521259 dated 27.08.2024 during the ToR. The ToR was granted to the project on 03.09.2024 vide proposal No.SIA/HR/IND3/493652/2024.

Table 1 – Basic Detail

Name of the Project: Proposed paint varnishes, pigments and intermediate unit at Plot No. 171, Sector 30-C, Phase III, Industrial Model Township, Rohtak, District Rohtak, Haryana by M/s “Sunflag Specialities LLP (in collaboration with Sunflag Chemicals Pvt. Ltd)”		
Sr. No.	Particulars	Details
	Latitude	28°52'3.93"N to 28°52'3.94"N
	Longitude	76°41'13.59"E to 76°41'11.64"E
	Total Plot Area	4126.50 sq.m.
	Plant area	1470 sq.m
	Total Green Area with percentage	1361.74 sq.m. (33 %)
	Rain Water Harvesting Pits	1 No.
	ETP Capacity	10 KLD
	Power Requirement	500 KW, UHBVNL
	Power Backup	D.G. set : 1 No. , Capacity : 500 KVA
	Total Water Requirement	20.9 KLD
	Domestic Water Requirement	4 KLD
	Fresh Water Requirement	20.9
	Waste Water Generated	3.2 KLD (Domestic) 9.3 KLD (Trade)
	Solid Waste Generated	33 kg/day
	Biodegradable Waste	13 kg/day

	Total Cost of the project:	Rs.28.58 Crore	
	CER	Rs 30 Lakhs	
	EMP Cost/Budget	Capital Cost: - Rs.130,00,000/- Recurring Cost: - Rs.19,20,000	
	Incremental Load in respect of:	PM 2.5	2.47 (g/ m³)
		PM 10	0.75 (g/ m³)
		SO _x	0.98 (g/ m³)
		NO _x	1.17 (g/ m³)
		CO	5.12 (g/ m³)

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 29.11.2024 mentioning therein as under:

1. That “Sunflag Specialties LLP (in collaboration with Sunflag Chemicals Pvt. Ltd)” has planned manufacturing of paints varnishes, pigments and intermediate admeasuring plot area of 4126.50 sq.m. at Plot/Shed No – 171, Sector – 30-C, Phase III, Industrial Model Township-, Rohtak, District – Rohtak , Haryana
2. Land is under possession of the project proponent, M/s Sunflag Specialties LLP. Letter of Allotment (RLA) was issued to the project proponent, M/s Sunflag Specialties LLP by HSIIDC vide ID N2023FEB75477 dated 13.03.2023 for setting industrial Project of the paint additives used in all kinds of paints to give them the properties like Drying, Dispersion, Thickening, Protection against biodegrading plastic additives are used in various plastics to provide properties like Heat Stabilization, Lubrication, Dispersion & Ease of Processing. (Copy of letter of allotment is enclosed as **Annexure I**)
3. As earlier our proposal was only for Non EC product and for that we have obtained Consent to Establish from HSPCB vide letter No HSPCB/Consent/313096424 ROHCTE67593813 dated 27/06/2024 which is valid till 26/06/2029 , (Copy enclosed as Annexure II) but due to change in proposal and involvement of EC products we are required to obtained Environment Clearance as per EIA Notification 2006 and its subsequent amendments
4. Process flow diagram of all the products with emission source, anticipated pollutants and Mitigation measures are enclosed as **Annexure III**
5. List of solid waste, hazardous waste generated with its management is enclosed as **Annexure IV**.
6. No waste(or by-product will percolate to the ground
7. Landscape Plan having 10 % of Block with 3 row Plantation is enclosed as **Annexure V**
8. Roof top solar grid of 200 kW will be provided.

Application for authentication of Conservation Plan for Schedule – I Species has been submitted to the Office of Divisional Wildlife Officer and Rs 10 Lakhs has been proposed for the same as EMP.

Table 2 EMP Budget

S. N O.	POLLUTION CONTROL SYSTEM	Capital Cost (Rs. In lacs)	Recurring Cost p er Annum (Rs. In Lacs)
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1	Air pollution control system including online monitoring system	30.0	5.0
2	Water Pollution control	10.0	1.5
3	Noise Pollution control (acoustic enclosure & silencers)	2.0	0.2
4	Environmental Monitoring	-	4.0
5	Solid & hazardous waste disposal	10.0	2.0
6	Rain water Harvesting & Treatment Measures & piezometer	15.0	1.5
7	Occupational Health & Safety (PPEs, Medical examination & mock drills)	5.0	2.0
8	Fire fighting equipment & fire hydrant	20.0	1
9	Green Belt & Landscaping	10.0	2.0
10	Socio EMP	28.0	-
Total		Rs. 130 Lacs	Rs. 19.2 Lacs

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 License, Plot Area, Zoning Plan, Building Plan, Towers, Floors, FAR, HT Line, Revenue Rasta, Forest NOC, Aravalli NOC, AAI NOC, Water, Sewer, Treated Water, Power Assurance, Solar Power, Green Area, Block Green Plantation, Production Detail, Raw Material to be used, Waste Management, RWH, OWC, Bio-Degradable Waste, Electrification Plan, Wildlife Action Plan, Litigations 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 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:

M/s Sunflag Specialities LLP as per Letter of Allotment (RLA) issued by HSIIDC vide ID N2023FEB75477/Reference No. HSIIDC:RLA-2023MAR04581 dated 13.03.2023

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

3.2.5. Recommendation of SEAC

Recommended

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

Standard Conditions:

B. Standard Conditions:

1. Environmental Conditions:

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory compliance:

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

S. No	Environmental Conditions
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

S. No	Environmental Conditions
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

S. No	Environmental Conditions
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.

S. No	Environmental Conditions
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and

S. No	Environmental Conditions
	roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th

S. No	Environmental Conditions
	August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.

S. No	Environmental Conditions
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance

S. No	Environmental Conditions
	portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

S. No	Environmental Conditions
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

3.2.6.2. Standard

5(f)	Synthetic organic chemicals industry
null	
1.	No further expansion or modifications in the plant, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change/SEIAA, as applicable. In case of deviations or alterations in the project proposal from those submitted to this Ministry for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
2.	The Project proponent shall strictly comply with the rules and guidelines issued under the Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989, as amended time to time, the Chemical Accidents (Emergency Planning, Preparedness and Response) Rules, 1996, and Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016 and other rules notified under various Acts.
3.	The energy source for lighting purpose shall be preferably LED based, or advanced having preference in energy conservation and environment betterment.
4.	The overall noise levels in and around the plant area shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act, 1986 Rules, 1989 viz. 75 dBA (day time) and 70 dBA (night time).
5.	The company shall undertake all relevant measures for improving the socio-economic conditions of the surrounding area. The activities shall be undertaken by involving local villages and administration. The company shall undertake eco-developmental measures including community welfare measures in the project area for the overall improvement of the environment.

6.	The company shall earmark sufficient funds towards capital cost and recurring cost per annum to implement the conditions stipulated by the Ministry of Environment, Forest and Climate Change as well as the State Government along with the implementation schedule for all the conditions stipulated herein. The funds so earmarked for environment management/ pollution control measures shall not be diverted for any other purpose.
7.	A copy of the clearance letter shall be sent by the project proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban local Body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
8.	The project proponent shall also upload/submit six monthly reports on Parivesh Portal on the status of compliance of the stipulated Environmental Clearance conditions including results of monitored data to the respective Integrated Regional Office of MoEF&CC, the respective Zonal Office of CPCB and SPCB. A copy of Environmental Clearance and six monthly compliance status report shall be posted on the website of the company.
9.	The environmental statement for each financial year ending 31st March in Form-V as is mandated shall be submitted to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to the respective Integrated Regional Office of MoEF&CC by e-mail.
10.	The project proponent shall inform the public that the project has been accorded environmental clearance by the Ministry and copies of the clearance letter are available with the SPCB/Committee and may also be seen at Website of the Ministry and at https://parivesh.nic.in/ . This shall be advertised within seven days from the date of issue of the clearance letter, at least in two local newspapers that are widely circulated in the region of which one shall be in the vernacular language of the locality concerned and a copy of the same shall be forwarded to the concerned Regional Office of the Ministry.
11.	The project authorities 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 and the date of start of the project.
12.	This Environmental clearance is granted subject to final outcome of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, if any, as may be applicable to this project.
Specific Conditions	
1.	Process effluent/any wastewater shall not be allowed to mix with storm water. Storm water drain shall be passed through guard pond.
2.	The PP shall get the mandatory registration of boiler as per the Boiler Act 1923 and rules 1950 from the Chief Boiler Inspector.
3.	The PP shall ensure effective functioning of safety, drain valve, monitoring instruments of critical parameter through regular checks and maintain the record for it.
4.	Effluent shall be treated in the ETP of capacity 10 KLD and should adhere to the HSPCB/CPCB Guidelines.
5.	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.
6.	Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. 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.	The PP shall prepare an Action Plan for solvent recovery and their emission control and details of solvent to be used.
8.	The PP shall make arrangement to control the process emission from the proposed unit.
9.	The PP shall monitor the ambient air quality of emissions from the project shall include VOC, other process specific pollutants like NH ₃ , Cl, HBr, H ₂ S, HF etc. (as applicable).
10.	The PP shall prepare the work zone monitoring arrangements for hazardous chemicals.
11.	The PP shall prepare the detailed effluent treatment scheme including segregation of effluent streams for unit adopting ZLD.
12.	No lead and chromium based paint shall be manufactured.
13.	The PP shall prepare the action plan for odour control and utilization of MEE/Dryers Cells.
14.	The PP shall submit the details of incinerator, if to be installed.
15.	The PP shall prepare the Risk Assessment Action Plan for safety, storage and handling of hazardous chemicals.
16.	The PP shall use material safety data sheets for all the chemicals being used or will be used.
17.	The PP shall ensure health and safety of the workers engaged in handling of toxic materials.
18.	No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 93555 Sqm (33%) shall be provided for green area development.
19.	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.
20.	Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
21.	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.
22.	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.

2 3.	Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms and one pond.
2 4.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
2 5.	The PP shall get permission of 3 TPH boiler from Haryana Boiler Inspection Department.
2 6.	The PP shall record the details of total organic solvent used for the process in the unit.
2 7.	The PP shall take all precautions to the use of chemicals and their vapors to manage the fire accident.
2 8.	As proposed by the project proponent, zero liquid discharge shall be ensured and no waste/treated water shall be discharged to any surface water body, sea and/or on land. Domestic sewage shall be disposed off to the CETP of HSIIDC.
2 9.	To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines.
3 0.	Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.
3 1.	1. Solvent management shall be carried out as follows: (i) Reactor shall be connected to chilled water condenser system. (ii) Reactor and solvent handling pump shall have mechanical seals to prevent leakages. (iii) The condensers shall be provided with sufficient HTA and residence time so as to achieve more than 99% recovery (iv) Solvents shall be stored in a separate space specified with all safety measures (v) Proper earthing shall be provided in all the electrical equipment wherever solvent handling is done (vi) Entire plant shall be flame proof. The solvent storage tanks shall be provided with breather valve to prevent losses (vii) All the solvent storage tanks shall be connected with vent condensers with chilled brine circulation
3 2.	Process effluent/any wastewater shall not be allowed to mix with storm water. Storm water drain shall be passed through guard pond.
3 3.	Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm, and solvent transfer through pumps.
3 4.	Process organic residue and spent carbon, if any, shall be sent to cement industries. ETP sludge, process inorganic & evaporation salt shall be disposed of to the TSDF.
3 5.	The company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.

3 6.	1. The company shall undertake waste minimization measures as below:- i) Metering and control of quantities of active ingredients to minimize waste. ii) Reuse of by-products from the process as raw materials or as raw material substitutes in other processes iii) Use of automated filling to minimize spillage iv) Use of Close Feed system into batch reactors v) Venting equipment through vapour recovery system Use of high pressure hoses for equipment clearing to reduce wastewater generation
3 7.	The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Fire fighting system shall be as per the norms.
3 8.	Raw material storage should not exceed threshold limit.
3 9.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
4 0.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
4 1.	As proposed 1361.74 sq.m. (33% of plot area) shall be provided for green area development. Out of this, Block Green Plantation has been proposed over an area measuring 5,385.60 sqm, which is 10% of the Total Plot Area.
4 2.	01 Rain Water Harvesting Recharge Tank shall be provided for reutilization of ground water.
4 3.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
4 4.	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.

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Ushay Towers Project by PARDESI DEVELOPERS PRIVATE LIMITED located at SONIPAT,HARYANA			
Proposal For		Transfer of EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/48693/4/2024	21-855/2007 1A	21/08/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.3.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/486934/2024 dated 21.08.2024

for **Transfer of Environment Clearance (EC)** under Category 8(b) of EIA Notification dated 14.09.2006. **The PP did not submit the scrutiny fee till date.**

The case was taken up in 300th meeting held on 12.09.2024. The PP appeared before the committee. The PP submitted the representation dated 11.09.2024.

It is the admitted case of the PP that:

1. The Environment Clearance in this case was granted to M/s CMD Built Tech Pvt. Ltd. on 12.06.2008 (File No.21-855/2007-IA(III)) by EAC (Central Level) as SEIAA, Haryana was not in existence at that time.
2. The name of the PP was changed from CMD Pardesi Developers Private Limited to Pardesi Developers Private Limited vide Certificate of Incorporation dated 01.05.2019 issued by Registrar of Companies.

The present representation/proposal has been submitted by PP to proceed with issuing corrigendum application for rectification of typographical arrear in the Environment Clearance in the name of the project proponent and transfer the EC in the name of M/s Pardesi Developers Pvt. Ltd.

A discussion was held on the contention as well as documents submitted by PP in support of their case. The Member Secretary, SEAC, Haryana apprised to the Committee that there is no record available with SEAC, Haryana vide which the EC dated 12.06.2008 was granted to the applicant/PP as admittedly, the EC was granted by EAC (Central Level).

Therefore, after discussion the committee decided that matter will be taken up after transfer of record/case File No.21-855/2007-IA(III) (**as per submission of PP**) from MoEF&CC, GoI, New Delhi.

The case was taken up in 305th meeting of SEAC, Haryana held on 29.11.2024. The PP appeared before the committee without consultant. It has been apprised to the Committee by the Member Secretary, SEAC, Haryana that this file has been received through email dated 24.10.2024 alongwith covering letter (total pages 154) from MoEF&CC to SEIAA which has been further forwarded by SEIAA to SEAC, Haryana through email dated 25.10.2024.

This fact was also brought into the notice of Committee that in this case, MoEF&CC has earlier granted Environment Clearance on 12th June, 2008 in the name of M/s CMD Built Tech Pvt. Ltd. Now, the PP has applied for Transfer of EC from M/s CMD Built Tech Pvt. Ltd. to M/s Pardesi Developers Private Limited through this proposal.

The committee was also apprised with an OM dated 03.11.2023 issued by MoEF&CC vide which a Clarification has been issued on the time period within which the Environment Clearance (EC) has to be transferred after transfer/ acquisition/ demerger/ change in name etc., of the Company. At para 9 of the OM it is mentioned that:

“Application for transfer of EC after a period of twenty-four months from the date of transfer/ acquisition/ demerger/ change in name etc., of the Company shall be considered as a non-compliance of EC condition and action shall be initiated on the Project Proponent as per the existing Rules.”

Now, in view of the above, the PP have to produce/submit certain documents such as permission letter from DTCP, Haryana with regard to the approval of Transfer of Licences from M/s CMD Built Tech Pvt. Ltd. to M/s Pardesi Developers Private Limited, proof of change of name of company etc. in support of their application.

The committee discussed the case and keeping in view the above facts and OM dated 03.11.2023, the committee decided as under:

1. The PP shall submit the document/proof regarding transfer of licence in the name of M/s

- Pardesi Developers Private Limited
2. The PP shall submit the document/proof regarding change of name of the company from M/s CMD Built Tech Pvt. Ltd. to M/s Pardesi Developers Private Limited.
 3. The PP shall produce the proof as to on which they have moved/submitted application for Transfer of Licences
 4. Proof of engagement of accredited environment consultant
 5. Scrutiny Fee as per notification 14.10.2020

3.3.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/09/2024

Deliberations of SEAC 1 :

A discussion was held on the contention as well as documents submitted by PP in support of their case. The Member Secretary, SEAC, Haryana apprised to the Committee that there is no record available with SEAC, Haryana vide which the EC dated 12.06.2008 was granted to the applicant/PP as admittedly, the EC was granted by EAC (Central Level).

Therefore, after discussion the committee decided that matter will be taken up after transfer of record/case File No.21-855/2007-IA(III) (as per submission of PP) from MoEF&CC, GoI, New Delhi

3.3.4. Deliberations by the SEAC in current meetings

The PP was directed to submit above information/documents alongwith other relevant documents within 15 days, thereafter, the case shall be taken up again in next meeting of State Expert Appraisal Committee, Haryana.

3.3.5. Recommendation of SEAC

Deferred for ADS

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Existing & Proposed Addition of Buildings in Existing Management Development Institute MDI Campus by AR UN KUMAR SINGH located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/496220/2024	SEAC/HR/2024/211	03/10/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496220/2024 Dated 03.10.2024

for obtaining under **Environmental Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No.179490 dated 26.08.2024. The case was taken up in 302nd meeting held on 15.10.2024. However, PP requested vide letter dated 15.10.2024 to defer their case as there are some changes in the proposal and further requested to raise ADS. The committee acceded with the request of PP and deferred the case.

Table 1 – Basic Detail

Name of the Project: Existing & Proposed Addition of Buildings in Existing Management Development Institute MDI Campus Village-Sukhrali, Sector-16 Gurugram (Haryana).				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M ²)
	Online Project Proposal Number	Proposal No.-SIA/HR/I NFRA2/496220/2024		
1.	Latitude	28°28'21.26"N,		
2.	Longitude	77° 3'28.15"E		
3.	Plot Area	147224.76 Sq. Mtr. (36.38 Acres)	--	147224.76 Sq. Mtr. (36.38 Acres)
4.	Net Plot Area	142093.032 Sq.mtr (35.11 Acres)	--	142093.032 Sq. mtr (35.11 Acres)
5.	Proposed Ground Coverage under Commercial	5366.013	10613.05	15979.063
6.	Proposed FAR Area	59674.763	35813.669	95488.432
7.	Non-FAR Area	7191.577	19502.07	26693.647
8.	Total Built Up area	66866.34 sq.m	57771.61 sq.m	124637.95 sq.m
9.	Total Green Area with Percentage	66412.72sqm 40% of the plot area)	9056.28 Sq.m 12% of the plot area	75469.20 52% of the plot area
10.	Rainwater Harvesting Pits	6	29	35
11.	STP Capacity	125 KLD	500 KLD	125 KLD & 500 KLD
12.	Total Parking	605ECS		605 ECS
13.	Organic Waste Converter	01		01
14.	Maximum Height of the Building (m)	34.95m		
15.	Power Requirement	2100 KW	1500 KW	3600 KW

16.	Power Backup	2x 1000KVA & 1x 500 KV A	2x750KVA and 1x 250 KVA	2x1000KVA&1x500 KVA 2x750 KVA&1x 250 KVA											
17.	Total Water Requirement	81.25 KLD	188.25 KLD	269.5 KLD											
18.	Domestic Water Requirement	81.25 KLD	188.25 KLD	269.5 KLD											
19.	Fresh Water Requirement	81.25 KLD	188.25 KLD	269.5 KLD											
20.	Treated Water	89.84 KLD	190.96 KLD General Washing & Road Washing-3.46 KLD Landscape -90 KLD	280.8 KLD											
21.	Wastewater Generated	105.69 KLD	238.69 KLD	344.38 KLD											
22.	Solid Waste Generated	475 Kg/day	1150 Kg/day	1625 kg/ day											
23.	Biodegradable Waste	Biodegradable- 190 Kg/Day Non biodegradable-285 Kg/Day	Biodegradable- 460 Kg/day Non biodegradable-690 Kg/day	Biodegradable-650 Kg/day Non biodegradable-975 Kg/day											
24.	Number of Towers	36 towers already constructed	Girls Hostel Block Boys Hostel Block Academic Block Area Auditorium Area ESS Academic Block Basement Gate house Auditorium Basement1 Auditorium Basement2	41											
25.	Basement		2 Level												
26.	Stories		<table><tr><td>No. of Floors</td><td>2 Basements + G + 8 Floors</td></tr><tr><td>Girls Hostel Block</td><td>4875.197 sq. m (Basements + G + 7 Floors)</td></tr><tr><td>Boys Hostel Block</td><td>5746.70 3sq. m (2 Basements + G +5 Floors)</td></tr><tr><td>Academic Block Area</td><td>22341.37 sq. m (G+4)</td></tr><tr><td>Auditorium Area</td><td>2058.95sq.m (ASSEMBLY B1+B2+G+2)</td></tr></table>	No. of Floors	2 Basements + G + 8 Floors	Girls Hostel Block	4875.197 sq. m (Basements + G + 7 Floors)	Boys Hostel Block	5746.70 3sq. m (2 Basements + G +5 Floors)	Academic Block Area	22341.37 sq. m (G+4)	Auditorium Area	2058.95sq.m (ASSEMBLY B1+B2+G+2)		
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Academic Block Area	22341.37 sq. m (G+4)														
Auditorium Area	2058.95sq.m (ASSEMBLY B1+B2+G+2)														
27.	R+U Value of Material used (Glass)	R-value of 1.61													

			U-value of 1.6 W/m²K			
28.	Total Cost of the project:	i. Land Cost ii. Construction Cost	98.57 Cr.	210.5 Cr.	309.07 Cr.	
29.	CER		35 LAKHS		35 LAKHS	
30.	EMP Cost/Budget		Capital Cost - Rs.20 Crore Recurring - Rs.20.00 lakhs/year			
31.	Incremental Load in respect of:	PM 2.5	53.7	53.77	--	
		PM 10	91.8	93.183	--	
		SO ₂	8.2	9.792	--	
		NO ₂	18.6	25.792	--	
		CO	0.938	3.504	--	
32.	Construction Phase		Power Back-up- 125 kVA			
			Water Requirement & Source- The total water requirement will be 10 KLD out of which 05 KLD water will be used for construction activities. For domestic use, 05 KLD water will be sourced through tankers.			
			Biotoilets will be used during the construction activity. Anti-Smog Gun- 04no. will be installed at the site. four is already installed at the site			

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 29.11.2024 mentioning therein as under:

1. M.D.I Gurgaon is an Autonomous self-financing Society management education and training. It is one of the oldest and top ranked management institutions in India which was established in 1972, which is providing high quality management education research and training which is being no profit and no loss society for education, It's board of management consists of Chairman and Managing Director of Nationalized Banks, financial institutions, IFCI Ltd and one nominee of rank of Joint/Add. Secretary Ministry of Finance Govt. of India.
2. Vide Gazette Notification No. S.O 3252(E) dated 22.12.2014 issued by the Ministry of Environment, Forests and Climate Change in which the Educational Institutions has been exempted from the Environmental Clearance. The Gazette Notification No. S.O 3252(E) dated 22.12.2014 has been quashed by Hon'ble The High Court of Kerala at Ernakulam in WP(C) NO. 3097 OF 2016 vide Order dated THE 6TH DAY OF MARCH 2024 / 16TH PHALGUNA, 1945. Hence the said project now covered under EIA notification. Thus M.D.I has applied for EC accordingly in time
3. All the approval and area statement is mentioned in environmental load statement which is attached as Annexure-I

4. There are some existing buildings which will be demolished. The details and mitigation measures are attached as Annexure-II.
5. The sewage treatment plant of 125 KLD is already operational and proposed capacity of 500 KLD (MBBR technology) STP is being installed to treat domestic waste water of the campus.
6. Total 35 rainwater harvesting structures will be installed in the whole campus, in which six are already exist and rest 29 will be constructed.
7. Already organic waste converter installed and the same will be upgraded.
8. Total landscape area is 75469.20Sq.m (52%), the Existing Green area of the campus is 6642.72 sq.m, i.e 40% of the plot are and the proposed green area is 9056.28 Sq.m i.e 12% of total plot area. Presently 500 trees planted in complete campus. Block Plantation of 12% will be done at several places. Landscape plan and list of species are attached as Annexure-III.
9. 250 KW Solar power plant is existing and 250 KW is proposed in the new buildings. Total Solar plant will be 500 KW.
10. As a mandatory requirement and as a part of Environmental Management Plan of Rs.35 Lakhs will be allocated for upliftment of Primary Govt. School, Sukhrali or any other school Revised EMP is attached at Annexure-IV.
11. The LED lightings will be installed as high mast lighting in play ground, basket ball ground, volleyball ground, street light and LED lights for thirty six existing building and upcoming building.
12. Online Monitoring will be complied as per the directions.

The PP has further submitted another affidavit dated 02.12.2024, mentioning therein as under:

1. The details of LED lights are attached as Annexure X.
2. The percolation details of the rainwater harvesting system for the campus are attached as Annexure Y
3. We do not utilize groundwater, and no borewell has been installed on the campus
4. The Chartered Accountant (CA) Certificate is attached as Annexure Z

ENVIRONMENTAL MANAGEMENT BUDGET

S.No.	Description	Capital Cost	Recurring Cost Per Annum
1.	STP 500 & 125 KLD (Installation & Operation / Maintenance)	235	2.35
2.	Landscaping & Plantation	300	3
3.	RWH PITs	200	2
4.	Dual plumbing system	200	1
5.	Solar energy utilization application	220	2.9
6.	Energy efficient lighting use of LED* Led Lights/High mast Lighting in Playground/Basket Ball ground /Volleyball ground / Street Lights and LED lights for 36 existing building and upcoming building.	100	1
7.	Efficient fixtures (Eco-friendly flushing system)	200	1
8.	E – waste Management	50	

9.	Solid waste Handling & Management	150	1.5
10.	Monitoring of air, water, noise and soil (Quarterly)	80	0.8
11.	Temperature control walling material (AAC block s) and sound proof and temperature control windo ws. Teak Wood Doors	130	1.3
DURING CONSTRUCTION			
12.	Anti smog Gun for dust Suppression	100	1
CSR ACTIVITY			
13.	For upliftment of Primary Govt. School Sukhrali or any other school will be adopted (As per Requirem ent)	35	--
Total		20.00 Crore	20 Lac

3.4.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :15/10/2024

Deliberations of SEAC 1 :

The case was taken up in 302nd meeting held on 15.10.2024. However, PP requested vide letter dated 15.10.2024 to defer their case as there are some changes in the proposal and further requested to raise ADS. The committee acceded with the request of PP and deferred the case.

3.4.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding area detail, existing building, notification, Kerala High Court order, Dust Mitigations Measures, STP, Waste Water, RWH, OWC, green area, led lighting, EMP, 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 with the following specific and general stipulations to:

M/s Management Development Institute as per letter no.HAI.75/965, dated 16.05.1975 issued by Administrator, Urban Estate, Haryana, Faridabad

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

3.4.5. Recommendation of SEAC

Recommended

3.4.6. Details of Environment Conditions

3.4.6.1. Specific

N/A

3.4.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, 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.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

2 1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the

	implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout

	the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
8.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
10.	The PP shall install electric charging points for charging of electric vehicles.
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting 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.
1	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.

6.	
1 7.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 8.	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.
1 9.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 0.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 1.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 2.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 3.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 4.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 5.	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.
2 6.	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.
2 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 8.	As proposed 75469.20 sqm (52% of plot area) shall be provided for green area development including Block Plantation of 12%.
2 9.	35 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 0.	The PP shall provide the total Solar plant of 500 KWp.
3 1.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 2.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.

3 3.	The PP shall register themselves on https://dustapphspcb.comportal 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.
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3.5. Agenda Item No 5:

3.5.1. Details of the proposal

Proposed Mixed Land Use Colony (99% Residential & 1% Commercial) Under TOD Policy over An Area Measuring 4.0 Acres (Part Area Measuring 1.34375 Acres Migrate from Licence No. 144 Of 2022 Dated 27.09.2022 & Fresh Area 2.65625 Acres) in the Revenue Estate of Village Harsaru, Sector-88A, Gurgaon. by Next Generation Projects Private limited located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/504068/2024	SEAC/HR/2024/232	05/11/2024	Building / Construction (8(a))

3.5.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/504068/2024 dated 05.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 098509 dated 17.09.2024.

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised following observations:

1. The PP shall submit complete Background/Introduction note of the project.
2. The PP shall submit Detail of all assurances.
3. The PP shall submit reduce area claimed in TDR
4. The PP shall submit detail about additional area given for block green
5. The PP shall submit appear before committee when TDR area is added
6. The PP shall Add school in EMP and also add amount of 35 lakh for it in EMP Budget
7. The PP shall submit Wildlife Activity Plan of 10 lakh
8. The PP shall submit AAI NOC
9. The PP shall submit Raise solar power upto 4% of total power demand
10. The PP shall submit Take the species from list of indigenous species for area
11. The PP shall submit Building Plan
12. The PP shall submit IGBC
13. The PP shall submit CA Certificate
14. The PP shall submit Structure Stability
15. The PP shall submit Fire NOC
16. The PP shall submit Forest NOC
17. The PP shall submit Aravali NOC
18. The PP shall submit Water Assurance
19. The PP shall submit Electrification Plan
20. The PP shall submit Power Assurance
21. The PP shall submit Block Plantation
22. The PP shall submit Percolation Data
23. The PP shall submit Ground Water Quality
24. The PP shall submit Affidavit Litigation, HT Line, Revenue Rasta, Distance

WLS/NBS, all assurances, Construction Status.

3.5.3. Deliberations by the committee in previous meetings

N/A

3.5.4. Deliberations by the SEAC in current meetings

The PP shall submit the reply of the above mentioned observations within 15 days. The case shall be taken up as and when the reply is received.

3.5.5. Recommendation of SEAC

Deferred for ADS

3.6. Agenda Item No 6:

3.6.1. Details of the proposal

Expansion cum Modification of Commercial Colony “AIPL Joy Gallery” at Village- -Badshahpur, Sector-66, Gurugram, Haryana developed by M/s R.C. Sood & Company Pvt. Ltd C/o Advance India Projects Limited by ADVANCE INDIA PROJECTS LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/505292/2024	SEAC/HR/2024/233	09/11/2024	Building / Construction (8(a))

3.6.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505292/2024 dated 09.11.2024 for obtaining under **Environment Clearance for Expansion cum Modification** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.001721 dated 22.10.2024.

Table 1 – Basic Detail

Name of the Project: Expansion cum Modification of Commercial Colony “AIPL Joy Gallery” over a land area measuring of 4.418 acres at Village Badshahpur, Sector-66, Gurugram, Haryana developed by M/s R. C. Sood & Company Pvt. Ltd C/o Advance India Projects Limited.				
Sr. No.	Particulars	As per earlier EC	Expansion	Total (in M²)
	Online Project Proposal Number	SIA/HR/INFRA2/505292/2023		

	Latitude	28° 24'19.9" N,	---	28°24'15.76"N
	Longitude	77° 3'28.1" E	----	77°03'25.95"E
	Plot Area	17,879.03	--	17,879.03
	Net Plot Area	14,672.890	2444.518	17117.408
	Proposed Ground Coverage	8,601.23	--	8,601.23
	Proposed FAR	61,965.02	13,524.92	75,489.94
	Non FAR Area	68,733.46	1368.27	70,101.73
	Total Built Up area	1,30,698.48	14,893.19	1,45,591.67
	Total Green Area with Percentage (25.12%)	3,669.28	610.07	4279.35
	Rain Water Harvesting Pits	4	--	4
	STP Capacity (KLD)	350	110	460
	Total Parking ECS	1,031	189	1,220
	Organic Waste Converter (Kg/day)	1641	264	1905
	Maximum Height of the Building (m)	125	18.175	143.17
	Power Requirement (KW)	5951	---	5951
	Power Backup	4 nos of DG sets of total capacity of 5750 kVA(1 x 2000 KVA + 2 x 1500kVA+1 x 750 kVA)	--	4 nos of DG sets of total capacity of 5750 kVA(1 x 2000 KVA + 2 x 1500kVA+1 x 750 kVA)
	Population	9,131	2,023	11,154
	Total Water Requirement (KLD)	414	19	433
	Fresh Water Requirement (KLD)	162	17	179
	Treated Water (KLD)	230	24	254
	Waste Water Generated (KL)	280	38	318

	D)			
	Solid Waste Generated (Kg/day)	2,280	366	2,646
	Biodegradable Waste (Kg/day)	1368	220	1588
	Number of Towers	1	---	1
	Basement (nos.)	5	----	5
	R+U Value of Material used (Glass)	U Value-1.6 W/sqm. K SHGC: 0.27	--	U Value-1.6 W/sqm. K SHGC: 0.27
	Total Cost of the project: (In Crore.)	Rs..225 Cr.	Rs.127 Cr.	Rs 352 Cr.
	EMP Budget (in Lakhs)	---	----	Rs.486 Lakhs
	Incremental Load in respect of: i) PM 2.5	0.000001	----	0.03897
		0.00001	----	0.06235
		0.00001	----	0.18774
		0.00001	----	0.20997
		0.00001	----	0.0000143
31.	Construction Phase	Power Back-up		Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source		Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HUDA/GMDA Construction Water – GMDA

		STP (Modular)	1 Nos. of 5 KLD
		Anti-Smog Gun	01 Nos. of Anti-smoke gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The CCR/ATR points are reproduced as under:-

S. No.	Information/documents	Reply	Remarks by SEAC
	The PP has not commissioned 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.	STP commissioning report is attached as Annexure-1 .	PP has submitted the details of STP commissioning report. Thus, PP has complied with the condition.
	The PP has submitted the permission for tree cutting from the Forest Department. However, the trees should be retained as the condition indicated that no tree cutting proposed in the project.	Tree cutting permission is attached as Annexure-2 .	PP has submitted the tree cutting permission. Thus, PP has complied with the condition.
	The PP has not restored, reclaimed and maintained the pond at village Kadarpur to the project site with technical support from the Haryana Pond and Waste Water Management Authority.	The project is partially in operation phase and still construction of major part of the project is going on. We will restore, reclaim and maintain the pond at village Kadarpur after project comes into operation fully.	PP has provided the details of the project that it is partially in operation phase and still construction of major part of the project is going on. We will restore, reclaim and maintain the pond at village Kadarpur after project comes into operation fully. Thus, PP has complied with the condition.
	The PP has not deposited the half of CER fund in the C.M.	The project is partially in operation phase and still construct	PP has provided the details of the project that is partial

	Fund, 50 lakhs for maintenance of Gaushala at village Basai & Tikli and 35 lakhs for Maintenance of cremation ground, sanitary napkin vending machine installation of drinking water ATM Machine at village Badshahpur, Behrampur, Hansanpur, Palra, Tikli as per the schedule and undertaking submitted by PP.	ion of major part of the project is going on.	ly in operation phase and till construction of major part of the project is going on. Thus, PP has complied with the condition
	PP has not submitted any documentary evidences for the quarterly awareness programs carried out	We have done quarterly awareness programs at our project site on regularly basis. Quarterly awareness program spic is attached below :	PP has done quarterly awareness programs at project site on regularly basis. Thus, PP has complied with the condition
	PP has not installed Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 4RWH pits.	We have installed Digital water level recorder for monitoring the water recharge. A photograph of digital water level recorder is attached as below:	PP has installed Digital water level recorder for monitoring the water recharge. Thus, PP has complied with the condition
	PP was advised to undertake extensive studies regarding Traffic Scenario and LOS around the site to ascertain that there would be no adverse effect or impediment in movement. The report may be submitted to MoEF & CC RO Chandigarh.	Traffic study has been carried out for the project and same submitted at the time of appraisal for grant of EC letter. Further our project is on the golf course extension road where road network is very well laid.	PP has carried out Traffic study for the project and same has been submitted at the time of appraisal for grant of EC letter. Further our project is on the golf course extension road where road network is very well laid. Thus, PP has complied with the condition.
	The PP has not done any Air Dispersion modelling" for inbound and outbound vehicles. The PP assured that they will do comply with the condition after completion of the project.	Air Dispersion modelling" for inbound and outbound vehicles along with emission from DG Sets will be attached as Annexure-3 .	PP has submitted Air Dispersion modelling" for inbound and outbound vehicles along with emission from DG Sets. Thus, PP has complied with the condition.
	PP has not submitted the approval of fire safety from fire department	We have obtained fire NOC from fire Station department, Panchkula, Haryana through memo no. FS/2023/1188 on dated:15/12/2023 Copy of fire NOC is attached as Annexure-4 .	PP has submitted fire NOC from Fire Station Department, Panchkula, Haryana through memo no. FS/2023/1188 on dated:15/12/2023. Thus, PP has complied with the condition.

	The management plan has not drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Anti-Smog Gun, water sprinkling are provided at the project site. Anti-Smog Gun and water sprinkling pictures are as below:	PP has provided Anti-Smog Gun, water sprinkling at the project site. Thus, PP has complied with the condition.
	Details/record of fresh water usage has not been provided by the PP.	Fresh water Bill from GMDA is attached as Annexure-5 .	PP has obtained Fresh water Bill from GMDA. Thus, PP has complied with the condition.
	The PP has not submitted the Periodical monitoring of water quality of treated sewage.	We have already submitted the water quality of treated sewage at the time of submission of half yearly compliance report of EC to MOEF&CC, Chandigarh. STP commissioning report is attached as Annexure-1 .	PP has submitted the water quality of treated sewage at the time of submission of half yearly compliance report of EC to MOEF&CC, Chandigarh. Thus, PP has complied with the condition.
	PP has not submitted the report indicating compliance of each parameter of ECBC requirement.	Undertaking for ECBC report of project is attached as Annexure-6 .	PP has submitted Undertaking for ECBC report of project. Thus, PP has complied with the condition.
	PP has not submitted the certificate from the competent authority handling municipal solid wastes.	Municipal solid wastes are being disposed by Municipal Corporation Gurugram. Copy of agreement with Municipal Corporation Gurugram will be provided later.	PP has complied that Municipal solid wastes are being disposed by Municipal Corporation Gurugram. Thus, PP has complied with the condition.
	The PP is directed to prepare the Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management and implement it.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management is attached as Annexure-7 .	PP has submitted Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management. Thus, PP has complied with the condition.
	The PP has not submitted the records of occupational health surveillance of the workers	We have done the occupational health surveillance of the workers on regular basis. Picture of occupational health surveillance of the workers is attached below:	PP has done the occupational health surveillance of the workers on regular basis. Thus, PP has complied with the condition.
	The PP has not submitted the down environmental policy duly approved by the Board of	Corporate Environmental policy duly approved by the Board of Directors is attached as A	PP has submitted Corporate Environmental policy duly approved by the Board

	Directors.	Annexure-8.	of Directors. Thus, PP has complied with the condition.
	The PP did not submit the details of Environmental Cell both at the project and company head quarter level.	Environmental Management Cell of the project is attached as Annexure-9.	PP has submitted the details of Environmental Management Cell of the project. Thus, PP has complied with the condition.
	The PP did not submit the action Plan for implementing EMP and environmental conditions along with responsibility matrix.	We have proposed EMP budget during the EC approval. Copy of EMP budget is attached as Annexure-10.	PP has proposed EMP budget during the EC approval. Thus, PP has complied with the condition
	The PP did not submit the manufacturer's certificate for the Transformer.	Manufacturer's certificate for the Transformer is attached as Annexure -11.	PP has submitted Manufacturer's certificate for the Transformer. Thus, PP has complied with the condition
	Sedimentation basin was not seen during the site inspection.	We have obtained OC for the same part. The site is in operational phase and some part of the site is still in construction phase. RWH pits are being constructed at the site, thus by enabling the collection of rain water. Hence, Sedimentation basin was not seen during the site inspection.	PP has obtained OC for the same part. The site is in operational phase and some part of the site is still in construction phase. RWH pits are being constructed at the site, thus by enabling the collection of rain water. Thus, PP has complied with the condition.

The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 05.12.2024 mentioning therein as under:

1. The project has been granted License No. 197 of 2008 dated 05.12.2008 which is valid up to date 04.12.2013 which is further renewed up to 04.12.2024.
2. The project has granted EC from SEIAA, Haryana dated 17.08.2020 vide No. SEIAA(124)/HR/2020/329 for plot area 17879.027 m² & Built up Area 130698.48 m²
3. Project has been granted CTE from HSPCB vide consent No.HSPCB/Consent/: 329962320GUNOCTE7681588 dated: 23.08.2020.
4. Project has been granted part CT0 from HSPCB vide consent No. HSPCB/Consent/: 329962324GUNOCTO71566145 dated: 19.07.2024.
5. We have obtained zoning plan under TOD Policy-2016 for permissible FAR of 350% from DTCP Haryana through DRG. No. 7386 Dated 02.03.2020.
6. We have obtained TDR from DTCP for area 18489.0916Sq M. vide letter No. CTP/32434-32437/2024 Dated 24.10.2024.
7. We have applied for expansion in earlier EC for development of Expansion cum Modification of Commercial Colony "AIPL Joy Gallery" at Village- -Badshahpur, Sector-66, Gurugram, Haryana developed by M/s R.C. Sood & Company Pvt. Ltd C/o Advance India Projects Limited. Total land area for commercial colony is 17879.027 m²/4.418 Acres as per the DTCP License and Built up area for the same comes out to be

1,45,591.666 m².

8. That NoC from Airport Authority of India (AAI) regarding height clearance is issued for 145 m height on dated 18.11.2019 which is valid up to 17.11.2027. **(Copy of AAI NoC is attached as Annexure –).**
9. That we have obtained power approval from DHBVN with memo No. ch-5/DGR-26 B Dated-20.06.2019. **(Copy of Power assurance is attached as Annexure –)**
10. That we have obtained Sewer Connection from HSVP with memo No. 71001 Dated-15.04.2019. We have obtained Treated water Assurance from GMDA with memo No. GMDA/S&S /2019/1097 Dated-12.04.2019. We have obtained Drinking water Assurance from GMDA with memo No. 2477 Dated-11.04.2019. **(Copy of All Water assurance is attached as Annexure –)**
11. That we have obtained Structure stability Certificate from structure Engineer with Ref. No-NITJ/CE/NS/R84 Dated 15.07.2024. **(Copy of Structure stability is attached as Annexure –)**
12. That we have obtained Forest NOC from Divisional Forest Officer, through SRN KUK-0KA-BAAO on dated 23.03.2019. **(Copy of Forest NoC is attached as Annexure –)**
13. That we have obtained Aravali NOC from Deputy Commissioner, Gurugram through letter no.31/MB on dated 15.04.2019. **(Copy of Aravali NoC is attached as Annexure –)**
14. That the ATR has been issued on dated 27.11.2024. **(Copy of AAI NoC is attached as Annexure –)**
15. The tree plantation will be done as per the 1plant /80 Sq M. based on the same the plants required for the plantation will be 223.
16. That Asola Bhatti wildlife Sanctuary is at a distance of approx. 10.6 Km in ENE direction from project site and Sultanpur National Park is at a distance of approx. 16.8 km in NW direction.
17. That no litigation is pending against our project.
18. That there is no Revenue Rasta and HT-line crosses through project site.

**Table 2- EMP Detail
Existing EMP Budget**

<u>Description</u>	<u>Expense done (In Lakhs) (17.08.2020 to till now)</u>
Monitoring for Air, Water, Stack, emission & Noise	5
Dust mitigation measures including Barricading, water sprinkling, anti-smog gun	50
PPE for workers & Health Care	10
Medical cum First Aid facility (providing medical room & Doctor)	10
STP	50
Miscellaneous	75
Total	200

Proposed EMP Budget

During Construction Phase			During Operational Phase		
Description	Capital Cost	Recurring Cost (In Lakhs for	Description	Capital Cost	Recurring Cost (In Lakhs for 10

	(In Lakhs)	5 Year)		(in Lakhs)	Year)
Sanitation and Wastewater Management (Modular STP)	5.0	15.0	Waste Water Management (Sewage Treatment Plant)	50.0	60.0
Garbage & Debris disposal	0.0	15.0	Solid Waste Management (Dust bins)	25.0	50.0
Tree Plantation	20.0	10.0	Tree Plantation	20.0	30.0
Air, Noise, Soil, Water Monitoring	0.0	5.0	Monitoring for Air, Water, Noise & Soil	0.0	10.0
Rainwater harvesting system	2.0	2.0	Rainwater harvesting system	0.0	10.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.0	10.0	Stack height for DG Sets and its acoustics	30.0	50.0
Total	37	57	Total	182	210
G. Total	Rs 486 Lakhs				

3.6.3. Deliberations by the committee in previous meetings

N/A

3.6.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the License, CTE, CTO, Zoning Plan, TDR, Previous EC, AAI NOC, Power Assurance, Sewer, Water Assurance, Treated Water, Forest NOC, Aravali NOC, Revenue Rasta, HT-line Structure stability Certificate, No Litigation, Distance WLS/NBS, HT Line, Revenue Rasta, CCR along with ATR, TOD, IGBC, Construction Status, CCR along with ATR, EMP Budget, Tree plantation, Percolation Data, Groundwater Quality report, Fire NOC 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 was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s R. C. Sood & Company Pvt. Ltd. (formerly known as RJS Finance & Investment Pvt. Ltd.) C/o Advance India Project Ltd. as per License No.197 of 2008, dated 05.12.2008, issued vide Endst. No.5DP-III-2008/11747 dated 05.12.2008 (valid upto 04.12.2024) issued by DTCP, Haryana.

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

N/A

3.6.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.

4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
1	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage

9.	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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities

	and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.

2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
2.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
3.	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.
4.	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.
5.	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.
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 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.
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.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
11.	The PP shall install electric charging points for charging of electric vehicles.
12.	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.
13.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
1	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to

4.	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.
1 5.	The PP shall not carry any construction below the HT Line passing through the project, if any.
1 6.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 7.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 8.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 9.	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.
2 0.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 1.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 2.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 3.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 4.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 5.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 6.	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.
2 7.	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.
2 8.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 9.	As proposed 3,669.28 m ² (@25% of Plot area) shall be provided for green area development.
3 0.	04 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.

3 1.	The PP shall provide the Solar panel capacity as per HAREDA norms.
3 2.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 3.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 4.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.7. Agenda Item No 7:

3.7.1. Details of the proposal

Proposed Corporate Office for Devyani International Limited at Plot No. 161P, Sector-44, Urban Estate Gurgaon II, Haryana By Devyani International Limited. by DEVYANI INTERNATIONAL LIMITED located at GURU GRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/505457/2024	SEAC/HR/2024/237	11/11/2024	Building / Construction (8(a))

3.7.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505457/2024 dated 11.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.516862 dated 12.11.2024.

Table 1 – Basic Detail

Name of the Project: Proposed Corporate Office for Devyani International Limited at Plot No. 161P, Sector-44, Urban Estate Gurgaon II, Haryana by Devyani International Limited.		
Sr. No.	Particulars	Details
	Online Proposal Number	SIA/HR/INFRA2/505457/2024
	Category of project	8 (a) “Building & Construction Projects”
	Latitude	28°26'57.64"N
	Longitude	77° 4'21.83"E

	Plot Area	4,000 m ²
	Proposed Ground Coverage	1,599.00 m ²
	Proposed FAR	11,236.00 m ²
	Non FAR Area	10,751.00 m ²
	Total Built Up area	21,987.00 m ²
	Total Green Area with %	600.00 m ² (15% of plot area)
	Rain Water Harvesting Pits (with size)	1 nos.
	STP Capacity	65 KLD
	Total Parking	144 ECS
	Organic Waste Converter	Total 1 nos. of OWC of capacity 150 Kg/day
	Maximum Height of the Building (m)	32
	Power Requirement	897.9 KW
	Power Backup	1,250 KVA (1×750 KVA+1×500 KVA)
	Population	1,281 Person
	Total Water Requirement	63 KLD
	Fresh Water Requirement	35 KLD
	Treated Water	28 KLD
	Total Waste Water Generated	48 KLD
	Total Solid Waste Generated	371 Kg/day
	Biodegradable Waste	148 Kg/day
	Non-Biodegradable Waste	223 Kg/day
	Basement	3 nos.
	Main Dwelling Units	NA
	Total no. of towers/Blocks	1 Nos.

	Stories			S+G+8F
	R+U Value of Material used (Glass)			5.5 w/m2K
	Total Cost of the project:	Land Cost		158.64
		Construction Cost		
	CER			NA
	EMP Budget			EMP Budget: 395 Lakhs 1. Capital Cost: 135 Lakhs 2. Recurring Cost: 260 Lakhs
	Incremental Load in respect of:	PM 2.5		0.00192 g/m3
		PM 10		0.00308 g/m3
		SO ₂		
		NO ₂		0.00141 g/m3
		CO		0.0000006 mg/m3
	Construction Phase:	Temporary electrical connection of 4 9 KW & 01 DG of 125 KVA		
		Fresh water – 20 KLD for drinking & sanitation. Treated Water 30 KLD for construct ion Source: Fresh water – GMDA Construction Water – GMDA		
		1 Nos. of 5 KLD		
		01 Nos. of Anti-smog gun		

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 04.12.2024 mentioning therein as under:

1. That the project has been granted allotment letter on dated; 18.08.2022 through Memo No.ZO002/EO018/UE029/GALOT/0000000818 by Haryana Shehri Vikas Pradhikaran (HSVP) for land area of 0.99 acres/4,000 Sq.
2. That assurances permission for all services such as supply of fresh water, Power supply, Sewer line etc. has been obtained from HSVP/GMDA.
3. That we will provide the Solar panel capacity as per HAREDA norms.
4. That we have obtained NOC from Airport Authority of India through letter no.

PALM/NORTH/B/092624/1248204 on dated: 14.10.2024.

5. That we have obtained NOC letter from HSVP vide memo no. 6749 dated 08.10.2024 which is stating that there is no effect of Aravali notification on the project site, there is no forest land on the site, no revenue rasta, no HT line crossing the project site and no litigation on the site.
6. That we have obtained power assurance from DHBVN through memo no. Ch.59/DGR-26B on dated: 04.10.2024.
7. That we have obtained GRIHA certificate on dated: 20.09.2024 for additional FAR.
8. That it is small commercial project, we have proposed only 15% green area at the project site, out of which 10.45% of area under block plantation which is 418 sqm and balance 4.55% of green area will be under periphery and other green.
9. That, we have obtained fresh water assurance and Sewerage assurance from Gurugram Metropolitan Development Authority (GMDA) on dated 26.09.2024 and 26.09.2024 respectively.
10. That Asola Bhatti wildlife Sanctuary is at a distance of approx. – 9 Km in - SE direction from project site and Sultanpur National Park is at a distance of approx. – 17 km in – NW direction
11. That non biodegradable waste is 223 Kg/day instead of 520 Kg/day.
12. That recycled / treated water requirement is 28 KLD instead of 29 KLD.

Proposed 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 Waste water Management (Modular STP)	5.00	15	Waste Water Management (Sewage Treatment Plant)	30.00	40.00
Garbage & Debris disposal	0.00	10	Solid Waste Management (Dust bins & OWC)	10.00	40.00
Tree plantation	10.00	5.00	Tree plantation	30.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system (1 pit)	10.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	10.00	Stack height for DG Sets and its acoustics	20.00	50.00

Total	45.00	50.00	Total	90.00	210.00
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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 land detail, Solar Power, HT Line, Revenue Rasta, distance from WLS/NBS, Litigation, Wildlife Activity Plan, Ground Water Quality, RWH, Fire NOC, Project Cost, CA certificate, IGBC, Green Plan, Fresh Water, Power Supply, Sewer, AAI NoC, Aravali NoC, GRIHA, Percolation Data 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 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:

M/s Devyani International Limited as per Allotment Letter issued vide Memo No.ZO-002/EO-018/UE-029/GALOT/0000000818 dated 18.08.2022 issued by HSVP.

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

N/A

3.7.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, 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.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the

	provisions of the Construction and Demolition Waste Management Rules 2016.
1 0.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
1 1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 1.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
1 2.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement

	shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with

	prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.

6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

1 5.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
1 8.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
2.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
3.	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.
4.	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.
5.	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.
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 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.
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.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
11.	The PP shall install electric charging points for charging of electric vehicles.
12.	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.
13.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14.	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.
15.	The PP shall not carry any construction below the HT Line passing through the project, if any.
16.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
17.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
18.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
19.	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.
20.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
21.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pit .
22.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2	The PP may provide electric charging stations to facilitate electric vehicle commuters.

3.	
2 4.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 5.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 6.	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.
2 7.	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.
2 8.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 9.	As proposed 600.00 m ² (15% of plot area) shall be provided for green area development, out of which 10.45% of area under block plantation which is 418 sqm and balance 4.55% of green area will be under periphery and other green.
3 0.	01 Rain Water Harvesting Pit shall be provided for ground water recharging as per the CGWB norms.
3 1.	The PP shall provide the Solar panel capacity as per HAREDA norms.
3 2.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 3.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 4.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.8. Agenda Item No 8:

3.8.1. Details of the proposal

Expansion of Group Housing Colony under Mix Land Use in TOD Zone by M/s Elan Avenue Ltd and Others (Formerly Known as Airmid Developers Ltd) by ELAN AVENUE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/50541	SEAC/HR/2024/20	12/11/2024	Townships/ Area Development Projects / R

2/2024	5		ehabilitation Centres (8(b))
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3.8.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505412/2024 dated 12.11.2024 for obtaining under **Environment Clearance for Expansion** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 039268 dated 05.08.2024 at the time of ToR. The project was granted ToR on 20.09.2024 vide proposal No. SIA/HR/INFRA2/495499/2024.

Table 1 – Basic Detail

Name of the Project: Expansion of Group Housing Colony under Mix Land Use in TOD Zone at Villa ge Pawala Khusrupur, Sector – 106, Gurugram, Haryana by M/s Elan Avenue Ltd and Others (Forme rly Known as Airmid Developers Ltd)				
Sr. No.	Particulars	As per earlier EC	Expansion	Total (in M ²)
	Online Project Proposal Num ber	SIA/HR/INFRA2/505412/2024		
	Latitude	28°30'5.89"N	--	28°30'5.89"N
	Longitude	77° 0'3.75"E	--	77° 0'3.75"E
	Plot Area	97,529.085	--	97,529.085
	Proposed Ground Coverage	20,916.00	-5783.734	15,132.266
	Proposed FAR	3,15,256.850	42,070.149	3,57,326.999
	Non FAR Area	1,58,688.000	87,099.232	2,45,787.232
	Total Built Up area	4,73,945.000	1,29,169.231	6,03,114.231
	Total Green Area with Percenta ge (25.21%)	24,587.963	-	24,587.963
	Rain Water Harvesting Pits	24 RWH Pits	-	4 RWH Tanks
	STP Capacity (KLD)	1,070	250	1,320
	Total Parking ECS	3,049	1,350	4,399
	Organic Waste Converter (Kg/ day)	Total 7 nos. of OW C of capacity 4,750 Kg/day (2×1,250, 4×500 & 1×250 K g/day)	2,050 kg/day	Total 2 nos. of OWC of 2700 Kg/day = 2 x 1350 kg/day
	Maximum Height of the Buildi ng (m)	133.90 m till terrac e floor	4.8 m	138.70 m till terrace f loor

	Power Requirement (KW)	13,407 kW (14,897 kVA)	-757 KW	12,650 KW (14,055 KVA)	
	Power Backup	9 nos. DG sets of total capacity of 15,000 KVA i.e. (4 no. × 2000 KVA + 4 no. × 1500 KVA + 1 no. × 1000 KVA)	1500 KVA	16,500 KVA with the configuration of 5nos of 2000KVA + 3nos of 1500KVA + 2nos of 1010 KVA.	
	Population	17,004	-4166	12,838	
	Total Water Requirement (KLD)	1,178	-15	1,163	
	Fresh Water Requirement (KLD)	739	21	760	
	Treated Water (KLD)	439	-36	403	
	Waste Water Generated (KLD)	887	-21	866	
	Solid Waste Generated (Kg/day)	6,463	-975	5,488	
	Biodegradable Waste (Kg/day)	3,878	-1,683	2,195	
	Number of Towers	11	2	13	
	Basement (nos.)	3	-	3	
	R+U Value of Material used (Glass)	U Value-1.6 W/sqm. K SHGC: 0.27	--	U Value-1.6 W/sqm. K SHGC: 0.27	
	Total Cost of the project: (In Crore.)	Rs.1,124 Cr.	Rs. 1,466.92 Cr.	Rs. 2590.92 Cr.	
	EMP Budget (in Lakhs)	Rs.2248	Rs. 1568	Rs.680	
	Incremental Load in respect of:	i) PM 2.5		0.08294 g/m3	
		ii) PM 10		0.1442 g/m3	
		iii) SO ₂		0.35915 g/m3	
		iv) NO ₂		0.5444 g/m3	
		v) CO		0.0000030 mg/m3	
32.	Construction Phase	Power Back-up		Temporary electrical connection of 19 KW & 01 DG of 125 KVA	

		Water Requirement & Source	Fresh water – 70 KLD for drinking & sanitation. Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos. of 5 KLD
		Anti-Smog Gun	01 Nos. of Anti-smoke gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The CCR/ATR submitted by PP are reproduced as under:

S. No.	Information/documents	Reply
	PP established Environment Monitoring Cell on the project site, but the detail has not been provided.	Environment Monitoring Cell on the project site is attached as Annexure-1 .
	As per PP they have well laid down environmental policy duly approved by the Board of Directors, but PP failed to show the Environmental policy during site visit.	Environmental policy duly approved by the Board of Directors is attached as Annexure-2 .
	During site visit PP failed to show the Environmental Cell flow chart both at the project and the company level.	Environmental Cell flow chart both at the project and the company level is attached as Annexure-1 .
	During site visit PP failed to show the two advertised newspaper cuttings. It was also not available on the website.	Newspaper Advertisement in both English and Hindi language is attached as Annexure-4 .

The committee discussed the case and raised some observations to which PP replied vide letter dated 26.11.2024 alongwith an affidavit dated 06.12.2024 mentioning therein as under:

1. That, earlier Environmental Clearance for the project has been granted from SEIAA, Haryana through file No. SEIAA/HR/2022/243 & EC Identification No.- EC22B000HR161013 dated 05.12.2022 for total built-up area of 4,73,945.000 m² and plot area 97,529.085 m² (24.10 Acres).
2. That, the project has been granted license No. 80 of 2012 dated 17.08.2012 which is valid upto 16.08.2017, which is further renewed up to dated: 16.08.2029 via Memo No. LC-2593 Vol. II/ JE(AK)/ 2024/ 28586 dated 11.09.2024. Now, we have obtained approval of extra FAR under TOD policy for enhancement of FAR from 1.75 to 3.50/2.5 vides Memo no. LC-2593-II/ JE(AK)/2024/21300 dated 15.07.2024.
3. That, Zoning Plan is received from DTCP on date: 15.07.2024 through Drawing No. D.T.C.P 10354. Now, we are applying for expansion with total built – up area of 6,03,114.231 m² and plot area of 97,529.085 m² (24.10 Acres).
4. That, the project obtained Certified Compliance Report from MoEF&CC through File No.:16-17/2023/ENV/eFile dated 22.11.2024. ATR Reply is submitted on 26.11.2024 to MoEF&CC, Regional office,
5. That, the project has received provisional Building Plan from Senior Town Planning for built

- up area of 6,03,114.231 m² and plot area of 97,529.085 m² (24.10 Acres).
6. That, a green area of 24,587.963 m² (25.21% of plot area) will be maintained and about 9% of the area will be maintained on mother earth with tree plantation.
 7. That, block plantation is not possible because we have already constructed the basement as per provisional building plan. That, we will plant trees on the mother earth area left after construction of basement.
 8. That, as per NOC from Hydrologist, Ground Water Cell, Gurugram via No.719 dated 29.09.2023, we have proposed Rain Water Collection Tanks instead of Rain water Harvesting Pit within the project site. NOC is attached as Annexure-1A.
 9. That, no litigation is pending for the project.
 10. That, no HT line and revenue rasta is passing through the project.
 11. That, solar power capacity has been increased from 40 KW to 60 KW.
 12. That, Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 10.5 km in WSW direction and approx. 18.6 km in SE direction respectively.
 13. That, Water Assurance is received from GMDA on dated; 24.09.2024, Sewer Assurance is received from GMDA dated 16.09.2024 through memo no. GMDA/SEW/2024/455, Power Assurance received from DHBVN through memo no. Ch.30/Drg.- PLC on dated: 13.09.2024, AAI NOC is received dated 05.07.2022 through NOC ID: PALM/NORTH/B/051122/671285, Forest NOC is received from Forest Department through SRN V91-WUB-PDQ9 on dated: 07.09.2022, Aravalli NOC is received from DC through letter no.108/MB on dated: 03.11.2022 and IGBC Certificate is received through Registration No. GH2200163 dated October 2022.
 14. That, the proposed ground coverage is 15,132.266 sqm instead of 16132.266 sqm.

EMP BUDGET (EARLIER)

S.No	Description	Expense done (INR) (2023 to till now)
1	Monitoring for Air, Water, Stack, emission & Noise	26,900
2	Sanitation and Wastewater Management (Modular STP)	29,80,595
3	Garbage & Debris disposal	4,85,000
5	Dust mitigation measures including Barricading, water sprinkling, anti-smog gun	44,05,209
6	Stack for DG set	1,00,000
7	Greenbelt development/landscaping	2,19,38,603
8	Total	2,99,36,307

EMP BUDGET PROPOSED INCLUDING EXPANSION

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for

		5 Year)			10 Year)
Sanitation and Wastewater Management (Modular STP)	0.00	15.00	Waste Water Management (Sewage Treatment Plant)	220.00	80.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	25.00	30.00
Tree Plantation	20.00	25.00	Tree Plantation	20.00	30.00
Air, Noise, Soil, Water Monitoring	0.00	15.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater collection system (4 tanks)	40.00	20.00	Rainwater collection system (4 tanks)	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	5.00	20.00	Stack height for DG Sets and acoustics	30.00	20.00
			CER Activities (Govt. School)	35.00	
Total	65.00	105.00	Total	330.00	180.00
G. Total	680 Lakhs				

3.8.3. Deliberations by the committee in previous meetings

N/A

3.8.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding earlier EC, license, Zoning Plan, Certified Compliance Report, Building Plan, EMP, green area, building plan, ground coverage, power assurance, water assurance, RWH, litigation, HT line, solar power, Environment Monitoring Cell, Environmental policy, Percolation Data, Ground Water Quality 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 was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s ELAN Avenue Ltd. (formerly known as Airmid Developers Ltd.) as per License No.80 of 2012 dated 17.08.2012 valid upto 16.08.2029 issued vide Endst. No.LC-2593-JE(VA)-2012/15503 dated 22.08.2012.

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

3.8.5. Recommendation of SEAC

Recommended

3.8.6. Details of Environment Conditions

3.8.6.1. Specific

N/A

3.8.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales,

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

1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far

	as possible.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	

1.	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.
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.

1 2.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
1 3.	The PP shall keep the ROW below the HT Line passing through the project, if any.
1 4.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 5.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 6.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
1 7.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH Pits .
2 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	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.
2 4.	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.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).

2 9.	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.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed 24,587.963 m2 (25.21% of plot area) PP shall provide green area development and about 9% of the area will be maintained on mother earth with tree plantation.
3 3.	04 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall increase Solar power from 40 KW to 60 at the site.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	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.

3.9. Agenda Item No 9:

3.9.1. Details of the proposal

Industry Plotted Colony Project by M/s Signatureglobal Business Park Private Limited by SIGNATUREGLOBAL BUSINESS PARK PRIVATE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/496390/2024	SEAC/HR/2024/191	16/09/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.9.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496390/2024 dated 16.09.2024 for obtaining under **Environmental Clearance** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 201720 dated 21.08.2024 paid during ToR.

The Standard ToR was granted to the project on 10.09.2024.

The case was taken up in 301st meeting held on 26.09.2024. However PP requested vide letter dated 30.09.2024 to defer their case as they could not attend the meeting due to unavailability of certified compliance report of earlier EC. The committee acceded with the request of PP and deferred their case.

Table 1 – Basic Detail

Name of the Project: Industrial Plotted Colony Project located at Village- Bhondsi, Ghamroj & Mahendwara, Tehsil- Sohna, District- Gurugram, Haryana by M/s Signatureglobal Business Park Private Limited		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/496390/2024
2.	Latitude	28°19'49.70"N
3.	Longitude	77° 4'20.74"E
4.	Plot Area	5,08,285.20 m ²
5.	Net Planned Area	5,00,090.3 m ²
6.	Net Plot Area	5,01,818.3 m ²
7.	Proposed FAR	5,34,694.111 m ²
8.	Non FAR Area	2,52,466.85 m ²
9.	Total Built Up area	7,87,160.97 m ²
10.	Total Green Area with %	1,02,262.909 m ² (20.12% of plot area)
11.	Rain Water Harvesting Pits (with size)	65 nos. of Rainwater water Harvesting pits
12.	STP Capacity	2,640 KLD
14.	Organic Waste Converter	2
16.	Power Requirement	25,079 kW
17.	Power Backup	33 no. of DG set of capacity 20150 kVA which includes 19 x 750 kVA 10 x 500 kVA and 1 x 380 kVA 1 x 320 kVA and 2 x 100 kVA
18.	Total Water Requirement	2,511 KLD
19.	Domestic Water Requirement	2,511 KLD
20.	Fresh Water Requirement	1,649 KLD
21.	Treated Water	2,697 KLD
22.	Waste Water Generated	1,014 KLD
23.	Solid Waste Generated	10,534 kg/day

24.	Biodegradable Waste		6,320 kg/day
29.	R+U Value of Material used (Glass)		2.67 W/m ² deg C
30.	Total Cost of the project:	Land Cost	INR 4239 Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	2119.5 Lakhs
		Recurring Cost	227.63 Lakhs
32.	Incremental Load in respect of:	PM _{2.5}	0.09 g/m ³
		PM ₁₀	0.014 g/m ³
		SO ₂	0.02 g/m ³
		NO ₂	3.88 g/m ³
		CO	2.65 g/m ³
33	Status of Construction		No Construction is done at the project site
34.	Construction Phase:	Power Back-up	100 kVA
		Water Requirement & Source	100 ML & Private water tankers
		STP (Modular)	1
		Anti-Smog Gun	1

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 03.12.2024 mentioning therein as under:

1. That we M/s Signatureglobal Business Park Private Limited, have planned for Industrial Plotted Colony Project located at Village- Bhondsi, Ghamroj & Mahendwara, Tehsil- Sohna, District- Gurugram, Haryana and having its Corporate office at 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001 (hereinafter referred to as "Company").
2. That, we have obtained water assurance from HSVP (Memo No. 241888 dated 06.09.2024) for operation phase but as per the assurance issued Master plan of 2031 AD for urban estate has not acquired by HSVP. We assure that if water supply is not available till completion of the project than we will obtain permission for ground water from HWRA.
3. That, we will provide adequate savings through solar power.
4. That, 2 karam revenue rasta falling in our project and we have applied for permission of the same. Copy of acknowledgment is attached as **Annexure-B**.
5. That, no R.O.W for HT line passing through project area will be kept as per Electric Act/DHBVN by electric company.

PP submitted another affidavit stating therein as under:

1. That we M/s Signatureglobal Business Park Private Limited, have planned for Industrial

Plotted Colony Project located at Village- Bhondsi, Ghamroj & Mahendwara, Tehsil- Sohna, District- Gurugram, Haryana and having its Corporate office at 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001 (hereinafter referred to as “Company”).

2. That, we have obtained zoning plan with 100% permissible FAR for Community facility, 175% Permissible FAR for Commercial and 150%-500% of FAR for industrial unit. For residential Permissible FAR we have obtained Building plan approval for FAR area of 2.64 of plot area. Copy of obtained zoning plan and approved Building plan is attached as **Annexure-A**.

Table 2 – EMP Detail

During Construction Phase		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Wastewater Management	35	8.75
Dust Mitigation Measures Including site barricading, water s sprinkling & anti-smog gun)	45	11.25
Storm Water Management (temporary drains & sedimentati on basin)	30	7.5
Solid Waste Management	20	5
TOTAL	130	32.5
During Operation Phase		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	314.5	78.63
Rain Water Harvesting System	125	31.25
Solid Waste Management	95	23.75
Environmental Monitoring	--	9
Green Area/ Landscape Area	85	21.25
Others (Energy saving System, miscellaneous)	125	31.25
Sub-Total	744.5	195.13
CER		
Plantation in nearby School	195	--
Drinking Water facilities in nearby schools	165	--
Arrangement of Medical Camp	155	--

Renovation work of School Nearby Village	180	--
Distribution of School Bags/Uniform/ and accessories	195	--
Road and Others Infra development in School/Village	180	--
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability.	175	--
Total	1,989.5	195.13
TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	130	32.5
During Operation Phase	1,989.5	195.13
TOTAL	2119.5	227.63

3.9.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :26/09/2024

Deliberations of SEAC 1 :

The case was taken up in 301st meeting held on 26.09.2024. However PP requested vide letter dated 30.09.2024 to defer their case as they could not attend the meeting due to unavailability of certified compliance report of earlier EC. 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 water assurance, solar power, revenue rasta, HT line, Aravalli NOC , power assurance, sewer, Structural stability certificate, Building Plan, zoning plan, FAR 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 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 Yesha Developers LLP,**
2. **M/s Unistay Hospitality Pvt. Ltd. and**
3. **M/s Signatureglobal Business Park Pvt. Ltd.**
in collaboration with M/s Signatureglobal Business Park Pvt. Ltd. as per License No.121 of 2024, dated 14.08.2024 valid upto 13.08.2029, issued vide Endst. No.LC-5058/JE(SK)/2024 dated 16.08.2024 by DTCP, Haryana.

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

N/A

3.9.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, 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.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be

	complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
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1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.

	Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
8.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
10.	The PP shall install electric charging points for charging of electric vehicles.
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting 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.
1	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the

5.	building.
1 6.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 7.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 8.	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.
1 9.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 0.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 1.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 2.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 3.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 4.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 5.	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.
2 6.	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.
2 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 8.	As proposed 1,02,262.909 m² (20.12% of plot area) shall be provided for green area development.
2 9.	65 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 0.	The PP shall provide the Solar panel capacity as per HAREDA norms.
3 1.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of

2.	HSPCB.
3.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.10. Agenda Item No 10:

3.10.1. Details of the proposal

Proposed BPL Kharkhoda New Factory at Plot No. 831-N, IMT Kharkhoda, Sonipat, Haryana by BELLSONIC A PRIVATE LIMITED located at SONIPAT,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/505199/2024	SEAC/HR/2024/236	12/11/2024	Building / Construction (8(a))

3.10.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505199/2024 dated 12.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 045933 dated 11.11.2024.

Table 1 – Basic Detail

Name of the Project: Proposed BPL Kharkhoda New Factory at Plot No. 831-N, IMT Kharkhoda, Sonipat, Haryana by M/s Bellsonica Private Limited		
Sr. No.	Particulars	
	Online Proposal Number	SIA/HR/INFRA2/505199/2024
	Latitude	28°49'19.38" N
	Longitude	76°55'16.18" E
	Plot Area	40,272.3 sqm
	Proposed Ground Coverage	21,777 sqm
	Total Built Up area	31,528 sqm
	Production Capacity	Set of parts for 7.81 lakhs car per annum for MSIL
	Total Green Area with (20.44 % of Plot area)	8,230.73 sqm
	Rain Water Harvesting Lagoon	Rain water will be disposed into the common rain water storage lagoon of MSIL of capacity 3,13,100 cum.

	STP Capacity		Sewage will be treated in common STP of 3,360 KLD capacity of MSIL
	Total Parking Proposed		108 ECS
	Organic Waste Converter		2 nos. (2 x 50 kg/day)
	Maximum Height of the Building (m)		21 m
	Power Requirement		3000 kW
	Power Backup		No onsite power backup. Power backup will be provided by MSIL.
	Total Water Requirement		127 KLD
	Fresh Water Requirement		51 KLD
	Treated Water		76 KLD
	Waste Water Generated		36 KLD
	Solid Waste Generated		174 kg/day
	Biodegradable Waste		70 kg/day
	Stories		G+1
	Total Cost of the project:		556.87 crore
	EMP Cost		217.19 lakh
	Status of Construction		Construction has been started at the project site after obtaining Consent to Establish (CTE) approval from HSPCB vide consent no. No. HSPCB/Consent/: 3202 19223 SONCTE 51315443 dated 21.12.2023 which is valid up to 20.12.2028. About 16,988 sqm of built up area has actually been constructed at the project site till 25.11.2024.
	Construction Phase:	Power Back-up	250 kVA
		Water Requirement & Source	28.6 KLD through Authorized Water Tanker (Potable 14.6 KLD and Treated water 14 KLD)
		Anti-Smog Gun	4 Nos.

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 04.12.2024 mentioning therein as under:

- (1) That, the proposed project “BPL Kharkhoda New Factory” is an Industrial Shed (Factory for manufacturing of automotive components) located at Plot No. 831-N, IMT Kharkhoda, Sonipat (Haryana) to be developed by M/s Bellsonica Private Limited (BPL). The total plot area of the project is 9.95 acres. The site is industrial

plot and earmarked for development of industrial establishments as per the IMT Kharlkhoda development plan.

Plot no. 831 (measuring 800 acre) has been allotted to M/s Maruti Suzuki India Limited (MSIL) by Haryana State Industrial and Infrastructure Development Corporation (HSIIDC), which is an industrial plot located within IMT Kharlkhoda.

Plot no. 831-N admeasuring 9.95 acres (40,272.3 sqm) and bearing internal number N is situated within the Industrial Plot No. 831, IMT Kharlkhoda forming part and parcel of plot no. 831, admeasuring 800 acres which is owned by MSIL. MSIL has leased out on rental basis the part plot 831-N to BPL in Joint Venture (JV) area for manufacture and supply of car parts for MSIL's car manufacturing plant at adjacent plot no. 831. Permission for leasing out has been obtained by MSIL from HSIIDC.

(2) That, the lease agreement between M/s Bellsonica Private Limited (BPL) and M/s Maruti Suzuki India Limited (MSIL) specifies that MSIL will provide Power Supply and Water Supply. The copy of the relevant pages of the lease agreement is enclosed as **Annexure-1**.

(3) That, plot no. 831 (measuring 800 acre) has been allotted to M/s Maruti Suzuki India Limited (MSIL) by Haryana State Industrial and Infrastructure Development Corporation (HSIIDC), which is an industrial plot located within IMT Kharlkhoda.

M/s Maruti Suzuki India Limited (MSIL) has obtained Environmental Clearance for Automobile Manufacturing Facility in about 726 acres out of 800 acres of Plot no. 831 vide EC Id no. EC24B3813HR5187061N dated 28/05/2024. The balance area (about 74 acres) of the plot no. 831 is leased out by MSIL to various Joint Venture units who will manufacture various parts and components of car exclusively for MSIL.

Plot no. 831-N [the project site of the subject project by M/s Bellsonica Private Limited (BPL)] measuring about 9.95 acres is an internal Joint Venture part of plot no. 831, which has been leased out on rental basis by MSIL to BPL. This project site of 9.95 acres is outside the area of 726 acres for which EC has been taken by MSIL.

(4) That, Aravali and Forest NOC: Aravali Certificate and Forest NOC not required because the project is located in the industrial area IMT Kharlkhoda regulated by HSIIDC. Environmental Clearance for entire IMT Kharlkhoda (3217.19 acres) has been obtained by HSIIDC from MOEFCC vide F. No. 21-237/2017-IA.III dated 14 September, 2020.

(5) That, green area in this project at plot no. 831-N shall be in addition to the green area already committed by MSIL in their car manufacturing project located in plot no. 831.

(6) That, sewage generated from this project will be treated in the common STP (3,360 kld capacity) of MSIL located at adjacent plot. NOC for disposal of sewage into the Common STP of MSIL has been obtained (copy of NOC for sewage disposal is enclosed as **Annexure-2**). In case of any adverse results, PP shall be responsible.

(7) That, building plan approval has been granted by HSIIDC vide letter no. HOBPAS-REG-6490/23-24 dated 06.12.2023 (copy enclosed as **Annexure-3**).

(8) That, the budget allocation on CER activities (i.e. for providing need-based facilities for school) has been increased from Rs. 15 lakh to Rs 20 lakh. The revised EMP budget is given below.

Revised Environmental Management Budget

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
	A) Construction phase items:		
1	Barrier wall around construction site	22.00	

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
2	Paving of roads/ pathways to reduce dust emission	4.00	0.80
3	Water sprinkling for dust suppression		0.90
4	Anti-smog gun for dust suppression	12.00	3.46
5	Wheel washing bay for construction vehicles	5.00	1.00
6	PTZ camera and Real time PM2.5 & PM10 sensors	4.00	0.40
7	Shed & covering for construction materials	4.00	1.50
8	Covering of excavated soil		1.00
9	Sedimentation trap & storm drains	8.00	1.00
10	Drinking water & sanitation facilities for cons. workers	7.00	1.62
11	Garbage and debris disposal	0.50	1.00
12	Monitoring / testing of air, noise, water & soil		2.00
	Total for construction phase items	66.50	14.68
	B) Operation phase items:		
1	Solid waste collection & storage facilities	0.50	0.10
2	Organic waste converter (OWC)	5.00	1.00
3	Tree plantation & landscaping	24.69	6.17
4	Solar panel (SPV)	82.50	1.65
5	Monitoring / testing of air, water, noise & soil		2.00
	Total for operation phase items	112.69	10.92
	C) Corporate Environment Responsibility (CER):		
1	Rejuvenation of pond (UID No. 01HRSP TKKD0240RAMP003)	18.00	
2	Providing need based facilities for school	20.00	
	Total for CER items	38.00	
	Total capital cost (construction + operation phase + CER)	217.19	

(9) That, "Banyan tree (Bargad)" has been added in the List of proposed tree species for plantation. The revised list of proposed tree species is given below.

Revised List of Proposed Tree Species

SN	Botanical Name	Common Name	No. of Trees
1	<i>Albizia lebbbeck</i>	Siris	30
2	<i>Azadirachta indica</i>	Neem	60
3	<i>Bauhinia variegata</i>	Kachnar	20
4	<i>Callistemon viminalis</i>	Bottle Brush	20
5	<i>Cassia fistula</i>	Amaltas	40
6	<i>Dalbergia sissoo</i>	Shisham	30
7	<i>Delonix regia</i>	Gulmohar	30
8	<i>Ficus benghalensis</i>	Bargad (Banyan)	30
9	<i>Ficus benjamina</i>	Benjamin Tree	20
10	<i>Ficus religiosa</i>	Peepal	30
11	<i>Mimusops elengi</i>	Moulsari	40
12	<i>Phoenix sp.</i>	Phoenix Palm	20
13	<i>Plumeria alba</i>	Champa	50
14	<i>Polyalthia longifolia</i>	Ashok	50
15	<i>Syzygium cumini</i>	Jamun	20
16	<i>Terminalia arjuna</i>	Arjun	20
	Total		510

- (10) That, CA Certificate of the project cost is enclosed as **Annexure-4**.
- (11) That, Structural Stability Certificate is not required because the project is industrial shed of maximum G+1 floors with maximum 21 m height.
- (12) That, Height NOC from Airport Authority of India (AAI) is not required because the max height of the industrial shed is 21 m, and the distance from nearest airport is about 31 km. The project site lies outside the Color-coding map of the nearest IGI Airport Delhi.
- (13) That, Approval of Fire Fighting Scheme has been obtained from Director General, Fire Service, Haryana Panchkula vide memo no. FS/2024/720 dated 24/05/2024 (copy enclosed as **Annexure-5**).
- (14) That, Electrification Plan and Electrical SLD is enclosed as **Annexure-6**.
- (15) That, total green area will be 8,230.73 sqm (20.44% of plot area), out of which 4,965.63 sqm (12.33% of plot area) will be Block plantation area and the balance 3,265.10 sqm (8.11% of plot area) will be other green area. There will be no basement. Therefore, the entire green area will be on mother earth.
- (16) That, the soil is sandy clay silt, the depth of water table from ground level is very less and the percolation rate is very low (less than 1.5 cm/hour).
- (17) That, the ground water quality test report is enclosed as **Annexure-7**.

- (18) That, landscape Plan is enclosed as **Annexure-8**.
- (19) That, there is no litigation pending against the project and/ or land in which the project is proposed to be set up.
- (20) That, there is no Revenue Rasta passing through the project site.
- (21) That, there is no HT electrical transmission line or pipeline or natural stream passing through the project site. HSIIDC has allotted and handed over the plot free from all encumbrances.
- (22) That, there is no National Park or Wildlife Sanctuary located within 10 km of the project site.
- (23) That, about 16,988 sqm of builtup area has actually been constructed at the project site till 25.11.2024. Total proposed builtup area of the project is 31,528 sqm.

Earlier “Industrial Shed” projects having builtup area less than 1,50,000 sqm was exempted from the purview of Environmental Clearance (EC) under item 8(a) of the EIA Notification no. SO.1533 dated 14.09.2006, according to the amendment notification SO. 3252(E) dated 22.12.2014 notified by the Ministry of Environment, Forest & Climate Change (MOEFCC). Accordingly, construction has been started at the project site after obtaining Consent to Establish (CTE) approval from the Haryana State Pollution Control Board (HSPCB) vide consent no. No. HSPCB/Consent/: 320219223 SONCTE51315443 dated 21.12.2023 which is valid upto 20.12.2028.

Table 2 – EMP Detail

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
	A) Construction phase items:		
1	Barrier wall around construction site	22.00	
2	Paving of roads/ pathways to reduce dust emission	4.00	0.80
3	Water sprinkling for dust suppression		0.90
4	Anti-smog gun for dust suppression	12.00	3.46
5	Wheel washing bay for construction vehicles	5.00	1.00
6	PTZ camera and Real time PM2.5 & PM10 sensors	4.00	0.40
7	Shed & covering for construction materials	4.00	1.50
8	Covering of excavated soil		1.00
9	Sedimentation trap & storm drains	8.00	1.00
10	Drinking water & sanitation facilities for cons. workers	7.00	1.62
11	Garbage and debris disposal	0.50	1.00
12	Monitoring / testing of air, noise, water & soil		2.00

	Total for construction phase items	66.50	14.68
	B) Operation phase items:		
1	Solid waste collection & storage facilities	0.50	0.10
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	C) Corporate Environment Responsibility (CER):		
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2	Providing need based facilities for school	20.00	
	Total for CER items	38.00	
	Total capital cost (construction + operation phase + CER)	217.19	

3.10.3. Deliberations by the committee in previous meetings

N/A

3.10.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding CA certificate, Aravali and Forest NOC, Sewerage, CA certificate, Structure Stability Certificate, AAI NOC, Electrification Plan, Ground Water Quality, RWH, Revenue Rasta, HT line, Landscape Plan, 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 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:

M/s Bellsonica Private Limited as per lease deed executed on 18.09.2023 with Maruti Suzuki India Limited.

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

N/A

3.10.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, 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.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.

Water quality monitoring and preservation

1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project

	under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	

1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.

	Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
8.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
10.	The PP shall install electric charging points for charging of electric vehicles.
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting 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.
1	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the

5.	building.
1 6.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 7.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 8.	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.
1 9.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 0.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH Lagoon.
2 1.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 2.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 3.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 4.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 5.	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.
2 6.	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.
2 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 8.	As proposed 8,230.73 sqm (20.44% of Plot area) shall be provided for green area development.
2 9.	Rain water will be disposed into the common rain water storage lagoon of MSIL of capacity 3,13,100 cum.
3 0.	The PP shall provide the Solar panel capacity as per HAREDA norms.
3 1.	PP shall adopt a pond for its maintenance and Rejuvenation (UID No. 01HRSPKKD0240RAMP003).
3 2.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the

	MeriLiFE Portal (http://merilife.nic.in).
3 3.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 4.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.11. Agenda Item No 11:

3.11.1. Details of the proposal

Sanskaram University with 750 Bedded Hospital Project by Master dayanand Memorial educational trust located at JHAJJAR, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/505904/2024	SEAC/HR/2024/235	16/11/2024	Building / Construction (8(a))

3.11.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505904/2024 dated 16.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 1,50,000/- vide DD No. 024620 dated 20.11.2024.

Table 1- Basic Detail

Name of the Project: EC for proposed Sanskaram University with 75 Bedded and Hospital Project located Revenue Estate of Village Kheri Taluka Patauda Tehsil & District Jhajjar, Haryana by M/s Master Dayanand Memorial Educational Trust		
Sr.No.	Particulars	Details
	Online Proposal Number	SIA/HR/INFRA2/505904/2024
	Latitude	28°25'30.98"N
	Longitude	76°40'45.84"E
	Total Plot Area	1,03,312.13sqm
	Net Planned Area	70,793.05sqm
	Proposed Ground Coverage	13,511.49 sqm (19.09% of Net Planned Area)
	Proposed FAR	79,938.52 sqm

	Non FAR Area	60.0 sqm	
	Total Built Up area (7+8)	79,998.52 sqm	
	Total Green Area with %	14,314.00 sqm (20.22% of Net Planned Area)	
	Rain Water Harvesting Structure (with size)	01 Rainwater Storage Tank (Capacity: 300 KLD)	
	Total Parking	402 ECS	
	Maximum Height of the Building (m)	22 m	
	Power Requirement	650 kVA	
	Power Backup	03 No. of DG sets (500 kVA + 125 kVA + 100 kVA)	
	Total Water Requirement	1,222 KLD	
	Fresh Water Requirement	801 KLD	
	Treated Water	421 KLD	
	Waste Water Generated	1,011 KLD	
	STP Capacity	1,264 KLD	
	Solid Waste Generated	2,330 kg/day	
	Bio-degradable Waste	1,400 kg/day	
	Organic Waste Converter	2 units (1000 kg/day + 500 kg/day)	
	Number of Buildings	12 Blocks	
	Population	9,704 individuals	
	Total Cost of the project:	i) Land Cost ii) Construction Cost iii) Misc. Cost	Total Project Cost (i + ii + iii): ₹97.25 Cr.
	Incremental Load in respect of:	PM2.5	0.091 µg/m ³
		PM10	0.216 µg/m ³

		SO2	0.321µg/m ³
		NO2	1.51 µg/m ³
		CO	0.00106 µg/m ³
	EMP Budget	Capital cost: ₹129/- Lakhs Recurring cost: ₹30.50/- Lakhs Adoption of School in nearby Village: ₹35/- Lakhs Total EMP Budget: ₹194.50/- Lakhs	

The case was taken up in 305th meeting held on 29.11.2024. 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 02.12.2024 alongwith an affidavit dated 30.11.2024 mentioning therein as under:

1. That, the project falls in the Uncontrolled Zone as per applicable regulations. A No Objection Certificate (NOC) has been duly issued by DTCP Haryana for setting up an Educational Institute Building (**Enclosure A**).
2. That, since the project falls under the Uncontrolled Zone, therefore Change of Land use (CLU), Land License, Building Plan Approval, and Approved Zoning Plan are not applicable.
3. That, since the built-up area of the project was initially less than 20,000 sqm, Environmental Clearance was not required.
4. That, construction was initiated in accordance with the Consent to Establish (CTE) and Consent to Operate (CTO):
 - CTE obtained for an initial built-up area of 2,307.15 sqm for a 100-bedded hospital, via letter No. HSPCB/Consent/:329986523JHACTE38366129 dated 09.06.2023 (**refer Enclosure B**).
 - CTO issued for the same built-up area, via letter No. HSPCB/Consent/:329986523 JHACTO41288727 dated 08.08.2023 (**refer Enclosure C**).
 - CTE for built-up area of 16,987.8 sqm, issued via letter No. HSPCB/Consent/: 313099724JHACTE70407037 dated 12.08.2024 (**refer Enclosure D**).
5. That, as per the current status of the project, 04 block (Block A, B, C and D) have been constructed
6. That, project now envisions the construction of 08 additional blocks (Block E to L) with a total built-up area of **79,998.52 sqm**.
7. That, as per the MoEF&CC Notification dated 22.12.2014 (**Enclosure E**), the Institutional Projects having Built-up Area less than 1,50,000 sqm were exempted from obtaining Environment Clearance.
8. That, the MoEF&CC OM dated 22.12.2014 was quashed and set aside as per the MoE&FCC OM dated 30.04.2024 (**Enclosure F**), referring to the Kerala High Court Judgement dated 06.03.2024. Hence, all Institutional Projects having Built-up area greater than 20,000 sqm shall require prior Environment Clearance as per the EIA Notifications 2006 and further amendments. Hence, the project now falls under the purview of Environmental Clearance.
9. That, the project lies outside the Aravali region in Jhajjar region, hence the Aravali NOC is not applicable.
10. That, the maximum height of the building will be 22 meter, hence AAI NOC is not applicable.
11. That, application for Forest NOC has been submitted to Forest Department (**Enclosure G**).
12. That, Fire NOC, and Structural Stability Certificate have been obtained (**refer Enclosures H**,

and I respectively).

13. That, no HT line(s) is passing through the project site.
14. That, no Revenue Rasta(s) is passing through the project site.
15. That, permission for the Fresh Water Supply has been obtained from the Zileadar, RLI, W/S Division, Jhajjar, Haryana dated 23.01.2021 (**Enclosure J**).
16. That, application has been submitted to the Public Health Engineering Department (PHED) for obtaining permission for Sewer Discharge Connection (**Enclosure K**).
17. That, the Power Supply for the project is being provided by Uttar Haryana Bijli Vitran Nigam (UHBVN).
18. That, the CA certificate for the project has been attached as **Enclosure L**.
19. That, the project spans a total plot area of **1,03,312.13 sqm**, with **32,519.08 sqm** reserved for future development wherein site planning is yet to be initiated. The current proposal elaborates the planning over Net Planned Area measuring of **70,793.05 sqm** out of total 1,03,312.13 sqm.
20. That, an area measuring 14,314.00 sqm (20.22% of Net Planned Area) has been proposed for Greenbelt Development at the Project Site. Out of this, an area measuring 8,846 sqm will be developed as Block Green Plantation, which is approx.12.5% of the Net Planned Area.
21. That, the STP of capacity 1,264 KLD and ETP of capacity 50 KLD are proposed for the treatment of sewage and effluent generated at the project site keeping separate treatment processes. Footfall will be increasing gradually as per the completing of the proposed building. Therefore STP will be installed in phases as per the requirement.
22. That, Solar Panels of capacity 100 kW will be installed at the site.
23. That, two Organic Waste Convertors (OWC) of capacity 1000 kg/day and 500 kg/day will be installed at the site for the treatment of biodegradable waste.
24. That, the groundwater was encounter to about 4.9 to 5.0 m depth during the field investigation in July 2024. Hence 01 rainwater harvesting tank of capacity of 300 KLD is proposed to collect the rainwater during the monsoon season.
25. That, Ground water quality of Jhajjar district has high level of TDS as per the baseline study conducted.
26. That, no Wildlife Sanctuaries or Notified Protected Areas fall within the 10 km radius of the project site. Bindawas Bird Sanctuary and Sultanpur National Park lies at about 14.5 km (NW) and 20 km (NE) from the project site respectively.
27. That, there are no ongoing litigations or legal cases against the Project Proponent or associated land.

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)	9	2
2	Anti-smog gun	7	1
3	Noise Pollution Control (Maintenance of machinery)	5	2
4	Waste management	3	1
5	Environment monitoring & Six-Monthly compliances	-	4
6	Environment Management Cell	4	2

	Total	28	12
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EMP BUDGET (OPERATION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater treatment (STP)	75	2
2	Rain water Harvesting tank	5	1
3	Acoustic enclosure/stack for DG sets and Energy savings	5	4
4	Solid Waste Management (Organic Waste Converter and Waste Bins)	8	1
5	Landscaping (green area development and plantation)	8	2
6	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	8.5
	Total	101	18.5

EMP BUDGET (OUTSIDE THE PROJECT PREMISE)

Activities	Total cost (in Lakhs)
Adoption of Government school in nearby village 1. Installation of smart classes 2. Installation of Solar Lighting 3. Installation of RO Treatment plant, etc. 4. Toilets construction 5. Book distribution	35/-

EMP BUDGET SUMMARY

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	129.00
EMP budget (Recurring cost)	30.50
Adoption of Government school in nearby village	35.00
TOTAL	194.50

3.11.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding NOC obtained from DTCP, Assurances, EMP, Landscape Plan, Rainwater Harvesting, Court Orders, Landscape Plan, Parking Plan, DG Sets, Waste Management 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. Master Dayanand Memorial Educational Trust

(as per No Objection Certificate issued by DTCP, Haryana for setting up of an Educational Institute building vide: **Memo No. JR/DTP-P/4590/20 dated 01.10.2018; Memo No. E-Diary-29725/2020/TCP-OFA/68/2020 dated 16.01.2020; Memo No. E-Diary-92054/2020/TCP-OFA/3244/2020 dated 24.10.2020; Memo No. E-Diary-108925-2021/TCP-OFA/172/2021 dated 25.01.2021; Memo No. E-Diary-186289/2022/TCP-OFA/2594/2022 dated 15.12.2022; Memo No. E-Diary-228297/2024/TCP-OFA/118/2024 dated 13.01.2024).**

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

3.11.5. Recommendation of SEAC

Recommended

3.11.6. Details of Environment Conditions

3.11.6.1. Specific

N/A

3.11.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, 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.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the

	provisions of the Construction and Demolition Waste Management Rules 2016.
1 0.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
1 1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 1.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
1 2.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement

	shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

Waste Management

1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

Green Cover

1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with
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	prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.

6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

1 5.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
1 8.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
2.	Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3.	The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes.
4.	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.
5.	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.
6.	The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
7.	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.
8.	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.
9.	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 solid waste dumping site through authorized vender.
1 0.	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.
1 1.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1 2.	Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
1 3.	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.
1 4.	The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
1 5.	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.
1 6.	The PP shall not mix ETP treated effluent with STP water.
1 7.	The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase.
1 8.	The PP shall follow SOP regarding single use plastic free.
1 9.	The PP shall follow the SOP for reduction of carbon footprints.
2 0.	PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water.
2 1.	The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
2 2.	The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
2	The PP shall carry out quarterly maintenance and cleaning of RWH tanks .

3.	
2 4.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 5.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 6.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 7.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 8.	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.
2 9.	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.
3 0.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
3 1.	The minimum growth of trees should be 03 meters with sufficient canopy.
3 2.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
3 3.	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).
3 4.	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.
3 5.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 6.	Water intensive and/or invasive species should not be used for landscaping.
3 7.	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.
3 8.	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.
3 9.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
4	As proposed 14,314.00 sqm (20.22% of Net Planned Area) shall be provided for green area

0.	development. Out of this, an area measuring 8,846 sqm will be developed as Block Green Plantation, which is approx.12.5% of the Net Planned Area.
4 1.	01 Rainwater Storage Tank (Capacity: 300 KLD) shall be provided for ground water storage as per the CGWB norms.
4 2.	The PP shall provide Solar Panels of capacity 100 kW.
4 3.	The PP shall install required number of Anti-Smog Guns at the project site as per the requirement of HSPCB.
4 4.	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.

3.12. Agenda Item No 12:

3.12.1. Details of the proposal

Proposed Group Housing Project at Village-Harsaru, Sector-88B, District-Gurugram, State-Haryana developed by M/s Fidatocity Homes Pvt. Ltd. by FIDATOCITY HOMES PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/506052/2024	SEAC/HR/2024/172	18/11/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.12.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/506052/2024 dated 18.11.2024 for obtaining under **Environment Clearance** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 016544 dated 15.07.2024 during the ToR. The Project was granted ToR on dated 23.08.2024 vide proposal No. SIA/HR/INFRA2/488295/2024.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Group housing project over an area measuring of 10.844 acres is planned at Sector-88B, Village Harsaru, Gurugram, Haryana being developed by M/s Fidatocity Homes Pvt. Ltd.		
S. No.	Particulars	
	Online Proposal Number	SIA/HR/INFRA2/506052/2024
	Latitude	28°26'23.78"N
	Longitude	76°56'57.15"E

	Plot Area	43,883.095 m ² / 10.884 Acres
	Proposed Ground Coverage (8.03%)	3,525.772m ²
	Proposed FAR	78723.609m ²
	Non FAR Area	1,00,085.996 m ²
	Total Built Up area	1,78,809.605m ²
	Total Green Area (21.22 % of plot area)	9,310.756 m ²
	Rain Water Harvesting Pits (with size)	10 RWH Pits
	STP Capacity	250 KLD
	Total Parking	1824 ECS
	Organic Waste Converter	Total 1 no. of Organic waste converters of capacity, 700 Kg/day (1×700 Kg/day)
	Maximum Height of the Building (m)	149.65 m
	Power Requirement	7600 kVA (DHBVN)
	Power Backup	Total 6 nos. of DG Sets having total capacity of 7750 kVA (3×1500 kVA + 1×750 kVA+ 2×1250 kVA)
	Water Requirement	283 KLD
	Domestic Water Requirement	176 KLD
	Treated Water	107 KLD
	Waste Water Generated	201 KLD
	Solid Waste Generated	1407 Kg/day
	Biodegradable Waste	563 Kg/day
	Basement	2 no's
	Dwelling Units/ EWS	Total Dwelling Units: 554 No. of Dwelling Units of Residential: 451 No. of Dwelling Units of EWS: 103
	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9
	Total Cost of the project:	i) Land Cost Rs. 571.64 Crore

		ii) Construction	
	EMP Budget		EMP Budget: 600 Lakhs.
	Incremental Load in respect of:	i) PM 2.5	0.0154 g/m ³
		ii) PM 10	0.02542 g/m ³
		iii) SO ₂	0.06162 g/m ³
		iv) NO ₂	0.154043 g/m ³
		v) CO	0.0000084 mg/m ³
	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 25 KLD for drinking. Treated water 10 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos of 10 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 10.12.2024 mentioning therein as under:

- v We have obtained license vide No. 130 of 2024 dated 24.10.2024 which is valid Upto 23.10.2029 from Directorate of Town & Country Planning, Haryana. For 10.844 acres or 43,883.095 sq.m.
- v That, we have proposed 21.22% green area within project site out of which 10% area under block plantation and remaining area 11.22% under periphery /avenue plantation.
- v That, we have received water assurances from GMDA, dated: 12.11.2024, STP treated water assurance is received vide memo No. GMDA/SEW/2024/555 dated: 07.11.2024, sewerage assurance is received vide memo No. GMDA/SEW/2024/556 dated: 07.11.2024.
- v That, we have obtained a power assurance from DHBVN vide memo no. Ch.44/Drg.-PLC dated: 19.11.2024.
- v That, we have obtained Forest NOC from DFO vide reference no. P90-2CA-G3MR dated: 08.08.2024.
- v That, we have obtained Aravali NOC from DC vide no.128 dated: 09.10.2024.
- v That, Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 5.5 km in WNW direction and approx. 20.8 km in E direction respectively.
- v That there is no litigation pending against project.
- v That, there is no HT Line and revenue rasta is passing through the project site.
- v That NOC from airport authority of India is not applicable to the project as per COLOUR CODING ZONE MAP OF NEW DELHI (CCZM) copy of same is attached as annexure - A

♣ Permissible Top Elevation from Sea Level-370 M AMSL or Below as per colour Legend Point No.11.

♣ Ground Level at project site- 221 M

♣ Permissible height of building-149 M

♣ Height of building- 149 M

♣ Hence, NOC from Airport Authority of India is not required for above mentioned project.

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	20.00	Waste Water Management (Sewage Treatment Plant)	50.00	80.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	35.00	50.00
Tree Plantation	20.00	25.00	Tree Plantation	20.00	40.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (10 pits)	20.00	5.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	10.00	Stack height for D.G sets and its acoustics	60.00	40.00
CER Activity (Govt. School)	35				
	130	75		165	230

3.12.3. Deliberations by the committee in previous meetings

N/A

3.12.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding license, green area, block

plantation, water assurances, power assurance, Forest NOC, Aravali NOC, Wildlife Sanctuary, HT Line, AAI NoC, building height, revenue rasta, EMP, CA certificate, Fire NOC, IGBC certificate, Structure Stability Certificate, Percolation Data, Ground Water Quality 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 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 Fidatocity Homes Pvt. Ltd.
 2. Baljeet Yadav
 3. Dinesh Yadav
 4. Mahesh all sons of Shri Harpal Singh,
 5. Mahipal S/o Jagmal,
 6. Dushyant Yadav S/o Satyapal
- in collaboration with M/s Fidatocity Homes Pvt. Ltd. as per License No.130 of 2024 dated 24.10.2024 valid upto 23.10.2029 issued vide Endst. No.LC-5252/JE(AK)-2024/32680 dated 24.10.2024 issued by DTCP, Haryana**

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

3.12.5. Recommendation of SEAC

Recommended

3.12.6. Details of Environment Conditions

3.12.6.1. Specific

N/A

3.12.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, 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.

5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

1. 1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
1. 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13.	All recharge should be limited to shallow aquifer.

1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

Waste Management

1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

Green Cover

1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should

	not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

1 7.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
1 8.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.
2.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
3.	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.
4.	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.
5.	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.
6.	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.
7.	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.
8.	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.
9.	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.

1 0.	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.
1 1.	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.
1 2.	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.
1 3.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
1 4.	The PP shall keep the ROW below the HT Line passing through the project, if any.
1 5.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 6.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 7.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
1 8.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 9.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 0.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 1.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 2.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 3.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 4.	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.
2 5.	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.

2 6.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 7.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 8.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 9.	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).
3 0.	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.
3 1.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 2.	Water intensive and/or invasive species should not be used for landscaping.
3 3.	As proposed 9,310.756 m² (21.22 % of plot area) PP shall provide green area development. Out of which 10% area under block plantation and remaining area 11.22 % under periphery /avenue plantation.
3 4.	10 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 5.	The PP shall install Solar panel as per HAREDA norms.
3 6.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 7.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 8.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 9.	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.

3.13. Agenda Item No 13:

3.13.1. Details of the proposal

Environmental Clearance for Institutional Building "International Convention Centre" located in the Sector-78, Vijay Pathik Road, Faridabad (Haryana) by haryana shehri vikas pradhikaran located at FARIDABAD,HARYANA

Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/504579/2024	SEAC/HR/2024/234	19/11/2024	Building / Construction (8(a))

3.13.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/504579/2024 dated 19.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 899677 dated 05.11.2024.

Table 1 – Basic Detail

Name of the Project: Environmental Clearance for Institutional Building "International Convention Centre" located in the Sector-78, Vijay Pathik Road, Faridabad, Haryana by M/s Haryana Shehri Vikas Pradhikaran		
Online Proposal No. SIA/HR/INFRA2/504579/2024		
Sr. No.	Particulars	Details
	Latitude	28° 22' 50.15" N to 28° 22' 41.86" N
	Longitude	77° 21' 47.89" E to 77° 21' 51.11" E
	Total Plot Area	33529.59 sqm (8.29 Acre)
	Net Plot Area	33529.59 sqm
	Built Up area	90165.215 sqm
	Permissible Ground Coverage	13411.836 sqm (40%)
	Proposed Ground Coverage	12286.707 sqm (36.64%)
	Permissible FAR	50294.385 sqm (150%)
	Proposed FAR	47842.424 sqm (142%)
	Non-FAR	42322.791 sqm
	Total Built-up Area	90165.215 sqm
	Green Area	6734 sqm (20.08%)
	Rainwater Harvesting Pits	09 Nos (78.75 cum each for recharge)
	STP Capacity	250 KLD

	Parking Required	478 ECS
	Parking Provided	892 ECS
	Organic Waste Converter	02 Nos
	Maximum Height of the Building (m)	36.710 m
	Power Requirement	3482 KW, DHBVN, Faridabad
	Power Backup	5010 KVA (2 x 500 + 2 x 1500 + 1 x 1010 KVA)
	Total Water Requirement	450 KLD
	Fresh Water Requirement	250 KLD
	Recycled/Treated Water Requirement	200 KLD
	Waste Water Generated	222 KLD
	Solid Waste Generated	2141.30 kg/day
	Biodegradable Waste	1285 kg/day
	Number of Towers	02 Blocks
	Basement	02 Nos
	Stories	2B+G+2+3Mezz Floors
	R+U Value of Material used (Glass)	U = 3.5 W/sqm k, R = 0.91
	Total Cost of the project:	416.32 Cr
	EMP Cost	8.42 Cr
	Incremental Load in respect of:	PM 2.5 0.08 g/m ³
		PM 10 0.81 g/m ³
		SO _x 2.90 g/m ³
		NO _x 9.23 g/m ³
		CO 0.12 mg/m ³

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 10.12.2024 mentioning therein as under:

1. That Haryana Shehri Vikas Pradhikaran (H.S.V.P) proposes the development of new Institutional Building Project “International Convention Centre, Faridabad” located in the Sector: 78, Vijay Pathik Road, District: Faridabad (Haryana). The project will be developed on the land owned by Haryana Shehri Vikas Pradhikaran (H.S.V.P) bearing Killa Nos. 49//4, 5, 6, 7, 45//4, 5, 6, 7, 14, 15, 16, 17, 24, 25 in the village Bhatola, Sector-78, Tehsil and District: Faridabad (Haryana). Copy of award letter of the said land in favour Haryana Shehri Vikas Pradhikaran is hereby submitted as **(Annexure-1)**
2. That the total built-up area proposed at the project site is 90165.215 sqm. Therefore, the project falls under schedule 8(a) as per EIA notification, 2006 and its amendments till date for the grant of environmental clearance. Hence, we are hereby applying as “fresh category” for the grant of environmental clearance from SEIAA, Haryana.
3. That we have obtained all other relevant NOCs like Power Assurance, Water and Sewer Assurance, Structural stability certificate from the concerned departments. **(Annexure-2)**
4. That Zero Liquid Discharge (ZLD) will be achieved from the project in the operational phase.
5. That the total cost of project is 416.32 Cr. Copy of certificate issued by S.E. Faridabad Circle along with the project estimate sanctioned is hereby submitted as **(Annexure-3)**
6. That we have proposed 8.42 Cr (2.022%) as the total EMP cost.
7. That the approval of building plans for the project is under process.
8. That the total power load of the project is 3482 KW which will be supplied by DHBVN, Faridabad. The electrification plan is hereby submitted as **(Annexure-4)**
9. That we will install solar system of 175 KW at the project site in operational phase.
10. That the land of our project does not falls under the Aravalli Notification, 1992 as the project belongs to Faridabad District.
11. That the ownership of lands belong to Haryana Shehri Vikas Pradhikaran therefore, forest clarification is not applicable.
12. That the height clearance for the Airport Authority of India is not applicable to our building project as our land is not falling in the CCZM map of AAI for obtaining height clearance NOC.
13. That we will obtain Fire NOC from the Fire Department before the occupancy at the project site.
14. That we will install 09 Nos of RWH pits each having capacity 78.75 cum for ground water recharge.
15. That greenbelt plan showing 6734 sqm (20.08%) green area of the total project site. We will develop 12% block plantation with 3 m gap between the trees in the green area proposed.
16. That there is no wildlife sanctuary falling within 10 km from the project site.
17. That there is no HT Line passing through the project site.
18. That there is no revenue rasta is passing through the project site.
19. That water quality test report from NABL laboratory has been done. All the parameters are found within the permissible limits as per drinking water standards IS 10500: 2012. **(Annexure-5)**
20. That the proportionate of Sand, Silt and Clay is 62.5%, 10.6%, 26.9% as per the soil quality test report obtained from NABL laboratory. As the content of Sand is high therefore the percolation rate is approximately 7-8 inch or more per hour.
21. That there is no litigation pending on our project.

Table 2 – EMP Detail

During Construction Phase			During Operation Phase		
Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)	Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)
Anti Smog Gun and Water for Dust su	20.00	2.00	Waste Water Management	150.00	25.00

ppression			(STP)		
Wastewater Manag ement	10.00	1.50	Solid Waste Manag ement	50.00	15.00
Air, Noise, Soil, W ater Monitoring	0.00	1.00	Green Belt Develop ment	150.0	10.00
Provision of Rainw ater sump	10.00	1.50	Monitoring for Air, Water, Noise	0.00	1.00
Green Belt Develop ment	25.00	2.50	RWH pits	50.00	3.00
Material Covering	15.00	0.5	Provision of DG Sta ck Height	60.00	1.00
PM10 & PM2.5 Se nsors	2.00	0.5	Provision of Solar s ystem	200.00	5.00
			Provision of RO sys tem for softening	100.00	10.00
Total	Rs. 82.0 0	Rs.9.50		Rs.760.0	Rs.70.0

3.13.3. Deliberations by the committee in previous meetings

N/A

3.13.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Built Up Area, Power Assurance, Water Assurance, Sewer Assurance, Structural Stability Certificate, ZLD, Project Cost, EMP, Solar Power, Aravali NOC, Forest Noc, AAI NOC, Fire NOC, RWH, Green Belt, Wildlife Sanctuary, HT Line, Revenue Rasta, Test Reports, Litigation as well as the submissions made by the PP and the documents submitted.

The reply and sub missions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

The Superintending Engineer, HSVP Circle, Faridabad

(as per the Award No. 24 for the year 2010-11 issued on 04.02.2011 by Land Acquisition Collector, Urban Estate, Haryana, Faridabad

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

3.13.5. Recommendation of SEAC

Recommended

3.13.6. Details of Environment Conditions

3.13.6.1. Specific

N/A

3.13.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, 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.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be

	complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	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.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	

1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.

	Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
2.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
3.	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.
4.	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.
5.	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.
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 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.
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.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
11.	The PP shall install electric charging points for charging of electric vehicles.
12.	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.
13.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14.	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.

1 5.	The PP shall not carry any construction below the HT Line passing through the project, if any.
1 6.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 7.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 8.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 9.	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.
2 0.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 1.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
2 2.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 3.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 4.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 5.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 6.	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.
2 7.	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.
2 8.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 9.	As proposed 6734 sqm (20.08% of Plot area) shall be provided for green area development. The PP shall develop 12% block plantation with 3 m gap between the trees in the green area proposed.
3 0.	09 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 1.	The PP shall provide the solar system of 175 KW at the project site in operational phase.

3 2.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 3.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 4.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.14. Agenda Item No 14:

3.14.1. Details of the proposal

Proposed expansion of existing Industrial Unit For Manufacturing of Two Wheelers in the revenue estate of Village Kherki Daula, Sector-75A, District Gurugram, Haryana by M/s Suzuki Motorcycle India Pvt. Ltd. by SUZUKI motorcycle india private limited located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/506565/2024	SEAC/HR/2024/231	19/11/2024	Building / Construction (8(a))

3.14.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/506565/2024 dated 19.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 510163 dated 25.09.2024.

Table 1 – Basic Detail

Name of the Project: Proposed expansion of existing Industrial Unit For Manufacturing of Two Wheelers in the revenue estate of Village Kherki Daula, Sector-75A, District Gurugram Haryana developed by M/s Knorr Bremse India Private Limited				
S. No.	Particulars	Existing	Proposed	Total
	Online Proposal Number: SIA/HR/INFRA2/506565/2024			
	Latitude	28° 23' 48.544" N	Nil	28° 23' 48.544" N
	Longitude	77° 0' 5.825" E	Nil	77° 0' 5.825" E
	Total CLU Area (sqm)	1,54,832.71	Nil	1,54,832.71
	Area under Sector Road(sqm)	13,314.16	Nil	13,314.16

	Net Plot Area(sqm)	1,41,526.66	Nil	1,41,526.66
	Proposed Ground Coverage(sqm)	55,624.172	9,491.873	65,116.045
	Total Proposed FAR(sqm)	61,232.501	11,339.373	72,571.87
	Total Built up Area(sqm)	67,189.951	8,963.685	76,153.636
	Proposed Green Area (@20% of net plot area) (sqm)	28,305.33	Nil	28,305.33
	Employment generation (nos)	3,196	100	3,296
	Total Fresh water Requirement (KLD)	398	5	403
	Total Drinking water Requirement (KLD)	77	3	80
	Raw water requirement for Industrial use (Machines, Air Washer/ Cooling Water Supply) (KLD)	323	Nil	323
	Recycled Treated Water Requirement (KLD)	396	2	396
	Total Flushing water Requirement (KLD)	62	2	64
	Filter Backwash Requirement(KLD)	86	Nil	86
	Industrial Process (KLD)	100	Nil	100
	Total Horticulture water Requirement (KLD)	186	Nil	186
	Domestic Sewerage generated (KLD)	203	4	207
	Quantity of treated water use per day from STP(KLD)	182.4	3.6	186
	Total trade effluent generated during process (KLD)	220	Nil	220
	Quantity of treated water use per day from ETP(KLD)	210	Nil	210
	STP capacity (MBR) KLD	220	80	300
	ETP capacity (Conv. Aeration) (KLD)	220	Nil	220
	Maximum number of floors	G+1Floor	+1F	G+2 Floor
	Solid Waste Generation (kg/day)	975	30	1006
	Biodegradable waste (kg/day)	390	12	402
	Non-Biodegradable waste (kg/day)	585	19	604

	Organic waste convertors (OWC) (kg/day)	Nil	450	450
	Hazardous Waste generation (TPA)	930.297	105	1,035.30
	Used/spent oil (5.1)	5.297	Nil	5.297
	Contaminated cotton rags or other cleaning materials (33.2)	40	Nil	40
	Chemical sludge from waste water treatment (35.3)	160	Nil	160
	Empty barrels/containers/liners contaminated with hazardous chemicals/wastes (33.1)	250	Nil	250
	Process wastes, residues & sludges (21.1)	475	105	580
	Plastic Waste (TPA)	84	Nil	84
	E-Waste (TPA)	250	10.48	260.48
	Battery Waste (TPA)	100	3.05	103.05
	Bio-Medical Waste (TPA)	0.18	0.04	0.23
	Other Waste (Metal, wooden, paper and glass scrap) (TPA)	312.42	74.98	387.4
	Construction & demolition waste (TPM)	Nil	39.5	39.5
	Rain water Harvesting pits	10 Nos. of RW H with storage area of 1148 m3. (20 Nos. of double bore recharge)	15 RWH pits	10 Nos. of RWH with storage area of 1148 m3. (20 Nos. of double bore recharge) along with 15 Nos. of RWH pits proposed
	Provided ECS	262	Nil	262
	Total Power Requirement (KVA)	1800	3150	4950
	Details of Power backup (DG/GG Sets)	4 Nos. of DG Sets having total capacity of 5,000 KVA (3*1500 KVA+1*500 KVA) and 3 Nos. of GG Sets having total capacity of 6770 KVA (2*2458 KVA+1*1854 KVA)	Nil	4 Nos. of DG Sets having total capacity of 5,000 KVA (3*1500 KVA+1*500 KVA) and 3 Nos. of GG Sets having total capacity of 6770 KVA (2*2458 KVA+1*1854 KVA)

	Capacity of Solar Panel (KWp)		1800	200	2000
	Name of product (Motorcycle and Scooter) Numbers/day)		4000	2,000	6,000
	Total Project Cost (in Crore) i) Land Cost ii) Construction cost		710.36	95	805.36
	EMP Budget (lakhs)	i) Capital Cost	1309.2	307.5	1616.7
		ii) Recurring Cost			
	Incremental Load in respect of:	i) PM 2.5	--	--	0.20908 g/m3
			--	--	0.33644 g/m3
			--	--	0.84111 g/m3
			--	--	1.37046 g/m3
			--	--	0.0000798 mg/m3
	Construction Phase:		--	--	Existing DG Sets
			--	--	Fresh water – 10 KLD for drinking & sanitation. Source: Fresh water – Bore well Construction Water – STP treated
			--	--	Existing installed STP
			--	--	01 Nos of Anti-smog gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 04.12.2024 mentioning therein as under:

- v That the Change of land use has been granted by Director, Town & Country Planning, Haryana, Chandigarh through memo no.G-1445-10 DP-03/14431 on dated: 13.10.2003 and G-1445-JE(S)-2012/2723 on dated: 20.04.2012 for establishment of industrial purpose on land area of 1,49,825.54 sqm/37.022 acre/14.982 Ha.
- v That the Change of land use has been granted by Director, Town & Country Planning, Haryana, Chandigarh through memo no G-1445-JE(S)-2012/2723 on dated: 20.04.2012 for establishment of industrial purpose on land area of 5,033.20 sqm/1.24 acre/0.503 Ha.
- v That the unit was already established before 2006. Now unit wants to propose expansion in project site.

- v That as per Office Memorandum of MOEF&CC F. No. 3-85-2016-IA.III [E 81594] dated 30th April, 2024, if the size of the industrial shed is $\geq 20,000$ sqm of built up area, the project proponent shall be required to obtain prior EC under item 8(a) of schedule EIA notification 2006. Therefore, we are applying for Environmental clearance (EC) to SEAC, Haryana for obtaining Environmental Clearance (EC) for total built-up area of 76,153.636 sqm. and total plot area of 1,54,840.82 sqm. under item 8(a) of schedule EIA notification 2006.
- v That we have obtained the Occupation certificate from Directorate of Urban Local Bodies (DULB) through memo no. DULB/CTP/CLU-302 GGM/2023/5173 dated 12.07.2023 for the existing Project.
- v That we have obtained CTO from HSPCB through No. HSPCB/Consent/: 313091422GUSOCTO26162384 on dated: 18.08.2022 for existing Project.
- v That solar Panel of 1800 KWp of capacity has been installed at the existing Project and 200 KWp of solar panel will be proposed at the project site.
- v That existing structure of the project site will be demolished as per Construction and Demolition Waste Management Rules 2016. Due to demolition of that structure, mitigation measures will be taken as per above rules.
- v That Multi-effect Evaporator (MEE) has been installed for achieving the Zero Liquid Discharge (ZLD) for process wastewater.
- v That the building height of project is less than 30 mtr. So, NOC from Airport authority of India is not applicable to us.
- v That the Zoning plan is not applicable to us because it is industrial shed project.
- v That we have achieved the Zero Liquid Discharge (ZLD) within the existing Project.
- v That there is no HT line passing through the project site.
- v That we have proposed 20% of green area of net plot area at the project, out of which, 12% area under block plantation and balance 8% area under Periphery and avenue plantation.
- v That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 12.5 km in NW direction and approx. 16.6 km in ENE direction respectively.
- v That there is no litigation pending against project.
- v That we have obtained approval of ground water extraction from HWRA through HWRA/NOC/IND/R/2024/441 dated 09.09.2023.
- v That we have obtained Forest NOC from Forest Department through Reference No. (SRN): VLK-HLT-8EVL on dated: 24.10.2024
- v That we have obtained Aravalli NOC from DC through S. No. 153/M.B. on dated: 26.11.2024.

Table 2 – EMP Detail
EXPENDITURE ON EMP

	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/year)
Monitoring for Air, Water, Stack, emission & Noise	10.00	5.00

Greenbelt development/landscaping	10.00	4.00
Waste Water Management (Sewage Treatment Plant & Effluent Treatment Plant)	150	30.00
Rainwater harvesting system	125	15.00
Solid Waste Management (Dust bins & OWC)	0.00	0.2
DG Sets including stack height and acoustics	45.00	5.00
Energy Saving (Solar Panel system)	900	10.00
Total	1240	69.2
Grant Total	Rs.1309.2 Lakhs	

PROPOSED 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 5 Year)
Sanitation and Wastewater Management	2.50	5.00	Waste Water Management (Sewage Treatment Plant)	15.00	50.00
			Waste Water Management (Effluent Treatment Plant)	0.00	50.00
Garbage & Debris disposal	0.00	5.00	Solid Waste Management (Dust bins & OWC)	20.00	0.00
Tree plantation	5.00	5.00	Tree plantation	15.00	25.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	5.00
Rainwater harvesting system (15 pit)	10.00	0.00	Rainwater harvesting system	0.00	5.00
Dust Mitigation Measures Included	5.00	5.00	Stack height for DG Sets and its	0.00	25.00

ing site water sprinkling and anti-smog gun)			acoustics		
			CER activities (Govt. School)	50.00	0.00
Total	22.50	25.00	Total	100.00	160.00

3.14.3. Deliberations by the committee in previous meetings

N/A

3.14.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding hazardous waste, Comparative Chart, plant species, EMP budget, Fire NOC, landscape plan, Ground Water Quality, Percolation data, AQ report, Aravalli NOC, Occupation certificate, CTO, solar power, ZLD, building height, Zoning plan, HT line, Wildlife Sanctuary, Forest NOC, Aravalli NOC Project cost 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 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: M/s Suzuki Motorcycle India Pvt. Ltd. as per CLU issued vide Memo No.G-1445-10, DP-03/1443 dated 13.10.2003 and G-1445-JE(S)-2012/2723 dated 20.04.2012 The Environmental Clearance is recommended to be granted to the project with following specific and general stipulations:

3.14.5. Recommendation of SEAC

Recommended

3.14.6. Details of Environment Conditions

3.14.6.1. Specific

N/A

3.14.6.2. Standard

8(a)	Building / Construction
Statutory compliance	

1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the 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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

1 1.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
1 2.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

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

0.	guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and

	facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. 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.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

1 3.	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.
1 4.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
1 8.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.
2.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
3.	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
4.	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.
5.	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.
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 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.
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.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
11.	The PP shall install electric charging points for charging of electric vehicles.
12.	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.
13.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14.	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.
15.	The PP shall not carry any construction below the HT Line passing through the project, if any.
16.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
17.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
18.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
19.	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.
20.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
21.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .

2 2.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 3.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 4.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 5.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 6.	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.
2 7.	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.
2 8.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 9.	As proposed 28,305.33 (20% of net plot area) shall be provided for green area development, out of which, 12% area under block plantation and balance 8% area under Periphery and avenue plantation.
3 0.	The solar Panel of 1800 KWp of capacity has been provided at the existing Project and 200 KWp more of solar panel shall be installed at the project site.
3 1.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 2.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 3.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.15. Agenda Item No 15:

3.15.1. Details of the proposal

Residential Plotted Colony with Group Housing and other related Infrastructural Amenities project “Uniworld Resorts” at sector-33 & 48, District-Gurugram, Haryana developed by M/s Unitech Limited and Others. by UNI TECH LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)

SIA/HR/INFRA2/491367/2024	SEAC/HR/2024/238	07/11/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))
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3.15.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/491367/2024 dated 06.08.2024 for obtaining **Terms of Reference** 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. 520781 dated 16.07.2024.

The EDS was raised for clarification on builtup area in correspondence to earlier EC granted i.e. How much area has been constructed? and Balance area to be constructed Accordingly PP submitted the reply and mentioned that already constructed area is approx. 88,584.733 sqmt. and area under construction 117136.94 sqmt. which comes to be above 2 Lkhs sqmt. i.e. more than the EC granted for 1,72,682.54 sqmt.

3.15.3. Deliberations by the committee in previous meetings

N/A

3.15.4. Deliberations by the SEAC in current meetings

From the above it is observed that the PP has already increased the thresh hold limit of built up area as per EC already granted therefore, it falls under the violation category.

However, the PP submitted the following information together with supporting documents:-

Comparative Statement of Environment Clearance

Description	03.12.2007		
Total Plot Area	191.238 Acres	136.447 Acres	
Area for Plotted Development	56.982 Acres	40.974 Acres	
Area for Group Housing	24.414 Acres	21.65 Acres	
Area for Commercial Development	5.164 Acres	3.599 Acres	
Group Housing Towers	2 Basement + GF + 13 Floor	2 Basement + GF + 13	
Activities Proposed in the Project	Group Housing, Commercial Development, Plotted Development, Primary School, Nursery Sc	Group Housing, Comm Nursery School, Nursin	

	hool, Nursing Home, Taxi Stand, Commercial (G.H.), Nursery School (G.H.), Primary School (G.H.)	G.H.), Primary School	
Water Requirement	3888 KLD (Plotted 2997 KLD + GH 891 KLD)	1790.02 KLD (Plotted	
Waste Water Generation	2397 KLD (Plotted 1900 KLD + GH 497 KLD)	1546.05 KLD (Plotted	
STP	2400 KLD (Plotted 1900 KLD + GH 500 KLD)	2506 KLD (Plotted 131	
RWH Pits	Not Mentioned	5 Nos. of Recharge Pits 105 Nos. of RWH for v	
Power Load	Not Mentioned	13349 KW	
Green Area	As per Approved Plan	20%	

In light of the information presented herein above, it is evident that the Environmental Clearance (EC) granted in 03.12.2007 covers the entire project area. Therefore, we assert that there have been no violations associated with the project. We respectfully request you to kindly reconsider the proposal in the light of the above submissions and take an appropriate decision for grant of standard ToR. However in case of our submission is not acceptable, it may kindly be referred to SEIAA for its opinion/ decision in the matter, rather than raising any EDS in the overall interest of saving of time.

3.15.5. Recommendation of SEAC

Recommended

3.15.6. Details of Terms of Reference

3.15.6.1. Specific

Recommendation	
1.	The matter was discussed in the meeting and it was decided that matter may be referred to SEIAA for consideration and decision as per request submitted by PP. The request of PP is also enclosed herewith in original.

3.16. Agenda Item No 16:

3.16.1. Details of the proposal

Residential Plotted cum Group Housing Project “Nirvana Country-II” in the revenue estate of Village- Fazilpur Jharsa, Sector 71 & 72, District- Gurugram, Haryana being developed by M/s Unitech Limited. by UNITECH LI

MITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/454224/2023	SEAC/HR/2024/036	15/01/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.16.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/454224/2023 dated 15.01.2024 for obtaining **Environment Clearance (Under violation)** 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. 150570 dated 16.08.2023.

The case was taken up in 285th meeting held on 31.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

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

Thereafter, a letter dated 01.07.2024 was received from PP for grant of Environment Clearance for the project Nirvana Country-II. The request of PP was further put up before the State Expert Appraisal Committee (SEAC), Haryana during its 296th Meeting held on 12.07.2024 and the matter was discussed during the meeting at length. As stated by PP, the project was granted Environment Clearance on 09.11.2010 which was further extended by SEIAA, Haryana. It was observed by the Committee that no such document i.e. copy of earlier EC granted and order of its further extension have been enclosed by PP with their request.

After discussion, the SEAC, Haryana has decided to constitute a sub-committee to examine the representation of the PP i.e. M/s Unitech Limited, keeping in view the facts already brought to the notice of SEAC in the similar earlier matters taken up in various meetings and have been deferred on the basis of the orders as mentioned above by PP in its representation. The sub-committee shall submit its report about latest condition of project site, built-up area etc. already constructed under this project.

The followings shall be the members of sub-committee:

1. Dr. Vivek Saxena, Member, SEAC, Haryana
2. Dr. Sandeep Gupta, Member, SEAC, Haryana

After receipt of site visit report submitted by the sub-committee, it was discussed in the meeting. In this

regard, it is submitted that MoEF&CC has not issued any clarification/OM with regard to the Hon'ble Supreme Court order dated 02.02.2024. Therefore, the committee was of the view that the matter be referred to SEIAA alongwith site visit report of the sub-committee and representation of the PP for approval to appraise the case under violation as per the terms & conditions prior to issue of SOP for violation category dated 07.07.2021.

The authority taken up the matter in its 185th meeting held on 14.10.2024 and referred back the case to SEAC with observation as under:-

“The project proponent appeared before the authority and presented their case. After deliberation, the authority referred to SEAC for examining the case on merit for mitigations as a regular proposal without violation.”

3.16.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :31/01/2024

Deliberations of SEAC 1 :

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

3.16.4. Deliberations by the SEAC in current meetings

Thereafter, the case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case.

The Authority had already referred the matter to State Expert Appraisal Committee for examining it on merit for mitigations as a regular proposal, without violations. Therefore, the company shall apply afresh for the grant of Environmental Clearance under appropriate non-violation category in terms of the minutes of meeting dated 14.10.2024 of SEIAA.

Keeping in view of above facts and circumstances referred by PP in the application, the committee is of the view that the proposal be returned to PP in present form so that they may apply for withdrawal of their present application.

3.16.5. Recommendation of SEAC

Returned in present form

4. Any Other Item(s)

4.1.1. Details of the proposal

M/s Corona Realtors Private Limited, S-550/51, School Block, Shakarpur, Delhi located at N/A,N/A,N/A	
Proposal For	EC for proposed Setting up a “The Florett Enclave” Affordable Plotted Residential Project (Deen Dayal Jan Awas Yojna) Sector - 59, Gurugram Haryana

Proposal No	File No	
SIA/HR/INFRA2/506175/2024	SEAC/HR/2024/239	

4.1.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/506175/2024 dated 27.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 505859 dated 20.11.2024.

Table 1 – Basic Detail

Name of the Project: “Florett Enclave” Proposed affordable residential plotted colony measuring 6.225 Acres at Sector 59, Gurugram, Haryana		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/506175/2024
2.	Latitude	28°24'12.80"N - 28°24'12.78"N
3.	Longitude	77° 6'10.71"E - 77° 6'12.01"E
4.	Plot Area	25,191.681 sq.m. or 6.22 acre
6.	Proposed Ground Coverage	6,098.301 m ² . (63.5% of project site)
7.	Proposed FAR	22,919.08 sq.m.
10.	Total Built Up area	37,789.680 sq.m.
11.	Total Green Area with %	2,994.67 sq. m. (11.8 % of project site)
11.	Rain Water Harvesting Pits (with size)	6 No. of RWH pits
12.	STP Capacity	300 KLD
13.	Total Parking	198 ECS
14.	Organic Waste Converter	NA
15.	Maximum Height of the Building (m)	14 m
16.	Power Requirement	1,607 kW
17.	Power Backup	3 DG sets of 750 KVA
18.	Total Water Requirement	275 KLD
19.	Domestic Water Requirement	180 + 95 KLD
20.	Fresh Water Requirement	180 KLD (excluding flushing)

21.	Treated Water	198 KLD	
22.	Waste Water Generated	264 KLD	
23.	Solid Waste Generated	1,543.31kg/day or 1.5 TPD	
24.	Biodegradable Waste	910.55 kg/day	
25.	Number of Towers	(A=44) + (B=33) +(C=11) +(D=2) +(E=1) +(F=7) +(G=2) +(H=1) = 101, Commercial and Community	
26.	Dwelling Units	101 Plots	
27.	Basement	NA	
28.	Stories	S+4	
29.	R+U Value of Material used (Glass)	NA	
30.	Total Cost of the project:	INR 23 Crores	
	ii) Construction Cost		
31.	EMP Budget (per year)	INR 657.52 Lakh	
		INR 50.55 Lakh	
32.	Incremental Load in respect of:	PM _{2.5}	NA
		PM ₁₀	NA
			NA
			NA
			NA
33.	Status of Construction	NA, as this is a fresh project	
34.	Construction Phase:	Temporary connection through DG sets as backup. Capacity of the same are 1x 58 KVA, 1X 40 KVA, 1X 25 KVA, 1x 15 KVA and 1X 7.5 KVA	
		275 KLD & GMDA	
		Yes	
		Yes	

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to

which PP replied vide letter dated 29.11.2024 alongwith an affidavit of even date mentioning therein as under:

1. About 111-116 ECS is required and we'll give the provision of 198 ECS. The Road plan is attached as **Annexure 1**.
2. The Landscape Plan of 2,994.67 sq. m./0.74 Acre (11.8 %) along with Block Plantation along with number and spacing between the plants is attached as **Annexure 2**.
3. The Elevation section plan is enclosed as **Annexure – 3**.
4. The Water Diagram is enclosed as **Annexure – 4**.
5. There is a revenue rasta passing through the proposed colony, and its crossing has been approved by the DTCP office, as indicated in the approved layout of the colony. The colonizer shall ensure that this rasta is never closed by any means and will provide uninterrupted access to the local public at all times. Approved plan is enclosed as **Annexure 5**.
6. The detail for the Lab Report is enclosed as **Annexure 6**.
7. The maximum height of the S+4 floors is 14.95 meters, which does not require obtaining an AAI NOC, as it is only mandatory for buildings exceeding a height of 30 meters.
8. Fire NOC is not applicable in plotted development project.
9. A BPCL gas pipeline passes beneath/through the proposed colony. In consideration of its sanctity, the DTCP office has approved a green area over the pipeline in compliance with BPCL norms, as depicted in the approved layout of the colony. This area will remain undeveloped, with only greenery maintained to ensure adherence to the guidelines.
10. 50% solar coverage on the commercial area roofs and 50% on the ESS (Electrical Substation) roof shall be provided.
11. NOC from Aravali Clearance is enclosed as **Annexure 7**
12. The Forest NOC for Whole Project is enclosed as **Annexure 8**
13. The GMDA Assurance of Drinking Water is enclosed as **Annexure 9**
14. The GMDA assurance of Sewerage Connection is enclosed as **Annexure 10**
15. A certificate of adequacy of available power is enclosed as **Annexure 11**
16. CA certificate is enclosed as **Annexure 12**.

**EMP Budget
Construction phase**

Item	Capital Cost (Rs. Lacs)	Item	Recurring Cost (Rs. Lacs/yr)
Sanitation facilities for construction workers	4	Monitoring of ambient air, noise, groundwater and soil	0.5
		Dust Suppression	
Covered Storage for Construction Material	8	Garbage and Debris Disposal	2
Sedimentation Trap for construction wastewater	2		1
Total	14		3.5

**EMP Budget
Operation phase**

Item	Capital Cost (Rs. Lacs)	Item	Recurring Cost (Rs. Lacs/yr)
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STP (300 KLD)	150	Water quality & effluent monitoring	10
DG stacks	15	Stack emission & ambient air monitoring	5
Waste bins	10	Ambient & DG noise monitoring	1
Recharge wells	12	Waste handling & disposal	4.80
Drainage system	30.52	Maintenance of RWH	2.50
Plantation	5.0	Maintenance of drainage	2.25
		Maintenance of green area	25.0
Total	222.52 Lakhs		50.55 Lakhs

Item	Capital Cost (Rs. Lakhs)	Item	Capital Cost (Rs. Lakhs)
Plantation in community area (at road side and road meridians on Gurgaon Faridabad Road)	30	Health Facility (Providing of medical equipment in Govt. Hospitals at Primary Health Centre in Wazirabad)	52
R. O. Plant, Water Resources Development by converting the existing abandoned wells and recharge structures in nearby villages – Ullahawas	82	Developing Digital library and provision of basic facilities in schools (ZP) Safe drinking water system at Government Senior Secondary School, Ullahawas	125
Organizing Health Check-up camp for the Workers of 'Paras Commercial' and villages nearby project site at Project Site	50	Installation of solar street lights in village roads, government schools, parks and libraries in consultation with Local ULB in Village Ullahawas	96
Total	162 Lakhs		273 Lakhs
Total 435 Lakhs			

4.1.3. Deliberations by the EAC in current meetings

A detailed discussion was held on the documents submitted regarding Parking Plan, Landscape Plan, Elevation Section Plan, Water Diagram, Revenue Rasta, Maximum Height, lab Reports, AAI NOC, Fire NOC, Aravali NOC, Forest NOC, Water Assurance, Sewerage, Power Assurance, CA 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 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 Commander Realtors Pvt. Ltd.

2. Fiverivers Developers Pvt. Ltd.

3. Fiverivers Township Pvt. Ltd.

4. IREO Pvt. Ltd.

in collaboration with M/s Corona Realtors Pvt. Ltd. as per License No.89 of 2022 dated 07.07.2022 valid upto 06.07.2027 issued vide Endst. No.LC-4587/JE(VA)/2022/19577 dated 08.07.2022 issued by DTCP, Haryana

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 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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
33. **06 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. **The PP shall install 50% solar coverage on the commercial area roofs and 50% on the ESS (Electrical Substation) roof shall be provided.**
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the <http://dustapphspcb.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. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy E

S. No	Environmental Conditions
	fficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM 2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per

S. No	Environmental Conditions
	r CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

S. No	Environmental Conditions
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment

S. No	Environmental Conditions
	ent Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or

S. No	Environmental Conditions
	as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

S. No	Environmental Conditions
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of

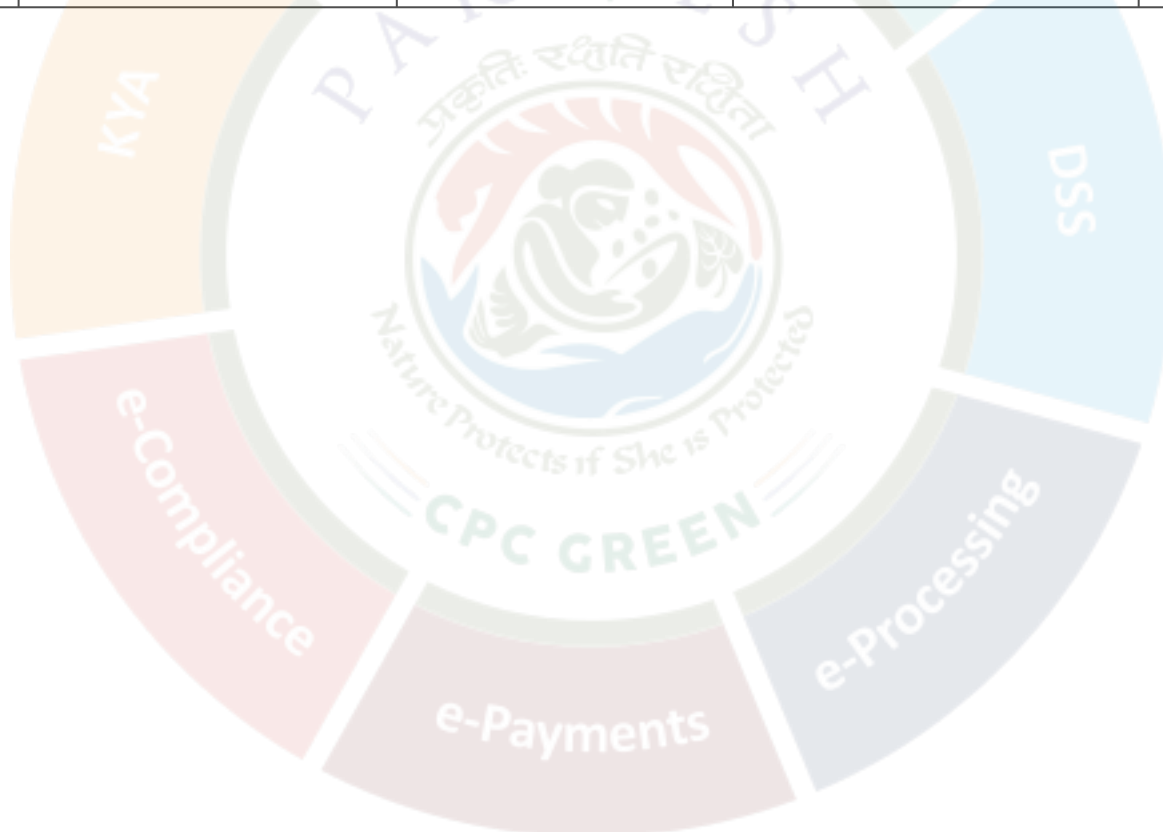
S. No	Environmental Conditions
	implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

4.1.4. Recommendation of EAC

Recommended

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 305th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 29.11.2024 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 304th meeting were discussed and approved. In Agenda of this meeting, 17 nos. of projects, received on PARIVESH Portal, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

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

305.01 EC for Proposed Cold Rolling Mill Complex with Galvanizing and color coating line having total Capacity of Various products 7, 80,000 MTPA" located at # Kila No. 4 to 24, Prithla Tatarpur Road, Village Tatarpur, Palwal, Haryana over an area of 127294.69 sq.m. (12.729 ha) by M/s Jyoti Strips Private Limited

**Project Proponent : Not Present
Consultant : Not Present**

The Project Proponent submitted online Proposal No. SIA/HR/IND1/503501/2024 dated 11.11.2024 for obtaining under **Environment Clearance** Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 937460 dated 08.11.2024.

The case was taken up in 305th meeting held on 29.11.2024. However, PP and consultant did not appeared before the committee. PP requested through email dated 22.11.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.



305.02 EC for proposed paints varnishes, pigments and intermediate unit at Plot/Shed No.171, Sector 30-C, Phase III, Industrial Model Township, Rohtak, District Rohtak , Haryana by M/s “Sunflag Specialities LLP”

Project Proponent : Sh.Rajesh Chugh

Consultant : Gaurang Environmental Solutions Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/IND3/499875/2024 dated 28.10.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 521259 dated 27.08.2024 during the ToR. The ToR was granted to the project on 03.09.2024 vide proposal No.SIA/HR/IND3/493652/2024.

Table 1 – Basic Detail

Name of the Project: Proposed paint varnishes, pigments and intermediate unit at Plot No. 171, Sector 30-C, Phase III, Industrial Model Township, Rohtak, District Rohtak, Haryana by M/s “Sunflag Specialities LLP (in collaboration with Sunflag Chemicals Pvt. Ltd)”			
Sr. No.	Particulars	Details	
1.	Latitude	28°52'3.93"N to 28°52'3.94"N	
2.	Longitude	76°41'13.59"E to 76°41'11.64"E	
3.	Total Plot Area	4126.50 sq.m.	
4.	Plant area	1470 sq.m	
5.	Total Green Area with percentage	1361.74 sq.m. (33 %)	
6.	Rain Water Harvesting Pits	1 No.	
7.	ETP Capacity	10 KLD	
8.	Power Requirement	500 KW, UHBVNL	
9.	Power Backup	D.G. set : 1 No. , Capacity : 500 KVA	
10.	Total Water Requirement	20.9 KLD	
11.	Domestic Water Requirement	4 KLD	
12.	Fresh Water Requirement	20.9	
13.	Waste Water Generated	3.2 KLD (Domestic) 9.3 KLD (Trade)	
14.	Solid Waste Generated	33 kg/day	
15.	Biodegradable Waste	13 kg/day	
16.	Total Cost of the project:	Rs.28.58 Crore	
17.	CER	Rs 30 Lakhs	
18.	EMP Cost/Budget	Capital Cost: - Rs.130,00,000/- Recurring Cost: - Rs.19,20,000	
19.	Incremental Load in respect of:	PM 2.5	2.47 ($\mu\text{g}/\text{m}^3$)
		PM 10	0.75 ($\mu\text{g}/\text{m}^3$)
		SO _x	0.98 ($\mu\text{g}/\text{m}^3$)
		NO _x	1.17 ($\mu\text{g}/\text{m}^3$)
		CO	5.12 ($\mu\text{g}/\text{m}^3$)

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and



raised some observations to which PP replied alongwith an affidavit dated 29.11.2024 mentioning therein as under:

1. That "Sunflag Specialties LLP (in collaboration with Sunflag Chemicals Pvt. Ltd)" has planned manufacturing of paints varnishes, pigments and intermediate admeasuring plot area of 4126.50 sq.m. at Plot/Shed No – 171, Sector – 30-C, Phase III, Industrial Model Township-, Rohtak, District – Rohtak , Haryana
2. Land is under possession of the project proponent, M/s Sunflag Specialties LLP. Letter of Allotment (RLA) was issued to the project proponent, M/s Sunflag Specialties LLP by HSIIDC vide ID N2023FEB75477 dated 13.03.2023 for setting industrial Project of the paint additives used in all kinds of paints to give them the properties like Drying, Dispersion, Thickening, Protection against biodegrading plastic additives are used in various plastics to provide properties like Heat Stabilization, Lubrication, Dispersion & Ease of Processing. (Copy of letter of allotment is enclosed as **Annexure I**)
3. As earlier our proposal was only for Non EC product and for that we have obtained Consent to Establish from HSPCB vide letter No HSPCB/Consent/313096424 ROHCTE67593813 dated 27/06/2024 which is valid till 26/06/2029 , (Copy enclosed as Annexure II) but due to change in proposal and involvement of EC products we are required to obtained Environment Clearance as per EIA Notification 2006 and its subsequent amendments
4. Process flow diagram of all the products with emission source, anticipated pollutants and Mitigation measures are enclosed as **Annexure III**
5. List of solid waste, hazardous waste generated with its management is enclosed as **Annexure IV.**
6. No waste(or by-product will percolate to the ground
7. Landscape Plan having 10 % of Block with 3 row Plantation is enclosed as **Annexure V**
8. Roof top solar grid of 200 kW will be provided.
Application for authentication of Conservation Plan for Schedule – I Species has been submitted to the Office of Divisional Wildlife Officer and Rs 10 Lakhs has been proposed for the same as EMP.

Table 2 EMP Budget

S. NO.	POLLUTION CONTROL SYSTEM	Capital Cost (Rs. In lacs)	Recurring Cost per Annum (Rs. In Lacs)
1	Air pollution control system including online monitoring system	30.0	5.0
2	Water Pollution control	10.0	1.5
3	Noise Pollution control (acoustic enclosure & silencers)	2.0	0.2
4	Environmental Monitoring	-	4.0
5	Solid & hazardous waste disposal	10.0	2.0
6	Rain water Harvesting & Treatment Measures & piezometer	15.0	1.5



7	Occupational Health & Safety (PPEs, Medical examination & mock drills)	5.0	2.0
8	Fire fighting equipment & fire hydrant	20.0	1
9	Green Belt & Landscaping	10.0	2.0
10	Socio EMP	28.0	-
Total		Rs. 130 Lacs	Rs. 19.2 Lacs

A detailed discussion was held on the documents submitted regarding License, Plot Area, Zoning Plan, Building Plan, Towers, Floors, FAR, HT Line, Revenue Rasta, Forest NOC, Aravalli NOC, AAI NOC, Water, Sewer, Treated Water, Power Assurance, Solar Power, Green Area, Block Green Plantation, Production Detail, Raw Material to be used, Waste Management, RWH, OWC, Bio-Degradable Waste, Electrification Plan, Wildlife Action Plan, Litigations 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 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:

M/s Sunflag Specialities LLP as per Letter of Allotment (RLA) issued by HSIIDC vide ID N2023FEB75477/Reference No. HSIIDC:RLA-2023MAR04581 dated 13.03.2023

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

A. Specific Conditions:-

1. The PP shall get the mandatory registration of boiler as per the Boiler Act 1923 and rules 1950 from the Chief Boiler Inspector.
2. The PP shall ensure effective functioning of safety, drain valve, monitoring instruments of critical parameter through regular checks and maintain the record for it.
3. Effluent shall be treated in the ETP of capacity 10 KLD and should adhere to the HSPCB/CPCB Guidelines.
4. 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.
5. Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. Adequate area shall be provided for



- solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. The PP shall prepare an Action Plan for solvent recovery and their emission control and details of solvent to be used.
 7. The PP shall make arrangement to control the process emission from the proposed unit.
 8. The PP shall monitor the ambient air quality of emissions from the project shall include VOC, other process specific pollutants like NH_3 , Cl , HBr , H_2S , HF etc. (as applicable).
 9. The PP shall prepare the work zone monitoring arrangements for hazardous chemicals.
 10. The PP shall prepare the detailed effluent treatment scheme including segregation of effluent streams for unit adopting ZLD.
 11. No lead and chromium based paint shall be manufactured.
 12. The PP shall prepare the action plan for odour control and utilization of MEE/Dryers Cells.
 13. The PP shall submit the details of incinerator, if to be installed.
 14. The PP shall prepare the Risk Assessment Action Plan for safety, storage and handling of hazardous chemicals.
 15. The PP shall use material safety data sheets for all the chemicals being used or will be used.
 16. The PP shall ensure health and safety of the workers engaged in handling of toxic materials.
 17. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 93555 Sqm (33%) shall be provided for green area development.
 18. 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.
 19. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 20. 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.
 21. 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
 22. Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms and one pond
 23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
 24. The PP shall get permission of 3 TPH boiler from Haryana Boiler Inspection Department
 25. The PP shall record the details of total organic solvent used for the process in the unit



26. The PP shall take all precautions to the use of chemicals and their vapors to manage the fire accident.
27. As proposed by the project proponent, zero liquid discharge shall be ensured and no waste/treated water shall be discharged to any surface water body, sea and/or on land. Domestic sewage shall be disposed off to the CETP of HSIIDC.
28. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines
29. Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.
30. Solvent management shall be carried out as follows:
 - (i) Reactor shall be connected to chilled water condenser system.
 - (ii) Reactor and solvent handling pump shall have mechanical seals to prevent leakages.
 - (iii) The condensers shall be provided with sufficient HTA and residence time so as to achieve more than 99% recovery
 - (iv) Solvents shall be stored in a separate space specified with all safety measures
 - (v) Proper earthing shall be provided in all the electrical equipment wherever solvent handling is done
 - (vi) Entire plant shall be flame proof. The solvent storage tanks shall be provided with breather valve to prevent losses
 - (vii) All the solvent storage tanks shall be connected with vent condensers with chilled brine circulation
31. Process effluent/any wastewater shall not be allowed to mix with storm water. Storm water drain shall be passed through guard pond
32. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm, and solvent transfer through pumps
33. Process organic residue and spent carbon, if any, shall be sent to cement industries. ETP sludge, process inorganic & evaporation salt shall be disposed of to the TSDF
34. The company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.
35. The company shall undertake waste minimization measures as below:-
 - i) Metering and control of quantities of active ingredients to minimize waste.
 - ii) Reuse of by-products from the process as raw materials or as raw material substitutes in other processes
 - iii) Use of automated filling to minimize spillage
 - iv) Use of Close Feed system into batch reactors
 - v) Venting equipment through vapour recovery system
 - vi) Use of high pressure hoses for equipment clearing to reduce wastewater generation
36. The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Fire fighting system shall be as per the norms.
37. Raw material storage should not exceed threshold limit.
38. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio



and PP will have to seek fresh Environment Clearance

39. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
40. **As proposed 1361.74 sq.m. (33% of plot area) shall be provided for green area development. Out of this, Block Green Plantation has been proposed over an area measuring 5,385.60 sqm, which is 10% of the Total Plot Area**
41. **01 Rain Water Harvesting Recharge Tank shall be provided for reutilization of ground water.**
42. **The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.**
43. 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. Standard Conditions:

1. Environmental Conditions:

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory compliance:

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water



S. No	Environmental Conditions
	(Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to



S. No	Environmental Conditions
	prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and



S. No	Environmental Conditions
	surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.



S. No	Environmental Conditions
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by



S. No	Environmental Conditions
	using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks,



S. No	Environmental Conditions
	Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with



S. No	Environmental Conditions
	proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.



S. No	Environmental Conditions
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.



S. No	Environmental Conditions
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.03 Rectification / issue of addendum to the effect that Environment Clearance granted to the Township project Ushay Towers, a group housing project; at Sector 61, Kundli, Sonapat, Haryana" by M/s Pardesi Developers Private Limited

Project Proponent : Sh. Nikhil Kakkar
Consultant : Not Present

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/486934/2024 dated 21.08.2024 for **Transfer of Environment Clearance (EC)** under Category 8(b) of EIA Notification dated 14.09.2006. **The PP did not submit the scrutiny fee till date.**

The case was taken up in 300th meeting held on 12.09.2024. The PP appeared before the committee. The PP submitted the representation dated 11.09.2024.

It is the admitted case of the PP that:

1. The Environment Clearance in this case was granted to M/s CMD Built Tech Pvt. Ltd. on 12.06.2008 (File No.21-855/2007-IA(III)) by EAC (Central Level) as SEIAA, Haryana was not in existence at that time.
2. The name of the PP was changed from CMD Pardesi Developers Private Limited to Pardesi Developers Private Limited vide Certificate of Incorporation dated 01.05.2019 issued by Registrar of Companies.

The present representation/proposal has been submitted by PP to proceed with issuing corrigendum application for rectification of typographical arrear in the Environment Clearance in the name of the project proponent and transfer the EC in the name of M/s Pardesi Developers Pvt. Ltd.

A discussion was held on the contention as well as documents submitted by PP in support of their case. The Member Secretary, SEAC, Haryana apprised to the Committee that there



is no record available with SEAC, Haryana vide which the EC dated 12.06.2008 was granted to the applicant/PP as admittedly, the EC was granted by EAC (Central Level).

Therefore, after discussion the committee decided that matter will be taken up after transfer of record/case File No.21-855/2007-IA(III) **(as per submission of PP)** from MoEF&CC, GoI, New Delhi.

The case was taken up in 305th meeting of SEAC, Haryana held on 29.11.2024. The PP appeared before the committee without consultant. It has been apprised to the Committee by the Member Secretary, SEAC, Haryana that this file has been received through email dated 24.10.2024 alongwith covering letter (total pages 154) from MoEF&CC to SEIAA which has been further forwarded by SEIAA to SEAC, Haryana through email dated 25.10.2024.

This fact was also brought into the notice of Committee that in this case, MoEF&CC has earlier granted Environment Clearance on 12th June, 2008 in the name of M/s CMD Built Tech Pvt. Ltd. Now, the PP has applied for Transfer of EC from M/s CMD Built Tech Pvt. Ltd. to M/s Pardesi Developers Private Limited through this proposal.

The committee was also apprised with an OM dated 03.11.2023 issued by MoEF&CC vide which a Clarification has been issued on the time period within which the Environment Clearance (EC) has to be transferred after transfer/ acquisition/ demerger/ change in name etc., of the Company. At para 9 of the OM it is mentioned that:

"Application for transfer of EC after a period of twenty-four months from the date of transfer/ acquisition/ demerger/ change in name etc., of the Company shall be considered as a non-compliance of EC condition and action shall be initiated on the Project Proponent as per the existing Rules."

Now, in view of the above, the PP have to produce/submit certain documents such as permission letter from DTCP, Haryana with regard to the approval of Transfer of Licences from M/s CMD Built Tech Pvt. Ltd. to M/s Pardesi Developers Private Limited, proof of change of name of company etc. in support of their application.

The committee discussed the case and keeping in view the above facts and OM dated 03.11.2023, the committee decided as under:

1. The PP shall submit the document/proof regarding transfer of licence in the name of M/s Pardesi Developers Private Limited
2. The PP shall submit the document/proof regarding change of name of the company from M/s CMD Built Tech Pvt. Ltd. to M/s Pardesi Developers Private Limited.
3. The PP shall produce the proof as to on which they have moved/submitted application for Transfer of Licences
4. Proof of engagement of accredited environment consultant
5. Scrutiny Fee as per notification 14.10.2020



The PP was directed to submit above information/documents alongwith other relevant documents within 15 days, thereafter, the case shall be taken up again in next meeting of State Expert Appraisal Committee, Haryana.

305.04 EC for Proposed Existing & Proposed Addition of Buildings in Existing Management Development Institute MDI Campus, Village Sukhrali, Sector 16, Gurgaon, Haryana by Arun Kumar Singh.

Project Proponent : Sh.Arun Kumar Singh
Consultant : Mantras Innovation and Solutions Private Limited

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496220/2024 Dated 03.10.2024 for obtaining under **Environmental Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No.179490 dated 26.08.2024.

The case was taken up in 302nd meeting held on 15.10.2024. However, PP requested vide letter dated 15.10.2024 to defer their case as there are some changes in the proposal and further requested to raise ADS. The committee acceded with the request of PP and deferred the case.

Table 1 – Basic Detail

Name of the Project: Existing & Proposed Addition of Buildings in Existing Management Development Institute MDI Campus Village-Sukhrali, Sector-16 Gurugram (Haryana).				
Sr. No	Particulars	Existing	Expansion	Total Area (in M ²)
	Online Project Proposal Number	Proposal No.-SIA/HR/I NFRA2/496220/2024		
1.	Latitude	28°28'21.26"N,		
2.	Longitude	77° 3'28.15"E		
3.	Plot Area	147224.76 Sq. Mtr. (36.38 Acres)	--	147224.76 Sq. Mtr. (36.38 Acres)
4.	Net Plot Area	142093.032 Sq.mtr (35.11 Acres)	--	142093.032 Sq.mtr (35.11 Acres)
5.	Proposed Ground Coverage under Commercial	5366.013	10613.05	15979.063
6.	Proposed FAR Area	59674.763	35813.669	95488.432
7.	Non-FAR Area	7191.577	19502.07	26693.647
8.	Total Built Up area	66866.34 sq.m	57771.61 sq.m	124637.95 sq.m
9.	Total Green Area with Percentage	66412.72sqm 40% of the plot area)	9056.28 Sq.m 12% of the plot area	75469.20 52% of the plot area



10.	Rainwater Harvesting Pits	6	29	35
11.	STP Capacity	125 KLD	500 KLD	125 KLD & 500KLD
12.	Total Parking	605ECS		605 ECS
13.	Organic Waste Converter	01		01
14.	Maximum Height of the Building (m)	34.95m		
15.	Power Requirement	2100 KW	1500 KW	3600 KW
16.	Power Backup	2x 1000KVA & 1x 500 KVA	2x750KVA and 1x 250 KVA	2x1000KVA&1x500 KVA 2x750 KVA&1x250 KVA
17.	Total Water Requirement	81.25 KLD	188.25 KLD	269.5 KLD
18.	Domestic Water Requirement	81.25 KLD	188.25 KLD	269.5 KLD
19.	Fresh Water Requirement	81.25 KLD	188.25 KLD	269.5 KLD
20.	Treated Water	89.84 KLD	190.96 KLD General Washing & Road Washing-3.46 KLD Landscape -90 KLD	280.8 KLD
21.	Wastewater Generated	105.69 KLD	238.69 KLD	344.38 KLD
22.	Solid Waste Generated	475 Kg/day	1150 Kg/day	1625 kg/ day
23.	Biodegradable Waste	Biodegradable - 190 Kg/Day Non biodegradable -285 Kg/Day	Biodegradable- 460 Kg/day Non biodegradable-690 Kg/day	Biodegradable-650 Kg/day Non biodegradable-975 Kg/day
24.	Number of Towers	36 towers already constructed	Girls Hostel Block Boys Hostel Block Academic Block Area Auditorium Area ESS Academic Block Basement Gate house Auditorium Basement1 Auditorium Basement2	41
25.	Basement	2 Level		
26.	Stories		No. of Floors	2 Basements + G + 8 Floors
			Girls Hostel Block	4875.197 sq.m (Basements + G + 7 Floors)
			Boys Hostel Block	5746.70 3sq.m (2 Basements + G +5 Floors)
			Academic Block Area	22341.37 sq.m (G+4)



				Auditorium Area	2058.95sq.m (ASSEMBLY B1+B2+G+2)	
27.	R+U Value of Material used (Glass)		R-value of 1.61 U-value of 1.6 W/m²K			
28.	Total Cost of the project:	i. Land Cost ii. Construction Cost	98.57 Cr.	210.5 Cr.	309.07 Cr.	
29.	CER		35 LAKHS			35 LAKHS
30.	EMP Cost/Budget		Capital Cost - Rs.20 Crore Recurring - Rs.20.00 lakhs/year			
31.	Incremental Load in respect of:	PM 2.5	53.7	53.77	--	
		PM 10	91.8	93.183	--	
		SO ₂	8.2	9.792	--	
		NO ₂	18.6	25.792	--	
		CO	0.938	3.504	--	
32.	Construction Phase			Power Back-up- 125 kVA		
				Water Requirement & Source- The total water requirement will be 10 KLD out of which 05 KLD water will be used for construction activities. For domestic use, 05 KLD water will be sourced through tankers.		
				Biotoilets will be used during the construction activity. Anti-Smog Gun- 04no. will be installed at the site. four is already installed at the site		

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 29.11.2024 mentioning therein as under:

1. M.D.I Gurgaon is an Autonomous self-financing Society management education and training. It is one of the oldest and top ranked management institutions in India which was established in 1972, which is providing high quality management education research and training which is being no profit and no loss society for education, It's board of management consists of Chairman and Managing Director of Nationalized Banks, financial institutions, IFCI Ltd and one nominee of rank of Joint/Add. Secretary Ministry of Finance Govt. of India.
2. Vide Gazette Notification No. S.O 3252(E) dated 22.12.2014 issued by the Ministry of Environment, Forests and Climate Change in which the Educational Institutions has been exempted from the Environmental Clearance. The Gazette Notification No. S.O 3252(E) dated 22.12.2014 has been quashed by Hon'ble The High Court of Kerala at Ernakulam in WP(C) NO. 3097 OF 2016 vide Order dated THE 6TH DAY OF MARCH 2024 / 16TH PHALGUNA, 1945. Hence the said project now covered under EIA notification. Thus M.D.I has applied for EC accordingly in time



3. All the approval and area statement is mentioned in environmental load statement which is attached as Annexure-I
4. There are some existing buildings which will be demolished. The details and mitigation measures are attached as Annexure-II.
5. The sewage treatment plant of 125 KLD is already operational and proposed capacity of 500 KLD (MBBR technology) STP is being installed to treat domestic waste water of the campus.
6. Total 35 rainwater harvesting structures will be installed in the whole campus, in which six are already exist and rest 29 will be constructed.
7. Already organic waste converter installed and the same will be upgraded.
8. Total landscape area is 75469.20Sq.m (52%), the Existing Green area of the campus is 6642.72 sq.m, i.e 40% of the plot are and the proposed green area is 9056.28 Sq.m i.e 12% of total plot area. Presently 500 trees planted in complete campus. Block Plantation of 12% will be done at several places. Landscape plan and list of species are attached as Annexure-III.
9. 250 KW Solar power plant is existing and 250 KW is proposed in the new buildings. Total Solar plant will be 500 KW.
10. As a mandatory requirement and as a part of Environmental Management Plan of Rs.35 Lakhs will be allocated for upliftment of Primary Govt. School, Sukhrali or any other school Revised EMP is attached at Annexure-IV.
11. The LED lightings will be installed as high mast lighting in play ground, basket ball ground, volleyball ground, street light and LED lights for thirty six existing building and upcoming building.
12. Online Monitoring will be complied as per the directions.

The PP has further submitted another affidavit dated 02.12.2024, mentioning therein as under:

1. The details of LED lights are attached as Annexure X.
2. The percolation details of the rainwater harvesting system for the campus are attached as Annexure Y
3. We do not utilize groundwater, and no borewell has been installed on the campus
4. The Chartered Accountant (CA) Certificate is attached as Annexure Z

ENVIRONMENTAL MANAGEMENT BUDGET

S.No.	Description	Capital Cost	Recurring Cost Per Annum
1.	STP 500 &125 KLD (Installation & Operation / Maintenance)	235	2.35
2.	Landscaping & Plantation	300	3
3.	RWH PITs	200	2
4.	Dual plumbing system	200	1
5.	Solar energy utilization application	220	2.9
6.	Energy efficient lighting use of LED* Led Lights/High mast Lighting in Playground/Basket Ball ground /Volleyball ground / Street Lights and LED lights for 36 existing building and upcoming building.	100	1
7.	Efficient fixtures (Eco-friendly flushing	200	1



	system)		
8.	E – waste Management	50	
9.	Solid waste Handling & Management	150	1.5
10.	Monitoring of air, water, noise and soil (Quarterly)	80	0.8
11.	Temperature control walling material (AAC blocks) and sound proof and temperature control windows. Teak Wood Doors	130	1.3
DURING CONSTRUCTION			
12.	Anti smog Gun for dust Suppression	100	1
CSR ACTIVITY			
13.	For upliftment of Primary Govt. School Sukhrali or any other school will be adopted (As per Requirement)	35	--
Total		20.00 Crore	20 Lac

A detailed discussion was held on the documents submitted regarding area detail, existing building, notification, Kerala High Court order, Dust Mitigations Measures, STP, Waste Water, RWH, OWC, green area, led lighting, EMP, 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 with the following specific and general stipulations to:

M/s Management Development Institute as per letter no.HAI.75/965, dated 16.05.1975 issued by Administrator, Urban Estate, Haryana, Faridabad

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

A. Specific conditions:-

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



- be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 4) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
 - 5) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
 - 6) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
 - 7) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 - 8) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
 - 9) The PP shall install electric charging points for charging of electric vehicles.
 - 10) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 - 11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
 - 12) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
 - 13) The PP shall not carry any construction below the HT Line passing through the project, if any.
 - 14) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 - 15) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
 - 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
 - 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.



- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
- 25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
- 26) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 27) As proposed 75469.20 sqm (52% **of plot area**) shall be provided for green area development including Block Plantation of 12%.
- 28) **35 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
- 29) **The PP shall provide the total Solar plant of 500 KWp.**
- 30) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 31) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
- 32) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory Compliance



S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air Quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10



S. No	Environmental Conditions
	and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

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



S. No	Environmental Conditions
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.



S. No	Environmental Conditions
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for



S. No	Environmental Conditions
	operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage



S. No	Environmental Conditions
	and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided



S. No	Environmental Conditions
	as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven



S. No	Environmental Conditions
	days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.



S. No	Environmental Conditions
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.05 EC for Proposed Mixed Land Use Colony (99% Residential & 1% Commercial) Under TOD Policy over An Area Measuring 4.0 Acres (Part Area Measuring 1.34375 Acres Migrate from License No. 144 Of 2022 Dated 27.09.2022 & Fresh Area 2.65625 Acres) in the Revenue Estate of Village Harsaru, Sector-88A, Gurgaon by M/s Next Generation Projects Private limited

Project Proponent : Sh. Rishi Soni
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/504068/2024 dated 05.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 098509 dated 17.09.2024.



The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised following observations:

1. The PP shall submit complete Background/Introduction note of the project.
2. The PP shall submit Detail of all assurances.
3. The PP shall submit reduce area claimed in TDR
4. The PP shall submit detail about additional area given for block green
5. The PP shall appear before committee when TDR area is added
6. The PP shall Add school in EMP and also add amount of 35 lakh for it in EMP Budget
7. The PP shall submit Wildlife Activity Plan of 10 lakh
8. The PP shall submit AAI NOC
9. The PP shall submit Raise solar power upto 4% of total power demand
10. The PP shall submit Take the species from list of indigenous species for area
11. The PP shall submit Building Plan
12. The PP shall submit IGBC
13. The PP shall submit CA Certificate
14. The PP shall submit Structure Stability
15. The PP shall submit Fire NOC
16. The PP shall submit Forest NOC
17. The PP shall submit Aravali NOC
18. The PP shall submit Water Assurance
19. The PP shall submit Electrification Plan
20. The PP shall submit Power Assurance
21. The PP shall submit Block Plantation
22. The PP shall submit Percolation Data
23. The PP shall submit Ground Water Quality
24. The PP shall submit Affidavit Litigation, HT Line, Revenue Rasta, Distance WLS/NBS, all assurances, Construction Status.

The PP shall submit the reply of the above mentioned observations within 15 days.

The case shall be taken up as and when the reply is received.

305.06 EC for proposed Expansion cum Modification of Commercial Colony "AIPL Joy Gallery" at Village- -Badshahpur, Sector-66, Gurugram, Haryana by M/s Advance India Projects Limited

Project Proponent : Sh. Mahir Pruthy
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505292/2024 dated 09.11.2024 for obtaining under **Environment Clearance for Expansion cum Modification** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.001721 dated 22.10.2024.



Table 1 – Basic Detail

Name of the Project: Expansion cum Modification of Commercial Colony “AIPL Joy Gallery” over a land area measuring of 4.418 acres at Village Badshahpur, Sector-66, Gurugram, Haryana developed by M/s R. C. Sood & Company Pvt. Ltd C/o Advance India Projects Limited.				
Sr. No.	Particulars	As per earlier EC	Expansion	Total (in M ²)
1.	Online Project Proposal Number	SIA/HR/INFRA2/505292/2023		
2.	Latitude	28°24'19.9" N,	---	28°24'15.76"N
3.	Longitude	77°3'28.1" E	----	77°03'25.95"E
4.	Plot Area	17,879.03	--	17,879.03
5.	Net Plot Area	14,672.890	2444.518	17117.408
6.	Proposed Ground Coverage	8,601.23	--	8,601.23
7.	Proposed FAR	61,965.02	13,524.92	75,489.94
8.	Non FAR Area	68,733.46	1368.27	70,101.73
9.	Total Built Up area	1,30,698.48	14,893.19	1,45,591.67
10.	Total Green Area with Percentage (25.12%)	3,669.28	610.07	4279.35
11.	Rain Water Harvesting Pits	4	--	4
12.	STP Capacity (KLD)	350	110	460
13.	Total Parking ECS	1,031	189	1,220
14.	Organic Waste Converter (Kg/day)	1641	264	1905
15.	Maximum Height of the Building (m)	125	18.175	143.17
16.	Power Requirement (KW)	5951	---	5951
17.	Power Backup	4 nos of DG sets of total capacity of 5750 kVA(1 x 2000 KVA + 2 x 1500kVA+1 x 750 kVA)	--	4 nos of DG sets of total capacity of 5750 kVA(1 x 2000 KVA + 2 x 1500kVA+1 x 750 kVA)
18.	Population	9,131	2,023	11,154
19.	Total Water Requirement (KLD)	414	19	433
20.	Fresh Water Requirement (KLD)	162	17	179
21.	Treated Water (KLD)	230	24	254
22.	Waste Water Generated (KLD)	280	38	318
23.	Solid Waste Generated (Kg/day)	2,280	366	2,646
24.	Biodegradable Waste (Kg/day)	1368	220	1588
25.	Number of Towers	1	---	1
26.	Basement (nos.)	5	----	5



27.	R+U Value of Material used (Glass)	U Value-1.6 W/sqm. K SHGC: 0.27	--	U Value-1.6 W/sqm. K SHGC: 0.27
28.	Total Cost of the project: (In Crore.)	Rs..225 Cr.	Rs.127 Cr.	Rs 352 Cr.
29.	EMP Budget (in Lakhs)	---	----	Rs.486 Lakhs
30.	Incremental Load in respect of:		----	
	i) PM 2.5	0.000001		0.03897
	ii) PM 10	0.00001	----	0.06235
	iii) SO ₂	0.00001	----	0.18774
	iv) NO ₂	0.00001	----	0.20997
	v) CO	0.00001	----	0.0000143
31.	Construction Phase			Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Power Back-up		
		Water Requirement & Source		Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HUDA/GMDA Construction Water – GMDA
		STP (Modular)		1 Nos. of 5 KLD
		Anti-Smog Gun		01 Nos. of Anti-smoke gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The CCR/ATR points are reproduced as under:-

S. No.	Information/documents	Reply	Remarks by SEAC
1.	The PP has not commissioned a third party study on the implementation of conditions related to	STP commissioning report is attached as Annexure-1 .	PP has submitted the details of STP commissioning report. Thus, PP has complied with



	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.		the condition.
2.	The PP has submitted the permission for tree cutting from the Forest Department. However, the trees should be retained as the condition indicated that no tree cutting proposed in the project.	Tree cutting permission is attached as Annexure-2	PP has submitted the tree cutting permission. Thus, PP has complied with the condition.
3.	The PP has not restored, reclaimed and maintained the pond at village Kadarpur to the project site with technical support from the Haryana Pond and Waste Water Management Authority.	The project is partially in operation phase and still construction of major part of the project is going on. We will restore, reclaim and maintain the pond at village Kadarpur after project comes into operation fully.	PP has provided the details of the project that it is partially in operation phase and still construction of major part of the project is going on. We will restore, reclaim and maintain the pond at village Kadarpur after project comes into operation fully. Thus, PP has complied with the condition
4.	The PP has not deposited the half of CER fund in the C.M. Fund, 50 lakhs for maintenance of Gaushala at village Basai & Tikli and 35 lakhs for Maintenance of cremation ground, sanitary napkin wending machine installation of drinking water ATM Machine at village Badshahpur, Behrampur, Hasanpur, Palra, Tikli as per the schedule and undertaking submitted by PP.	The project is partially in operation phase and still construction of major part of the project is going on.	PP has provided the details of the project that is partially in operation phase and still construction of major part of the project is going on. Thus, PP has complied with the condition

5.	PP has not submitted any documentary evidences for the quarterly awareness programs carried out	We have done quarterly awareness programs at our project site on regularly basis. Quarterly awareness programs pic is attached below : 	PP has done quarterly awareness programs at project site on regularly basis. Thus, PP has complied with the condition
6.	PP has not installed Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 4RWH pits.	We have installed Digital water level recorder for monitoring the water recharge. A photograph of digital water level recorder is attached as below: 	PP has installed Digital water level recorder for monitoring the water recharge. Thus, PP has complied with the condition
7.	PP was advised to undertake extensive studies regarding Traffic Scenario and LOS around the site to ascertain that there would be no adverse effect or impediment in movement. The report may be submitted to MoEF & CC RO Chandigarh.	Traffic study has been carried out for the project and same submitted at the time of appraisal for grant of EC letter. Further our project is on the golf course extension road where road network is very well laid.	PP has carried out Traffic study for the project and same has been submitted at the time of appraisal for grant of EC letter. Further our project is on the golf course extension road where road network is very well laid. Thus, PP has complied with the condition.
8.	The PP has not done any Air Dispersion modelling" for inbound and outbound vehicles. The PP assured that they will do comply with the	Air Dispersion modelling" for inbound and outbound vehicles along with emission from DG Sets will be attached as Annexure-3.	PP has submitted Air Dispersion modelling" for inbound and outbound vehicles along with emission from DG Sets.

	condition after completion of the project.		Thus, PP has complied with the condition.
9.	PP has not submitted the approval of fire safety from fire department	We have obtained fire NOC from fire Station department, Panchkula, Haryana through memo no. FS/2023/1188 on dated:15/12/2023 Copy of fire NOC is attached as Annexure-4 .	PP has submitted fire NOC from Fire Station Department, Panchkula, Haryana through memo no. FS/2023/1188 on dated:15/12/2023. Thus, PP has complied with the condition.
10.	The management plan has not drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Anti-Smog Gun, water sprinkling are provided at the project site. Anti- Smog Gun and water sprinkling pictures are as below: 	PP has provided Anti-Smog Gun, water sprinkling at the project site. Thus, PP has complied with the condition.
11.	Details/record of fresh water usage has not been provided by the PP.	Fresh water Bill from GMDA is attached as Annexure-5 .	PP has obtained Fresh water Bill from GMDA. Thus, PP has complied with the condition.
12.	The PP has not submitted the Periodical monitoring of water quality of treated sewage.	We have already submitted the water quality of treated sewage at the time of submission of half yearly compliance report of EC to MOEF&CC, Chandigarh. STP commissioning report is attached as Annexure-1 .	PP has submitted the water quality of treated sewage at the time of submission of half yearly compliance report of EC to MOEF&CC, Chandigarh. Thus, PP has complied with the condition.



13.	PP has not submitted the report indicating compliance of each parameter of ECBC requirement.	Undertaking for ECBC report of project is attached as Annexure-6.	PP has submitted Undertaking for ECBC report of project. Thus, PP has complied with the condition.
14.	PP has not submitted the certificate from the competent authority handling municipal solid wastes.	Municipal solid wastes are being disposed by Municipal Corporation Gurugram. Copy of agreement with Municipal Corporation Gurugram will be provided later.	PP has complied that Municipal solid wastes are being disposed by Municipal Corporation Gurugram. Thus, PP has complied with the condition.
15.	The PP is directed to prepare the Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management and implement it.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management is attached as Annexure-7.	PP has submitted Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management. Thus, PP has complied with the condition.
16.	The PP has not submitted the records of occupational health surveillance of the workers	We have done the occupational health surveillance of the workers on regular basis. Picture of occupational health surveillance of the workers is attached below: 	PP has done the occupational health surveillance of the workers on regular basis. Thus, PP has complied with the condition.
17.	The PP has not submitted the down environmental policy duly approved by the Board of Directors.	Corporate Environmental policy duly approved by the Board of Directors is attached as Annexure-8.	PP has submitted Corporate Environmental policy duly approved by the Board of Directors. Thus, PP has complied with the condition.
18.	The PP did not submit the details of Environmental Cell both at the project and company head quarter level.	Environmental Management Cell of the project is attached as Annexure-9.	PP has submitted the details of Environmental Management Cell of the project.



			Thus, PP has complied with the condition.
19.	The PP did not submit the action Plan for implementing EMP and environmental conditions along with responsibility matrix.	We have proposed EMP budget during the EC approval. Copy of EMP budget is attached as Annexure-10 .	PP has proposed EMP budget during the EC approval. Thus, PP has complied with the condition
20.	The PP did not submit the manufacturer's certificate for the Transformer.	Manufacturer's certificate for the Transformer is attached as Annexure -11 .	PP has submitted Manufacturer's certificate for the Transformer. Thus, PP has complied with the condition
21.	Sedimentation basin was not seen during the site inspection.	We have obtained OC for the same part. The site is in operational phase and some part of the site is still in construction phase. RWH pits are being constructed at the site, thus by enabling the collection of rain water. Hence, Sedimentation basin was not seen during the site inspection.	PP has obtained OC for the same part. The site is in operational phase and some part of the site is still in construction phase. RWH pits are being constructed at the site, thus by enabling the collection of rain water. Thus, PP has complied with the condition.

The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 05.12.2024 mentioning therein as under:

1. The project has been granted License No. 197 of 2008 dated 05.12.2008 which is valid up to date 04.12.2013 which is further renewed up to 04.12.2024.
2. The project has granted EC from SEIAA, Haryana dated 17.08.2020 vide No. SEIAA(124)/HR/2020/329 for plot area 17879.027 m² & Built up Area 130698.48 m²
3. Project has been granted CTE from HSPCB vide consent No.HSPCB/Consent/: 329962320GUNOCTE7681588 dated: 23.08.2020.
4. Project has been granted part CT0 from HSPCB vide consent No. HSPCB/Consent/: 329962324GUNOCTO71566145 dated: 19.07.2024.
5. We have obtained zoning plan under TOD Policy-2016 for permissible FAR of 350% from DTCP Haryana through DRG. No. 7386 Dated 02.03.2020.
6. We have obtained TDR from DTCP for area 18489.0916Sq M. vide letter No. CTP/32434-32437/2024 Dated 24.10.2024.
7. We have applied for expansion in earlier EC for development of Expansion cum Modification of Commercial Colony "AIPL Joy Gallery" at Village- -Badshahpur, Sector-66, Gurugram, Haryana developed by M/s R.C. Sood & Company Pvt. Ltd C/o Advance India Projects Limited. Total land area for commercial colony is 17879.027 m²/4.418 Acres as per the DTCP License and Built up area for the same comes out to be 1,45,591.666 m².



8. That NoC from Airport Authority of India (AAI) regarding height clearance is issued for 145 m height on dated 18.11.2019 which is valid up to 17.11.2027. **(Copy of AAI NoC is attached as Annexure –)**
9. That we have obtained power approval from DHBVN with memo No. ch-5/DGR-26 B Dated-20.06.2019. **(Copy of Power assurance is attached as Annexure –)**
10. That we have obtained Sewer Connection from HSVP with memo No. 71001 Dated-15.04.2019. We have obtained Treated water Assurance from GMDA with memo No. GMDA/S&S /2019/1097 Dated-12.04.2019. We have obtained Drinking water Assurance from GMDA with memo No. 2477 Dated-11.04.2019. **(Copy of All Water assurance is attached as Annexure –)**
11. That we have obtained Structure stability Certificate from structure Engineer with Ref. No- NITJ/CE/NS/R84 Dated 15.07.2024. **(Copy of Structure stability is attached as Annexure –)**
12. That we have obtained Forest NOC from Divisional Forest Officer, through SRN KUK-0KA-BAAO on dated 23.03.2019. **(Copy of Forest NoC is attached as Annexure –)**
13. That we have obtained Aravali NOC from Deputy Commissioner, Gurugram through letter no.31/MB on dated 15.04.2019. **(Copy of Aravali NoC is attached as Annexure –)**
14. That the ATR has been issued on dated 27.11.2024. **(Copy of AAI NoC is attached as Annexure –)**
15. The tree plantation will be done as per the 1plant /80 Sq M. based on the same the plants required for the plantation will be 223.
16. That Asola Bhatti wildlife Sanctuary is at a distance of approx. 10.6 Km in ENE direction from project site and Sultanpur National Park is at a distance of approx. 16.8 km in NW direction.
17. That no litigation is pending against our project.
18. That there is no Revenue Rasta and HT-line crosses through project site.

Table 2- EMP Detail

Existing EMP Budget

Description	Expense done (In Lakhs) (17.08.2020 to till now)
Monitoring for Air, Water, Stack, emission & Noise	5
Dust mitigation measures including Barricading, water sprinkling, anti-smog gun	50
PPE for workers & Health Care	10
Medical cum First Aid facility (providing medical room & Doctor)	10
STP	50
Miscellaneous	75
Total	200

Proposed EMP Budget

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for	Description	Capital Cost	Recurring Cost (In Lakhs for 10 Year)



		5 Year)		(in Lakhs)	
Sanitation and Wastewater Management (Modular STP)	5.0	15.0	Waste Water Management (Sewage Treatment Plant)	50.0	60.0
Garbage & Debris disposal	0.0	15.0	Solid Waste Management (Dust bins)	25.0	50.0
Tree Plantation	20.0	10.0	Tree Plantation	20.0	30.0
Air, Noise, Soil, Water Monitoring	0.0	5.0	Monitoring for Air, Water, Noise & Soil	0.0	10.0
Rainwater harvesting system	2.0	2.0	Rainwater harvesting system	0.0	10.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.0	10.0	Stack height for DG Sets and its acoustics	30.0	50.0
Total	37	57	Total	182	210
G. Total	Rs 486 Lakhs				

A detailed discussion was held on the License, CTE, CTO, Zoning Plan, TDR, Previous EC, AAI NOC, Power Assurance, Sewer, Water Assurance, Treated Water, Forest NOC, Aravali NOC, Revenue Rasta, HT-line Structure stability Certificate, No Litigation, Distance WLS/NBS, HT Line, Revenue Rasta, CCR along with ATR, TOD, IGBC, Construction Status, CCR along with ATR, EMP Budget, Tree plantation, Percolation Data, Groundwater Quality report, Fire NOC 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 was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s R. C. Sood & Company Pvt. Ltd. (formerly known as RJS Finance & Investment Pvt. Ltd.) C/o Advance India Project Ltd. as per License No.197 of 2008, dated 05.12.2008, issued vide Endst. No.5DP-III-2008/11747 dated 05.12.2008 (valid upto 04.12.2024) issued by DTCP, Haryana.

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

1. 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 firefighting 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) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
- 17) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 18) 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.
- 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 21) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 22) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 25) 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.
- 26) 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.
- 27) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 28) As proposed 3,669.28 m² (@25% of Plot area) shall be provided for green area development.
- 29) **04 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
- 30) **The PP shall provide the Solar panel capacity as per HAREDA norms.**
- 31) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 32) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
- 33) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.



B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory Compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.



S. No	Environmental Conditions
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air Quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.



S. No	Environmental Conditions
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water Quality Monitoring and Preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by



S. No	Environmental Conditions
	giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected,



S. No	Environmental Conditions
	conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise Monitoring and Prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on



S. No	Environmental Conditions
	grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human Health Issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.



S. No	Environmental Conditions
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will



S. No	Environmental Conditions
	directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.



S. No	Environmental Conditions
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.07 EC for Proposed Corporate Office for Devyani International Limited at Plot No.161P, Sector-44, Urban Estate Gurgaon II, Haryana by M/s Devyani International Limited

Project Proponent : Sh. Pradeep Jain
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505457/2024 dated 11.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.516862 dated 12.11.2024.

Table 1 – Basic Detail

Name of the Project: Proposed Corporate Office for Devyani International Limited at Plot No. 161P, Sector-44, Urban Estate Gurgaon II, Haryana by Devyani International Limited.		
Sr. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/505457/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	28°26'57.64"N
4.	Longitude	77° 4'21.83"E
5.	Plot Area	4,000 m ²
6.	Proposed Ground Coverage	1,599.00 m ²
7.	Proposed FAR	11,236.00 m ²
8.	Non FAR Area	10,751.00 m ²
9.	Total Built Up area	21,987.00 m ²
10.	Total Green Area with %	600.00 m ² (15% of plot area)
11.	Rain Water Harvesting Pits (with size)	1 nos.
12.	STP Capacity	65 KLD
13.	Total Parking	144 ECS
14.	Organic Waste Converter	Total 1 nos. of OWC of capacity 150 Kg/day
15.	Maximum Height of the Building (m)	32
16.	Power Requirement	897.9 KW
17.	Power Backup	1,250 KVA (1×750 KVA+1×500 KVA)
18.	Population	1,281 Person
19.	Total Water Requirement	63 KLD
20.	Fresh Water Requirement	35 KLD
21.	Treated Water	28 KLD



22.	Total Waste Water Generated	48 KLD
23.	Total Solid Waste Generated	371 Kg/day
24.	Biodegradable Waste	148 Kg/day
25.	Non-Biodegradable Waste	223 Kg/day
26.	Basement	3 nos.
27.	Main Dwelling Units	NA
28.	Total no. of towers/Blocks	1 Nos.
29.	Stories	S+G+8F
30.	R+U Value of Material used (Glass)	5.5 w/m ² K
31.	Total Cost of the project:	Land Cost Construction Cost 158.64
32.	CER	NA
33.	EMP Budget	EMP Budget: 395 Lakhs 1. Capital Cost: 135 Lakhs 2. Recurring Cost: 260 Lakhs
34.	Incremental Load in respect of:	PM 2.5 PM 10 SO ₂ NO ₂ CO 0.00192 µg/m ³ 0.00308 µg/m ³ 0.00769 µg/m ³ 0.00141 µg/m ³ 0.0000006 mg/m ³
35.	Construction Phase:	i) Power Back-up Temporary electrical connection of 49 KW & 01 DG of 125 KVA ii) Water Requirement & Source Fresh water – 20 KLD for drinking & sanitation. Treated Water 30 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA iii) STP (Modular) 1 Nos. of 5 KLD iv) Anti-Smog Gun 01 Nos. of Anti-smog gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 04.12.2024 mentioning therein as under:

1. That the project has been granted allotment letter on dated; 18.08.2022 through Memo No.ZO002/EO018/UE029/GALOT/0000000818 by Haryana Shehri Vikas Pradhikaran (HSVP) for land area of 0.99 acres/4,000 Sq.
2. That assurances permission for all services such as supply of fresh water, Power supply, Sewer line etc. has been obtained from HSVP/GMDA.
3. That we will provide the Solar panel capacity as per HAREDA norms.
4. That we have obtained NOC from Airport Authority of India through letter no. PALM/NORTH/B/092624/1248204 on dated: 14.10.2024.



5. That we have obtained NOC letter from HSVP vide memo no. 6749 dated 08.10.2024 which is stating that there is no effect of Aravali notification on the project site, there is no forest land on the site, no revenue rasta, no HT line crossing the project site and no litigation on the site.
6. That we have obtained power assurance from DHBVN through memo no. Ch.59/DGR-26B on dated: 04.10.2024.
7. That we have obtained GRIHA certificate on dated: 20.09.2024 for additional FAR.
8. That it is small commercial project, we have proposed only 15% green area at the project site, out of which 10.45% of area under block plantation which is 418 sqm and balance 4.55% of green area will be under periphery and other green.
9. That, we have obtained fresh water assurance and Sewerage assurance from Gurugram Metropolitan Development Authority (GMDA) on dated 26.09.2024 and 26.09.2024 respectively.
10. That Asola Bhatti wildlife Sanctuary is at a distance of approx. – 9 Km in - SE direction from project site and Sultanpur National Park is at a distance of approx. – 17 km in – NW direction
11. That non biodegradable waste is 223 Kg/day instead of 520 Kg/day.
12. That recycled / treated water requirement is 28 KLD instead of 29 KLD.

Proposed 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)	5.00	15	Waste Water Management (Sewage Treatment Plant)	30.00	40.00
Garbage & Debris disposal	0.00	10	Solid Waste Management (Dust bins & OWC)	10.00	40.00
Tree plantation	10.00	5.00	Tree plantation	30.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system (1 pit)	10.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	10.00	Stack height for DG Sets and its acoustics	20.00	50.00
Total	45.00	50.00	Total	90.00	210.00

A detailed discussion was held on the documents submitted regarding land detail, Solar Power, HT Line, Revenue Rasta, distance from WLS/NBS, Litigation, Wildlife Activity Plan,



Ground Water Quality, RWH, Fire NOC, Project Cost, CA certificate, IGBC, Green Plan, Fresh Water, Power Supply, Sewer, AAI NoC, Aravali NoC, GRIHA, Percolation Data 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 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:

M/s Devyani International Limited as per Allotment Letter issued vide Memo No.ZO-002/EO-018/UE-029/GALOT/0000000818 dated 18.08.2022 issued by HSVP.

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

1. 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 firefighting 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) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
 - 17) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
 - 18) 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.
 - 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 - 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pit.**
 - 21) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
 - 22) The PP may provide electric charging stations to facilitate electric vehicle commuters.
 - 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 - 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 - 25) 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.
 - 26) 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.
 - 27) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**



- 28) As proposed **600.00 m² (15% of plot area)** shall be provided for **green area development**, out of which **10.45% of area under block plantation** which is **418 sqm** and **balance 4.55% of green area will be under periphery and other green**
- 29) **01 Rain Water Harvesting Pit** shall be provided for ground water recharging as per the CGWB norms.
- 30) **The PP shall provide the Solar panel capacity as per HAREDA norms.**
- 31) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 32) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
- 33) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory Compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.



S. No	Environmental Conditions
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air Quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust



S. No	Environmental Conditions
	pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water Quality Monitoring and Preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the



S. No	Environmental Conditions
	total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.



S. No	Environmental Conditions
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC,



S. No	Environmental Conditions
	shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as



S. No	Environmental Conditions
	per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport



S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated



S. No	Environmental Conditions
	environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of



S. No	Environmental Conditions
	Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.08 EC for proposed Expansion of Group Housing Colony under Mix Land Use in TOD Zone at Village Pawala Khusrupur, Sector-106, Gurugram, Haryana by M/s Elan Avenue Limited

Project Proponent : Sh.Rahul Singh
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505412/2024 dated 12.11.2024 for obtaining under **Environment Clearance for Expansion** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 039268 dated 05.08.2024 at the time of ToR. The project was granted ToR on 20.09.2024 vide proposal No. SIA/HR/INFRA2/495499/2024.

Table 1 – Basic Detail

Name of the Project: Expansion of Group Housing Colony under Mix Land Use in TOD Zone at Village Pawala Khusrupur, Sector – 106, Gurugram, Haryana by M/s Elan Avenue Ltd and Others (Formerly Known as Airmid Developers Ltd)				
Sr. No.	Particulars	As per earlier EC	Expansion	Total (in M ²)
1.	Online Project Proposal Number	SIA/HR/INFRA2/505412/2024		
2.	Latitude	28°30'5.89"N	--	28°30'5.89"N
3.	Longitude	77° 0'3.75"E		77° 0'3.75"E



4.	Plot Area	97,529.085	--	97,529.085
5.	Proposed Ground Coverage	20,916.00	-5783.734	15,132.266
6.	Proposed FAR	3,15,256.850	42,070.149	3,57,326.999
7.	Non FAR Area	1,58,688.000	87,099.232	2,45,787.232
8.	Total Built Up area	4,73,945.000	1,29,169.231	6,03,114.231
9.	Total Green Area with Percentage (25.21%)	24,587.963	-	24,587.963
10.	Rain Water Harvesting Pits	24 RWH Pits	-	4 RWH Tanks
11.	STP Capacity (KLD)	1,070	250	1,320
12.	Total Parking ECS	3,049	1,350	4,399
13.	Organic Waste Converter (Kg/day)	Total 7 nos. of OWC of capacity 4,750 Kg/day (2×1,250, 4×500 & 1×250 Kg/day)	2,050 kg/day	Total 2 nos. of OWC of 2700 Kg/day = 2 x 1350 kg/day
14.	Maximum Height of the Building (m)	133.90 m till terrace floor	4.8 m	138.70 m till terrace floor
15.	Power Requirement (KW)	13,407 kW (14,897 kVA)	-757 KW	12,650 KW (14,055 KVA)
16.	Power Backup	9 nos. DG sets of total capacity of 15,000 KVA i.e. (4 no. × 2000 KVA+4 no. × 1500 KVA + 1 no.× 1000 KVA)	1500 KVA	16,500 KVA with the configuration of 5nos of 2000KVA + 3nos of 1500KVA +2nos of 1010 KVA.
17.	Population	17,004	-4166	12,838
18.	Total Water Requirement (KLD)	1,178	-15	1,163
19.	Fresh Water Requirement (KLD)	739	21	760
20.	Treated Water (KLD)	439	-36	403
21.	Waste Water Generated (KLD)	887	-21	866
22.	Solid Waste Generated (Kg/day)	6,463	-975	5,488
23.	Biodegradable Waste (Kg/day)	3,878	-1,683	2,195
24.	Number of Towers	11	2	13
25.	Basement (nos.)	3	-	3
26.	R+U Value of Material used (Glass)	U Value-1.6 W/sqm. K SHGC: 0.27	--	U Value-1.6 W/sqm. K SHGC: 0.27
27.	Total Cost of the project: (In Crore.)	Rs.1,124 Cr.	Rs. 1,466.92 Cr.	Rs. 2590.92 Cr.
28.	EMP Budget (in Lakhs)	Rs.2248	Rs. 1568	Rs.680
29.	Incremental Load in respect of:	i) PM 2.5		0.08294 µg/m3
		ii) PM 10		0.1442 µg/m3
		iii) SO ₂		0.35915 µg/m3
		iv) NO ₂		0.5444 µg/m3
		v) CO		0.0000030 mg/m3
32.	Construction Phase	Power Back-up		Temporary



			electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 70 KLD for drinking & sanitation. Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos. of 5 KLD
		Anti-Smog Gun	01 Nos. of Anti-smoke gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The CCR/ATR submitted by PP are reproduced as under:

S. No.	Information/documents	Reply
1.	PP established Environment Monitoring Cell on the project site, but the detail has not been provided.	Environment Monitoring Cell on the project site is attached as Annexure-1 .
2.	As per PP they have well laid down environmental policy duly approved by the Board of Directors, but PP failed to show the Environmental policy during site visit.	Environmental policy duly approved by the Board of Directors is attached as Annexure-2 .
3.	During site visit PP failed to show the Environmental Cell flow chart both at the project and the company level.	Environmental Cell flow chart both at the project and the company level is attached as Annexure-1 .
4.	During site visit PP failed to show the two advertised newspaper cuttings. It was also not available on the website.	Newspaper Advertisement in both English and Hindi language is attached as Annexure-4 .

The committee discussed the case and raised some observations to which PP replied vide letter dated 26.11.2024 alongwith an affidavit dated 06.12.2024 mentioning therein as under:

1. That, earlier Environmental Clearance for the project has been granted from SEIAA, Haryana through file No. SEIAA/HR/2022/243 & EC Identification No.- EC22B000HR161013 dated 05.12.2022 for total built-up area of 4,73,945.000 m² and plot area 97,529.085 m² (24.10 Acres).
2. That, the project has been granted license No. 80 of 2012 dated 17.08.2012 which is valid upto 16.08.2017, which is further renewed up to dated: 16.08.2029 via Memo No. LC-2593 Vol. II/ JE(AK)/ 2024/ 28586 dated 11.09.2024. Now, we have obtained



approval of extra FAR under TOD policy for enhancement of FAR from 1.75 to 3.50/2.5 vide Memo no. LC-2593-II/ JE(AK)/2024/21300 dated 15.07.2024.

3. That, Zoning Plan is received from DTCP on date: 15.07.2024 through Drawing No. D.T.C.P 10354. Now, we are applying for expansion with total built – up area of 6,03,114.231 m² and plot area of 97,529.085 m² (24.10 Acres).
4. That, the project obtained Certified Compliance Report from MoEF&CC through File No.:16-17/2023/ENV/eFile dated 22.11.2024. ATR Reply is submitted on 26.11.2024 to MoEFCC, Regional office,
5. That, the project has received provisional Building Plan from Senior Town Planning for built – up area of 6,03,114.231 m² and plot area of 97,529.085 m² (24.10 Acres).
6. That, a green area of 24,587.963 m² (25.21% of plot area) will be maintained and about 9% of the area will be maintained on mother earth with tree plantation.
7. That, block plantation is not possible because we have already constructed the basement as per provisional building plan. That, we will plant trees on the mother earth area left after construction of basement.
8. That, as per NOC from Hydrologist, Ground Water Cell, Gurugram via No.719 dated 29.09.2023, we have proposed Rain Water Collection Tanks instead of Rain water Harvesting Pit within the project site. NOC is attached as Annexure-1A.
9. That, no litigation is pending for the project.
10. That, no HT line and revenue rasta is passing through the project.
11. That, solar power capacity has been increased from 40 KW to 60 KW.
12. That, Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 10.5 km in WSW direction and approx. 18.6 km in SE direction respectively.
13. That, Water Assurance is received from GMDA on dated; 24.09.2024, Sewer Assurance is received from GMDA dated 16.09.2024 through memo no. GMDA/SEW/2024/455, Power Assurance received from DHBVN through memo no. Ch.30/Drg.- PLC on dated: 13.09.2024, AAI NOC is received dated 05.07.2022 through NOC ID: PALM/NORTH/B/051122/671285, Forest NOC is received from Forest Department through SRN V91-WUB-PDQ9 on dated: 07.09.2022, Aravalli NOC is received from DC through letter no.108/MB on dated: 03.11.2022 and IGBC Certificate is received through Registration No. GH2200163 dated October 2022.
14. That, the proposed ground coverage is 15,132.266 sqm instead of 16132.266 sqm.

EMP BUDGET (EARLIER)

S.No	Description	Expense done (INR) (2023 to till now)
1	Monitoring for Air, Water, Stack, emission & Noise	26,900
2	Sanitation and Wastewater Management (Modular STP)	29,80,595
3	Garbage & Debris disposal	4,85,000
5	Dust mitigation measures including Barricading, water sprinkling, anti-smog gun	44,05,209
6	Stack for DG set	1,00,000
7	Greenbelt development/landscaping	2,19,38,603
8	Total	2,99,36,307



EMP BUDGET PROPOSED INCLUDING EXPANSION

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)	0.00	15.00	Waste Water Management (Sewage Treatment Plant)	220.00	80.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	25.00	30.00
Tree Plantation	20.00	25.00	Tree Plantation	20.00	30.00
Air, Noise, Soil, Water Monitoring	0.00	15.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater collection system (4 tanks)	40.00	20.00	Rainwater collection system (4 tanks)	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	5.00	20.00	Stack height for DG Sets and acoustics	30.00	20.00
			CER Activities (Govt. School)	35.00	
Total	65.00	105.00	Total	330.00	180.00
G. Total	680 Lakhs				

A detailed discussion was held on the documents submitted regarding earlier EC, license, Zoning Plan, Certified Compliance Report, Building Plan, EMP, green area, building plan, ground coverage, power assurance, water assurance, RWH, litigation, HT line, solar power, Environment Monitoring Cell, Environmental policy, Percolation Data, Ground Water Quality 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 was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and



Forest, Government of India to:

M/s ELAN Avenue Ltd. (formerly known as Airmid Developers Ltd.) as per License No.80 of 2012 dated 17.08.2012 valid upto 16.08.2029 issued vide Endst. No.LC-2593-JE(VA)-2012/15503 dated 22.08.2012.

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.



10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
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. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. **As proposed 24,587.963 m² (25.21% of plot area) PP shall provide green area development and** about 9% of the area will be maintained on mother earth with tree plantation
32. **04 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
33. **The PP shall increase Solar power from 40 KW to 60 at the site.**
34. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
35. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**



36. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
37. 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. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the



S. No	Environmental Conditions
	project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress



S. No	Environmental Conditions
	dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swaes, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be



S. No	Environmental Conditions
	pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.



S. No	Environmental Conditions
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.



S. No	Environmental Conditions
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.



S. No	Environmental Conditions
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
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S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. 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



S. No	Environmental Conditions
	receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).



S. No	Environmental Conditions
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.09 EC for proposed Industry Plotted Colony Project Located at Village Bhondsi, Ghamroj & Mahendwara, Tehsil Sohna, District Gurugram, Haryana by M/s Signatureglobal Business Park Private Limited

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496390/2024 dated 16.09.2024 for obtaining under **Environmental Clearance** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 201720 dated 21.08.2024 paid during ToR. The Standard ToR was granted to the project on 10.09.2024.

The case was taken up in 301st meeting held on 26.09.2024. However PP requested vide letter dated 30.09.2024 to defer their case as they could not attend the meeting due to unavailability of certified compliance report of earlier EC. The committee acceded with the request of PP and deferred their case.

Table 1 – Basic Detail

Name of the Project: Industrial Plotted Colony Project located at Village- Bhondsi, Ghamroj & Mahendwara, Tehsil- Sohna, District- Gurugram, Haryana by M/s Signatureglobal Business Park Private Limited		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/496390/2024
2.	Latitude	28°19'49.70"N
3.	Longitude	77° 4'20.74"E



4.	Plot Area		5,08,285.20 m ²
5.	Net Planned Area		5,00,090.3 m ²
6.	Net Plot Area		5,01,818.3 m ²
7.	Proposed FAR		5,34,694.111 m ²
8.	Non FAR Area		2,52,466.85 m ²
9.	Total Built Up area		7,87,160.97 m ²
10.	Total Green Area with %		1,02,262.909 m ² (20.12% of plot area)
11.	Rain Water Harvesting Pits (with size)		65 nos. of Rainwater water Harvesting pits
12.	STP Capacity		2,640 KLD
14.	Organic Waste Converter		2
16.	Power Requirement		25,079 kW
17.	Power Backup		33 no. of DG set of capacity 20150 kVA which includes 19 x 750 kVA 10 x 500 kVA and 1 x 380 kVA 1 x 320 kVA and 2 x 100 kVA
18.	Total Water Requirement		2,511 KLD
19.	Domestic Water Requirement		2,511 KLD
20.	Fresh Water Requirement		1,649 KLD
21.	Treated Water		2,697 KLD
22.	Waste Water Generated		1,014 KLD
23.	Solid Waste Generated		10,534 kg/day
24.	Biodegradable Waste		6,320 kg/day
29.	R+U Value of Material used (Glass)		2.67 W/m ² deg C
30.	Total Cost of the project:	Land Cost	INR 4239 Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	2119.5 Lakhs
		Recurring Cost	227.63 Lakhs
32.	Incremental Load in respect of:	PM _{2.5}	0.09 µg/m ³
		PM ₁₀	0.014 µg/m ³
		SO ₂	0.02 µg/m ³
		NO ₂	3.88 µg/m ³
		CO	2.65 µg/m ³
33	Status of Construction		No Construction is done at the project site
34.	Construction Phase:	Power Back-up	100 kVA
		Water Requirement & Source	100 ML & Private water tankers
		STP (Modular)	1
		Anti-Smog Gun	1

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 03.12.2024 mentioning therein as under:



1. That we M/s Signatureglobal Business Park Private Limited, have planned for Industrial Plotted Colony Project located at Village- Bhondsi, Ghamroj & Mahendwara, Tehsil- Sohna, District- Gurugram, Haryana and having its Corporate office at 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001 (hereinafter referred to as "Company").
2. That, we have obtained water assurance from HSVP (Memo No. 241888 dated 06.09.2024) for operation phase but as per the assurance issued Master plan of 2031 AD for urban estate has not acquired by HSVP. We assure that if water supply is not available till completion of the project than we will obtain permission for ground water from HWRA.
3. That, we will provide adequate savings through solar power.
4. That, 2 karam revenue rasta falling in our project and we have applied for permission of the same. Copy of acknowledgment is attached as **Annexure-B**.
5. That, no R.O.W for HT line passing through project area will be kept as per Electric Act/DHBN by electric company.

PP submitted another affidavit stating therein as under:

1. That we M/s Signatureglobal Business Park Private Limited, have planned for Industrial Plotted Colony Project located at Village- Bhondsi, Ghamroj & Mahendwara, Tehsil- Sohna, District- Gurugram, Haryana and having its Corporate office at 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001 (hereinafter referred to as "Company").
2. That, we have obtained zoning plan with 100% permissible FAR for Community facility, 175% Permissible FAR for Commercial and 150%-500% of FAR for industrial unit. For residential Permissible FAR we have obtained Building plan approval for FAR area of 2.64 of plot area. Copy of obtained zoning plan and approved Building plan is attached as **Annexure-A**.

Table 2 – EMP Detail

During Construction Phase		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Wastewater Management	35	8.75
Dust Mitigation Measures Including site barricading, water sprinkling & anti-smog gun)	45	11.25
Storm Water Management (temporary drains & sedimentation basin)	30	7.5
Solid Waste Management	20	5
TOTAL	130	32.5

During Operation Phase		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	314.5	78.63
Rain Water Harvesting System	125	31.25



Solid Waste Management	95	23.75
Environmental Monitoring	--	9
Green Area/ Landscape Area	85	21.25
Others (Energy saving System, miscellaneous)	125	31.25
Sub-Total	744.5	195.13
CER		
Plantation in nearby School	195	--
Drinking Water facilities in nearby schools	165	--
Arrangement of Medical Camp	155	--
Renovation work of School Nearby Village	180	--
Distribution of School Bags/Uniform/ and accessories	195	--
Road and Others Infra development in School/Village	180	--
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability.	175	--
Total	1,989.5	195.13

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	130	32.5
During Operation Phase	1,989.5	195.13
TOTAL	2119.5	227.63

A detailed discussion was held on the documents submitted regarding water assurance, solar power, revenue rasta, HT line, Aravalli NOC , power assurance, sewer, Structural stability certificate, Building Plan, zoning plan, FAR 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 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 Yesha Developers LLP,**
2. **M/s Unistay Hospitality Pvt. Ltd. and**



3. M/s Signatureglobal Business Park Pvt. Ltd.

in collaboration with M/s Signatureglobal Business Park Pvt. Ltd.
as per License No.121 of 2024, dated 14.08.2024 valid upto
13.08.2029, issued vide Endst. No.LC-5058/JE(SK)/2024 dated
16.08.2024 by DTCP, Haryana.

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

1. Specific conditions:-

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 3) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 4) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 5) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 6) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 7) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 8) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
- 9) The PP shall install electric charging points for charging of electric vehicles.



- 10) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 12) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 13) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 15) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
- 25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
- 26) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 27) As proposed **1,02,262.909 m² (20.12% of plot area)** shall be provided for green area development.
- 28) **65 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
- 29) **The PP shall provide the Solar panel capacity as per HAREDA norms.**
- 30) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 31) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.



- 32) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief



S. No	Environmental Conditions
	Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air Quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition



S. No	Environmental Conditions
	and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water Quality Monitoring and Preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.



S. No	Environmental Conditions
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and



S. No	Environmental Conditions
	Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.



S. No	Environmental Conditions
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be



S. No	Environmental Conditions
	managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.



10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting



S. No	Environmental Conditions
	infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.



S. No	Environmental Conditions
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.10 EC for Proposed BPL Kharkhoda New Factory at Plot No. 831-N, IMT Kharkhoda, Sonipat, Haryana by M/s Bellsonica Private Limited

Project Proponent : Sh. Vikas Sehrawat
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505199/2024 dated 12.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 045933 dated 11.11.2024.

Table 1 – Basic Detail

Name of the Project: Proposed BPL Kharkhoda New Factory at Plot No. 831-N, IMT Kharkhoda, Sonipat, Haryana by M/s Bellsonica Private Limited		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/505199/2024
2.	Latitude	28°49'19.38" N
3.	Longitude	76°55'16.18" E
4.	Plot Area	40,272.3 sqm
5.	Proposed Ground Coverage	21,777 sqm
6.	Total Built Up area	31,528 sqm
7.	Production Capacity	Set of parts for 7.81 lakhs car per annum for MSIL
8.	Total Green Area with (20.44 % of Plot area)	8,230.73 sqm
9.	Rain Water Harvesting Lagoon	Rain water will be disposed into the common rain water storage lagoon of MSIL of capacity 3,13,100 cum.
10.	STP Capacity	Sewage will be treated in common STP of 3,360 KLD capacity of MSIL
11.	Total Parking Proposed	108 ECS
12.	Organic Waste Converter	2 nos. (2 x 50 kg/day)
13.	Maximum Height of the Building (m)	21 m
14.	Power Requirement	3000 kW
15.	Power Backup	No onsite power backup. Power backup will be



		provided by MSIL.	
16.	Total Water Requirement	127 KLD	
17.	Fresh Water Requirement	51 KLD	
18.	Treated Water	76 KLD	
19.	Waste Water Generated	36 KLD	
20.	Solid Waste Generated	174 kg/day	
21.	Biodegradable Waste	70 kg/day	
22.	Stories	G+1	
23.	Total Cost of the project:	556.87 crore	
24.	EMP Cost	217.19 lakh	
25.	Status of Construction	Construction has been started at the project site after obtaining Consent to Establish (CTE) approval from HSPCB vide consent no. No. HSPCB/Consent/: 320219223 SONCTE 51315443 dated 21.12.2023 which is valid up to 20.12.2028. About 16,988 sqm of builtup area has actually been constructed at the project site till 25.11.2024.	
26.	Construction Phase:	Power Back-up	250 kVA
		Water Requirement & Source	28.6 KLD through Authorized Water Tanker (Potable 14.6 KLD and Treated water 14 KLD)
		Anti-Smog Gun	4 Nos.

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 04.12.2024 mentioning therein as under:

- (1) That, the proposed project "BPL Kharkhoda New Factory" is an Industrial Shed (Factory for manufacturing of automotive components) located at Plot No. 831-N, IMT Kharkhoda, Sonipat (Haryana) to be developed by M/s Bellsonica Private Limited (BPL). The total plot area of the project is 9.95 acres. The site is industrial plot and earmarked for development of industrial establishments as per the IMT Kharlhoda development plan.

Plot no. 831 (measuring 800 acre) has been allotted to M/s Maruti Suzuki India Limited (MSIL) by Haryana State Industrial and Infrastructure Development Corporation (HSIIDC), which is an industrial plot located within IMT Kharkhoda.

Plot no. 831-N admeasuring 9.95 acres (40,272.3 sqm) and bearing internal number N is situated within the Industrial Plot No. 831, IMT Kharkhoda forming part and parcel of plot no. 831, admeasuring 800 acres which is owned by MSIL. MSIL has leased out on rental basis the part plot 831-N to BPL in Joint Venture (JV) area for manufacture and supply of car parts for MSIL's car manufacturing plant at adjacent plot no. 831. Permission for leasing out has been obtained by MSIL from HSIIDC.

- (2) That, the lease agreement between M/s Bellsonica Private Limited (BPL) and M/s Maruti Suzuki India Limited (MSIL) specifies that MSIL will provide Power Supply and Water Supply. The copy of the relevant pages of the lease agreement is enclosed as **Annexure-1**.



(3) That, plot no. 831 (measuring 800 acre) has been allotted to M/s Maruti Suzuki India Limited (MSIL) by Haryana State Industrial and Infrastructure Development Corporation (HSIIDC), which is an industrial plot located within IMT Kharkhoda.

M/s Maruti Suzuki India Limited (MSIL) has obtained Environmental Clearance for Automobile Manufacturing Facility in about 726 acres out of 800 acres of Plot no. 831 vide EC Id no. EC24B3813HR5187061N dated 28/05/2024. The balance area (about 74 acres) of the plot no. 831 is leased out by MSIL to various Joint Venture units who will manufacture various parts and components of car exclusively for MSIL.

Plot no. 831-N [the project site of the subject project by M/s Bellsonica Private Limited (BPL)] measuring about 9.95 acres is an internal Joint Venture part of plot no. 831, which has been leased out on rental basis by MSIL to BPL. This project site of 9.95 acres is outside the area of 726 acres for which EC has been taken by MSIL.

- (4) That, Aravali and Forest NOC: Aravali Certificate and Forest NOC not required because the project is located in the industrial area IMT Kharkhoda regulated by HSIIDC. Environmental Clearance for entire IMT Kharkhoda (3217.19 acres) has been obtained by HSIIDC from MOEFCC vide F. No. 21-237/2017-IA.III dated 14 September, 2020.
- (5) That, green area in this project at plot no. 831-N shall be in addition to the green area already committed by MSIL in their car manufacturing project located in plot no. 831.
- (6) That, sewage generated from this project will be treated in the common STP (3,360 kld capacity) of MSIL located at adjacent plot. NOC for disposal of sewage into the Common STP of MSIL has been obtained (copy of NOC for sewage disposal is enclosed as **Annexure-2**). In case of any adverse results, PP shall be responsible.
- (7) That, building plan approval has been granted by HSIIDC vide letter no. HOBPAS-REG-6490/23-24 dated 06.12.2023 (copy enclosed as **Annexure-3**).
- (8) That, the budget allocation on CER activities (i.e. for providing need-based facilities for school) has been increased from Rs. 15 lakh to Rs 20 lakh. The revised EMP budget is given below.

Revised Environmental Management Budget

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
	A) Construction phase items:		
1	Barrier wall around construction site	22.00	
2	Paving of roads/ pathways to reduce dust emission	4.00	0.80
3	Water sprinkling for dust suppression		0.90
4	Anti-smog gun for dust suppression	12.00	3.46
5	Wheel washing bay for construction vehicles	5.00	1.00
6	PTZ camera and Real time PM2.5 & PM10 sensors	4.00	0.40
7	Shed & covering for construction materials	4.00	1.50
8	Covering of excavated soil		1.00
9	Sedimentation trap & storm drains	8.00	1.00
10	Drinking water & sanitation facilities for cons. workers	7.00	1.62



S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
11	Garbage and debris disposal	0.50	1.00
12	Monitoring / testing of air, noise, water & soil		2.00
	Total for construction phase items	66.50	14.68
	B) Operation phase items:		
1	Solid waste collection & storage facilities	0.50	0.10
2	Organic waste converter (OWC)	5.00	1.00
3	Tree plantation & landscaping	24.69	6.17
4	Solar panel (SPV)	82.50	1.65
5	Monitoring / testing of air, water, noise & soil		2.00
	Total for operation phase items	112.69	10.92
	C) Corporate Environment Responsibility (CER):		
1	Rejuvenation of pond (UID No. 01HRSP TKKD0240RAMP003)	18.00	
2	Providing need based facilities for school	20.00	
	Total for CER items	38.00	
	Total capital cost (construction + operation phase + CER)	217.19	

- (9) That, "Banyan tree (Bargad)" has been added in the List of proposed tree species for plantation. The revised list of proposed tree species is given below.

Revised List of Proposed Tree Species

SN	Botanical Name	Common Name	No. of Trees
1	<i>Albizia lebbek</i>	Siris	30
2	<i>Azadirachta indica</i>	Neem	60
3	<i>Bauhinia variegata</i>	Kachnar	20
4	<i>Callistemon viminalis</i>	Bottle Brush	20
5	<i>Cassia fistula</i>	Amaltas	40
6	<i>Dalbergia sissoo</i>	Shisham	30
7	<i>Delonix regia</i>	Gulmohar	30
8	<i>Ficus benghalensis</i>	Bargad (Banyan)	30
9	<i>Ficus benjamina</i>	Benjamin Tree	20
10	<i>Ficus religiosa</i>	Peepal	30
11	<i>Mimusops elengi</i>	Moulsari	40
12	<i>Phoenix sp.</i>	Phoenix Palm	20
13	<i>Plumeria alba</i>	Champa	50
14	<i>Polyalthia longifolia</i>	Ashok	50
15	<i>Syzygium cumini</i>	Jamun	20
16	<i>Terminalia arjuna</i>	Arjun	20
	Total		510

- (10) That, CA Certificate of the project cost is enclosed as **Annexure-4**.
- (11) That, Structural Stability Certificate is not required because the project is industrial shed of maximum G+1 floors with maximum 21 m height.
- (12) That, Height NOC from Airport Authority of India (AAI) is not required because the max height of the industrial shed is 21 m, and the distance from



nearest airport is about 31 km. The project site lies outside the Color-coding map of the nearest IGI Airport Delhi.

- (13) That, Approval of Fire Fighting Scheme has been obtained from Director General, Fire Service, Haryana Panchkula vide memo no. FS/2024/720 dated 24/05/2024 (copy enclosed as **Annexure-5**).
- (14) That, Electrification Plan and Electrical SLD is enclosed as **Annexure-6**.
- (15) That, total green area will be 8,230.73 sqm (20.44% of plot area), out of which 4,965.63 sqm (12.33% of plot area) will be Block plantation area and the balance 3,265.10 sqm (8.11% of plot area) will be other green area. There will be no basement. Therefore, the entire green area will be on mother earth.
- (16) That, the soil is sandy clay silt, the depth of water table from ground level is very less and the percolation rate is very low (less than 1.5 cm/hour).
- (17) That, the ground water quality test report is enclosed as **Annexure-7**.
- (18) That, landscape Plan is enclosed as **Annexure-8**.
- (19) That, there is no litigation pending against the project and/ or land in which the project is proposed to be set up.
- (20) That, there is no Revenue Rasta passing through the project site.
- (21) That, there is no HT electrical transmission line or pipeline or natural stream passing through the project site. HSIIDC has allotted and handed over the plot free from all encumbrances.
- (22) That, there is no National Park or Wildlife Sanctuary located within 10 km of the project site.
- (23) That, about 16,988 sqm of builtup area has actually been constructed at the project site till 25.11.2024. Total proposed builtup area of the project is 31,528 sqm.

Earlier "Industrial Shed" projects having builtup area less than 1,50,000 sqm was exempted from the purview of Environmental Clearance (EC) under item 8(a) of the EIA Notification no. SO.1533 dated 14.09.2006, according to the amendment notification SO. 3252(E) dated 22.12.2014 notified by the Ministry of Environment, Forest & Climate Change (MOEFCC). Accordingly, construction has been started at the project site after obtaining Consent to Establish (CTE) approval from the Haryana State Pollution Control Board (HSPCB) vide consent no. No. HSPCB/Consent/: 320219223 SONCTE51315443 dated 21.12.2023 which is valid upto 20.12.2028.

Table 2 – EMP Detail

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
A) Construction phase items:			
1	Barrier wall around construction site	22.00	
2	Paving of roads/ pathways to reduce dust emission	4.00	0.80
3	Water sprinkling for dust suppression		0.90
4	Anti-smog gun for dust suppression	12.00	3.46
5	Wheel washing bay for construction vehicles	5.00	1.00
6	PTZ camera and Real time PM2.5 & PM10 sensors	4.00	0.40
7	Shed & covering for construction materials	4.00	1.50
8	Covering of excavated soil		1.00



9	Sedimentation trap & storm drains	8.00	1.00
10	Drinking water & sanitation facilities for cons. workers	7.00	1.62
11	Garbage and debris disposal	0.50	1.00
12	Monitoring / testing of air, noise, water & soil		2.00
	Total for construction phase items	66.50	14.68
	B) Operation phase items:		
1	Solid waste collection & storage facilities	0.50	0.10
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	Total for operation phase items	112.69	10.92
	C) Corporate Environment Responsibility (CER):		
1	Rejuvenation of pond (UID No. 01HRSPKKD0240RAMP003)	18.00	
2	Providing need based facilities for school	20.00	
	Total for CER items	38.00	
	Total capital cost (construction + operation phase + CER)	217.19	

A detailed discussion was held on the documents submitted regarding CA certificate, Aravali and Forest NOC, Sewerage, CA certificate, Structure Stability Certificate, AAI NOC, Electrification Plan, Ground Water Quality, RWH, Revenue Rasta, HT line, Landscape Plan, 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 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:

M/s Bellsonica Private Limited as per lease deed executed on 18.09.2023 with Maruti Suzuki India Limited.

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

1. Specific conditions:-

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.



- 3) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 4) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 5) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 6) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 7) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 8) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
- 9) The PP shall install electric charging points for charging of electric vehicles.
- 10) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 12) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 13) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 15) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.



- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH Lagoon**.
- 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 **8,230.73 sqm (20.44% of Plot area)** shall be provided for green area development.
- 28) **Rain water will be disposed into the common rain water storage lagoon of MSIL of capacity 3,13,100 cum.**
- 29) **The PP shall provide the Solar panel capacity as per HAREDA norms.**
- 30) **PP shall adopt a pond for its maintenance and** Rejuvenation (UID No. 01HRSPTKKD0240RAMP003)
- 31) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 32) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
- 33) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.



B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
2. Statutory compliance	
S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management)



S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
2. Statutory compliance	
S. No	Environmental Conditions
	Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.



S. No	Environmental Conditions
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water Quality Monitoring and Preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the



S. No	Environmental Conditions
	balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As



S. No	Environmental Conditions
	proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise Monitoring and Prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.



S. No	Environmental Conditions
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.



S. No	Environmental Conditions
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
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S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human Health Issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.



S. No	Environmental Conditions
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in



S. No	Environmental Conditions
	revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.11 EC for proposed Sanskaram University with 75 Beded and Hospital Project located Revenue Estate of Village Kheri Taluka Patauda Tehsil & District Jhajlar, Haryana by M/s Master Dayanand Memorial Educational Trust

Project Proponent : Sh. Mahipal
Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505904/2024 dated 16.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 1,50,000/- vide DD No. 024620 dated 20.11.2024.

Table 1- Basic Detail

Name of the Project: EC for proposed Sanskaram University with 75 Beded and Hospital Project located Revenue Estate of Village Kheri Taluka Patauda Tehsil & District Jhajlar, Haryana by M/s Master Dayanand Memorial Educational Trust		
Sr.No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/505904/2024
2.	Latitude	28°25'30.98"N
3.	Longitude	76°40'45.84"E
4.	Total Plot Area	1,03,312.13sqm
5.	Net Planned Area	70,793.05sqm
6.	Proposed Ground Coverage	13,511.49 sqm (19.09% of Net



		Planned Area)	
7.	Proposed FAR	79,938.52 sqm	
8.	Non FAR Area	60.0 sqm	
9.	Total Built Up area (7+8)	79,998.52 sqm	
10.	Total Green Area with %	14,314.00 sqm (20.22% of Net Planned Area)	
11.	Rain Water Harvesting Structure (with size)	01 Rainwater Storage Tank (Capacity: 300 KLD)	
12.	Total Parking	402 ECS	
13.	Maximum Height of the Building (m)	22 m	
14.	Power Requirement	650 kVA	
15.	Power Backup	03 No. of DG sets (500 kVA + 125 kVA + 100 kVA)	
16.	Total Water Requirement	1,222 KLD	
17.	Fresh Water Requirement	801 KLD	
18.	Treated Water	421 KLD	
19.	Waste Water Generated	1,011 KLD	
20.	STP Capacity	1,264 KLD	
21.	Solid Waste Generated	2,330 kg/day	
22.	Bio-degradable Waste	1,400 kg/day	
23.	Organic Waste Convertor	2 units (1000 kg/day + 500 kg/day)	
24.	Number of Buildings	12 Blocks	
25.	Population	9,704 individuals	
26.	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹97.25 Cr.
		ii)Construction Cost	
		iii) Misc. Cost	
27.	Incremental Load in respect of:	PM2.5	0.091 µg/m ³
		PM10	0.216 µg/m ³
		SO2	0.321µg/m ³
		NO2	1.51 µg/m ³
		CO	0.00106 µg/m ³
28.	EMP Budget	• Capital cost: ₹129/- Lakhs • Recurring cost: ₹30.50/- Lakhs • Adoption of School in nearby Village: ₹35/- Lakhs Total EMP Budget: ₹194.50/- Lakhs	

The case was taken up in 305th meeting held on 29.11.2024. 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 02.12.2024 alongwith an affidavit dated 30.11.2024 mentioning therein as under:

1. That, the project falls in the Uncontrolled Zone as per applicable regulations. A No Objection Certificate (NOC) has been duly issued by DTCP Haryana for setting up an Educational Institute Building (**Enclosure A**).



2. That, since the project falls under the Uncontrolled Zone, therefore Change of Land use (CLU), Land License, Building Plan Approval, and Approved Zoning Plan are not applicable.
3. That, since the built-up area of the project was initially less than 20,000 sqm, Environmental Clearance was not required.
4. That, construction was initiated in accordance with the Consent to Establish (CTE) and Consent to Operate (CTO):
 - CTE obtained for an initial built-up area of 2,307.15 sqm for a 100-bedded hospital, via letter No. HSPCB/Consent/:329986523JHACTE38366129 dated 09.06.2023 (**refer Enclosure B**).
 - CTO issued for the same built-up area, via letter No. HSPCB/Consent/:329986523 JHACTO41288727 dated 08.08.2023 (**refer Enclosure C**).
 - CTE for built-up area of 16,987.8 sqm, issued via letter No. HSPCB/Consent/: 313099724JHACTE70407037 dated 12.08.2024 (**refer Enclosure D**).
5. That, as per the current status of the project, 04 block (Block A, B, C and D) have been constructed
6. That, project now envisions the construction of 08 additional blocks (Block E to L) with a total built-up area of **79,998.52 sqm**.
7. That, as per the MoEF&CC Notification dated 22.12.2014 (**Enclosure E**), the Institutional Projects having Built-up Area less than 1,50,000 sqm were exempted from obtaining Environment Clearance.
8. That, the MoEF&CC OM dated 22.12.2014 was quashed and set aside as per the MoE&FCC OM dated 30.04.2024 (**Enclosure F**), referring to the Kerala High Court Judgement dated 06.03.2024. Hence, all Institutional Projects having Built-up area greater than 20,000 sqm shall require prior Environment Clearance as per the EIA Notifications 2006 and further amendments. Hence, the project now falls under the purview of Environmental Clearance.
9. That, the project lies outside the Aravali region in Jhajjar region, hence the Aravali NOC is not applicable.
10. That, the maximum height of the building will be 22 meter, hence AAI NOC is not applicable.
11. That, application for Forest NOC has been submitted to Forest Department (**Enclosure G**).
12. That, Fire NOC, and Structural Stability Certificate have been obtained (**refer Enclosures H, and I respectively**).
13. That, no HT line(s) is passing through the project site.
14. That, no Revenue Rasta(s) is passing through the project site.
15. That, permission for the Fresh Water Supply has been obtained from the Zildar, RLI, W/S Division, Jhajjar, Haryana dated 23.01.2021 (**Enclosure J**).
16. That, application has been submitted to the Public Health Engineering Department (PHED) for obtaining permission for Sewer Discharge Connection (**Enclosure K**).
17. That, the Power Supply for the project is being provided by Uttar Haryana Bijli Vitran Nigam (UHBVN).
18. That, the CA certificate for the project has been attached as **Enclosure L**.
19. That, the project spans a total plot area of **1,03,312.13 sqm**, with **32,519.08 sqm** reserved for future development wherein site planning is yet to be initiated. The current proposal elaborates the planning over Net Planned Area measuring of **70,793.05 sqm** out of total 1,03,312.13 sqm.
20. That, an area measuring 14,314.00 sqm (20.22% of Net Planned Area) has been proposed for Greenbelt Development at the Project Site. Out of this, an area



measuring 8,846 sqm will be developed as Block Green Plantation, which is approx.12.5% of the Net Planned Area.

21. That, the STP of capacity 1,264 KLD and ETP of capacity 50 KLD are proposed for the treatment of sewage and effluent generated at the project site keeping separate treatment processes. Footfall will be increasing gradually as per the completing of the proposed building. Therefore STP will be installed in phases as per the requirement.
22. That, Solar Panels of capacity 100 kW will be installed at the site.
23. That, two Organic Waste Convertors (OWC) of capacity 1000 kg/day and 500 kg/day will be installed at the site for the treatment of biodegradable waste.
24. That, the groundwater was encounter to about 4.9 to 5.0 m depth during the field investigation in July 2024. Hence 01 rainwater harvesting tank of capacity of 300 KLD is proposed to collect the rainwater during the monsoon season.
25. That, Ground water quality of Jhajjar district has high level of TDS as per the baseline study conducted.
26. That, no Wildlife Sanctuaries or Notified Protected Areas fall within the 10 km radius of the project site. Bindawas Bird Sanctuary and Sultanpur National Park lies at about 14.5 km (NW) and 20 km (NE) from the project site respectively.
27. That, there are no ongoing litigations or legal cases against the Project Proponent or associated land.

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)	9	2
2	Anti-smog gun	7	1
3	Noise Pollution Control (Maintenance of machinery)	5	2
4	Waste management	3	1
5	Environment monitoring & Six-Monthly compliances	-	4
6	Environment Management Cell	4	2
	Total	28	12

EMP BUDGET (OPERATION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater treatment (STP)	75	2
2	Rain water Harvesting tank	5	1
3	Acoustic enclosure/stack for DG sets and Energy savings	5	4
4	Solid Waste Management (Organic Waste Convertor and Waste Bins)	8	1
5	Landscaping (green area development and plantation)	8	2
6	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	8.5
	Total	101	18.5



EMP BUDGET (OUTSIDE THE PROJECT PREMISE)

Activities	Total cost (in Lakhs)
Adoption of Government school in nearby village 1. Installation of smart classes 2. Installation of Solar Lighting 3. Installation of RO Treatment plant, etc. 4. Toilets construction 5. Book distribution	35/-

EMP BUDGET SUMMARY

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	129.00
EMP budget (Recurring cost)	30.50
Adoption of Government school in nearby village	35.00
TOTAL	194.50

A detailed discussion was held on the documents submitted regarding NOC obtained from DTCP, Assurances, EMP, Landscape Plan, Rainwater Harvesting, Court Orders, Landscape Plan, Parking Plan, DG Sets, Waste Management 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. Master Dayanand Memorial Educational Trust

(as per No Objection Certificate issued by DTCP, Haryana for setting up of an Educational Institute building vide: **Memo No. JR/DTP-P/4590/20 dated 01.10.2018; Memo No. E-Diary-29725/2020/TCP-OFA/68/2020 dated 16.01.2020; Memo No. E-Diary-92054/2020/TCP-OFA/3244/2020 dated 24.10.2020; Memo No. E-Diary-108925-2021/TCP-OFA/172/2021 dated 25.01.2021; Memo No. E-Diary-186289/2022/TCP-OFA/2594/2022 dated 15.12.2022; Memo No. E-Diary-228297/2024/TCP-OFA/118/2024 dated 13.01.2024).**

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

A. Specific conditions:-

1. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening.
2. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes



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 PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
6. 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.
7. 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.
8. 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 solid waste dumping site through authorized vender.
9. 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
10. 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.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
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. The PP shall obtain the Fire NOC from the Competent Authority before taking the 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.
15. The PP shall not mix ETP treated effluent with STP water



16. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
17. The PP shall follow SOP regarding single use plastic free
18. The PP shall follow the SOP for reduction of carbon footprints
19. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. The PP shall carry out quarterly maintenance and cleaning of **RWH tanks**.
23. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
24. The PP may provide electric charging stations to facilitate electric vehicle commuters.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
27. 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.
28. 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.
29. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
30. The minimum growth of trees should be 03 meters with sufficient canopy.
31. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
32. 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)
33. 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.
34. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
35. Water intensive and/or invasive species should not be used for landscaping
36. 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.
37. 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.
38. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
39. As proposed **14,314.00 sqm (20.22% of Net Planned Area)** shall be provided for green area development. Out of this, an area measuring 8,846 sqm will be developed as Block Green Plantation, which is approx.12.5% of the Net Planned Area..
40. **01 Rainwater Storage Tank (Capacity: 300 KLD)** shall be provided for ground water storage as per the CGWB norms.
41. **The PP shall provide Solar Panels of capacity 100 kW**
42. The PP shall install required number of **Anti-Smog Guns** at the project site as per the requirement of HSPCB.



43. 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. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory Compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the



S. No	Environmental Conditions
	project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air Quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.



S. No	Environmental Conditions
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water Quality Monitoring and Preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation,



S. No	Environmental Conditions
	car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for



S. No	Environmental Conditions
	landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise Monitoring and Prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area



S. No	Environmental Conditions
	outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and



S. No	Environmental Conditions
	25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.



S. No	Environmental Conditions
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human Health Issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.



S. No	Environmental Conditions
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.



S. No	Environmental Conditions
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.12 EC for proposed Group Housing Project at Village-Harsaru, Sector-88B, District-Gurugram, State-Haryana by M/s Fidatocity Homes Private Limited

Project Proponent : Sh.Deepak
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/506052/2024 dated 18.11.2024 for obtaining under **Environment Clearance** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 016544 dated 15.07.2024 during the ToR. The Project was granted ToR on dated 23.08.2024 vide proposal No. SIA/HR/INFRA2/488295/2024.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Group housing project over an area measuring of 10.844 acres is planned at Sector-88B, Village Harsaru, Gurugram, Haryana being developed by M/s Fidatocity Homes Pvt. Ltd.		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/506052/2024
2.	Latitude	28°26'23.78"N
3.	Longitude	76°56'57.15"E
4.	Plot Area	43,883.095 m ² / 10.884 Acres
5.	Proposed Ground Coverage (8.03%)	3,525.772m ²
6.	Proposed FAR	78723.609m ²
7.	Non FAR Area	1,00,085.996 m ²
8.	Total Built Up area	1,78,809.605m ²
9.	Total Green Area (21.22 % of plot area)	9,310.756 m ²
10.	Rain Water Harvesting Pits (with size)	10 RWH Pits
11.	STP Capacity	250 KLD
12.	Total Parking	1824 ECS
13.	Organic Waste Converter	Total 1 no. of Organic waste converters of capacity, 700 Kg/day (1×700 Kg/day)



14.	Maximum Height of the Building (m)	149.65 m
15.	Power Requirement	7600 kVA (DHBVN)
16.	Power Backup	Total 6 nos. of DG Sets having total capacity of 7750 kVA (3×1500 kVA + 1×750 kVA+ 2×1250 kVA)
17.	Water Requirement	283 KLD
18.	Domestic Water Requirement	176 KLD
19.	Treated Water	107 KLD
20.	Waste Water Generated	201 KLD
21.	Solid Waste Generated	1407 Kg/day
22.	Biodegradable Waste	563 Kg/day
23.	Basement	2 no's
24.	Dwelling Units/ EWS	Total Dwelling Units: 554 No. of Dwelling Units of Residential: 451 No. of Dwelling Units of EWS: 103
25.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9
26.	Total Cost of the project:	i) Land Cost
		ii) Construction
27.	EMP Budget	EMP Budget: 600 Lakhs.
28.	Incremental Load in respect of:	i) PM 2.5
		ii) PM 10
		iii) SO ₂
		iv) NO ₂
		v) CO
29.	Construction Phase:	Power Back-up
		Water Requirement & Source
		STP (Modular)
		Anti-Smog Gun

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 10.12.2024 mentioning therein as under:

- ❖ We have obtained license vide No. 130 of 2024 dated 24.10.2024 which is valid Upto 23.10.2029 from Directorate of Town & Country Planning, Haryana. For 10.844 acres or 43,883.095 sq.m.
- ❖ That, we have proposed 21.22% green area within project site out of which 10% area under block plantation and remaining area 11.22% under periphery /avenue plantation.
- ❖ That, we have received water assurances from GMDA, dated: 12.11.2024, STP treated water assurance is received vide memo No. GMDA/SEW/2024/555 dated: 07.11.2024,



sewerage assurance is received vide memo No. GMDA/SEW/2024/556 dated: 07.11.2024.

- ❖ That, we have obtained a power assurance from DHBVN vide memo no. Ch.44/Drg.-PLC dated: 19.11.2024.
- ❖ That, we have obtained Forest NOC from DFO vide reference no. P90-2CA-G3MR dated: 08.08.2024.
- ❖ That, we have obtained Aravali NOC from DC vide no.128 dated: 09.10.2024.
- ❖ That, Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 5.5 km in WNW direction and approx. 20.8 km in E direction respectively.
- ❖ That there is no litigation pending against project.
- ❖ That, there is no HT Line and revenue rasta is passing through the project site.
- ❖ That NOC from airport authority of India is not applicable to the project as per COLOUR CODING ZONE MAP OF NEW DELHI (CCZM) copy of same is attached as annexure -A
- Permissible Top Elevation from Sea Level-370 M AMSL or Below as per colour Legend Point No.11.
- Ground Level at project site- 221 M
- Permissible height of building-149 M
- Height of building- 149 M
- Hence, NOC from Airport Authority of India is not required for above mentioned project.

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	20.00	Waste Water Management (Sewage Treatment Plant)	50.00	80.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	35.00	50.00
Tree Plantation	20.00	25.00	Tree Plantation	20.00	40.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (10 pits)	20.00	5.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	10.00	Stack height for D.G sets and its acoustics	60.00	40.00
CER Activity (Govt. School)	35				



	130	75		165	230
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A detailed discussion was held on the documents submitted regarding license, green area, block plantation, water assurances, power assurance, Forest NOC, Aravali NOC, Wildlife Sanctuary, HT Line, AAI NoC, building height, revenue rasta, EMP, CA certificate, Fire NOC, IGBC certificate, Structure Stability Certificate, Percolation Data, Ground Water Quality 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 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 Fidatocity Homes Pvt. Ltd.**
 2. **Baljeet Yadav**
 3. **Dinesh Yadav**
 4. **Mahesh all sons of Shri Harpal Singh,**
 5. **Mahipal S/o Jagmal,**
 6. **Dushyant Yadav S/o Satyapal**
- in collaboration with M/s Fidatocity Homes Pvt. Ltd. as per License No.130 of 2024 dated 24.10.2024 valid upto 23.10.2029 issued vide Endst. No.LC-5252/JE(AK)-2024/32680 dated 24.10.2024 issued by DTCP, Haryana**

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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
 16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
 20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.



24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. **As proposed 9,310.756 m² (21.22 % of plot area) PP shall provide green area development.** Out of which 10% area under block plantation and remaining area 11.22 % under periphery /avenue plantation
33. **10 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. **The PP shall install Solar panel as per HAREDA norms.**
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the <http://dustapphspcb.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. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.



2. Statutory compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.



S. No	Environmental Conditions
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
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S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of



S. No	Environmental Conditions
	minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise Monitoring and Prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and



S. No	Environmental Conditions
	Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.



7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
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S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human Health Issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.



S. No	Environmental Conditions
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.



S. No	Environmental Conditions
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within



S. No	Environmental Conditions
	a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.13 EC for proposed for Institutional Building "International Convention Centre" located in the Sector-78, Vijay Pathik Road, Faridabad (Haryana) by M/s Haryana Shehri Vikas Pradhikaran

Project Proponent : Sh. Anil Kumar
Consultant : OCEAO-ENVIRO Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/504579/2024 dated 19.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 899677 dated 05.11.2024.

Table 1 – Basic Detail

Name of the Project: Environmental Clearance for Institutional Building "International Convention Centre" located in the Sector-78, Vijay Pathik Road, Faridabad, Haryana by M/s Haryana Shehri Vikas Pradhikaran		
Online Proposal No. SIA/HR/INFRA2/504579/2024		
Sr. No.	Particulars	Details
1.	Latitude	28° 22' 50.15" N to 28° 22' 41.86" N
2.	Longitude	77° 21' 47.89" E to 77° 21' 51.11" E
3.	Total Plot Area	33529.59 sqm (8.29 Acre)
4.	Net Plot Area	33529.59 sqm
5.	Built Up area	90165.215 sqm
6.	Permissible Ground Coverage	13411.836 sqm (40%)
7.	Proposed Ground Coverage	12286.707 sqm (36.64%)
8.	Permissible FAR	50294.385 sqm (150%)
9.	Proposed FAR	47842.424 sqm (142%)
10.	Non-FAR	42322.791 sqm
11.	Total Built-up Area	90165.215 sqm
12.	Green Area	6734 sqm (20.08%)
13.	Rainwater Harvesting Pits	09 Nos (78.75 cum each for recharge)
14.	STP Capacity	250 KLD
15.	Parking Required	478 ECS
16.	Parking Provided	892 ECS
17.	Organic Waste Converter	02 Nos
18.	Maximum Height of the Building (m)	36.710 m
19.	Power Requirement	3482 KW, DHBVN, Faridabad
20.	Power Backup	5010 KVA (2 x 500 + 2 x 1500 + 1 x 1010 KVA)



21.	Total Water Requirement	450 KLD	
22.	Fresh Water Requirement	250 KLD	
23.	Recycled/Treated Water Requirement	200 KLD	
24.	Waste Water Generated	222 KLD	
25.	Solid Waste Generated	2141.30 kg/day	
26.	Biodegradable Waste	1285 kg/day	
27.	Number of Towers	02 Blocks	
28.	Basement	02 Nos	
29.	Stories	2B+G+2+3Mezz Floors	
30.	R+U Value of Material used (Glass)	U = 3.5 W/sqm k, R = 0.91	
31.	Total Cost of the project:	416.32 Cr	
32.	EMP Cost	8.42 Cr	
33.	Incremental Load in respect of:	PM 2.5	0.08 µg/m3
		PM 10	0.81 µg/m3
		SO _x	2.90 µg/m3
		NO _x	9.23 µg/m3
		CO	0.12 mg/m3

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 10.12.2024 mentioning therein as under:

1. That Haryana Shehri Vikas Pradhikaran (H.S.V.P) proposes the development of new Institutional Building Project "International Convention Centre, Faridabad" located in the Sector: 78, Vijay Pathik Road, District: Faridabad (Haryana). The project will be developed on the land owned by Haryana Shehri Vikas Pradhikaran (H.S.V.P) bearing Killa Nos. 49//4, 5, 6, 7, 45//4, 5, 6, 7, 14, 15, 16, 17, 24, 25 in the village Bhatola, Sector-78, Tehsil and District: Faridabad (Haryana). Copy of award letter of the said land in favour Haryana Shehri Vikas Pradhikaran is hereby submitted as **(Annexure-1)**
2. That the total built-up area proposed at the project site is 90165.215 sqm. Therefore, the project falls under schedule 8(a) as per EIA notification, 2006 and its amendments till date for the grant of environmental clearance. Hence, we are hereby applying as "fresh category" for the grant of environmental clearance from SEIAA, Haryana.
3. That we have obtained all other relevant NOCs like Power Assurance, Water and Sewer Assurance, Structural stability certificate from the concerned departments. **(Annexure-2)**
4. That Zero Liquid Discharge (ZLD) will be achieved from the project in the operational phase.
5. That the total cost of project is 416.32 Cr. Copy of certificate issued by S.E. Faridabad Circle along with the project estimate sanctioned is hereby submitted as **(Annexure-3)**
6. That we have proposed 8.42 Cr (2.022%) as the total EMP cost.
7. That the approval of building plans for the project is under process.



8. That the total power load of the project is 3482 KW which will be supplied by DHBVN, Faridabad. The electrification plan is hereby submitted as **(Annexure-4)**
9. That we will install solar system of 175 KW at the project site in operational phase.
10. That the land of our project does not falls under the Aravalli Notification, 1992 as the project belongs to Faridabad District.
11. That the ownership of lands belong to Haryana Shehri Vikas Pradhikaran therefore, forest clarification is not applicable.
12. That the height clearance for the Airport Authority of India is not applicable to our building project as our land is not falling in the CCZM map of AAI for obtaining height clearance NOC.
13. That we will obtain Fire NOC from the Fire Department before the occupancy at the project site.
14. That we will install 09 Nos of RWH pits each having capacity 78.75 cum for ground water recharge.
15. That greenbelt plan showing 6734 sqm (20.08%) green area of the total project site. We will develop 12% block plantation with 3 m gap between the trees in the green area proposed.
16. That there is no wildlife sanctuary falling within 10 km from the project site.
17. That there is no HT Line passing through the project site.
18. That there is no revenue rasta is passing through the project site.
19. That water quality test report from NABL laboratory has been done. All the parameters are found within the permissible limits as per drinking water standards IS 10500: 2012. **(Annexure-5)**
20. That the proportionate of Sand, Silt and Clay is 62.5%, 10.6%, 26.9% as per the soil quality test report obtained from NABL laboratory. As the content of Sand is high therefore the percolation rate is approximately 7-8 inch or more per hour.
21. That there is no litigation pending on our project.

Table 2 – EMP Detail

During Construction Phase			During Operation Phase		
Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)	Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)
Anti Smog Gun and Water for Dust suppression	20.00	2.00	Waste Water Management (STP)	150.00	25.00
Wastewater Management	10.00	1.50	Solid Waste Management	50.00	15.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	150.0	10.00
Provision of Rainwater sump	10.00	1.50	Monitoring for Air, Water, Noise	0.00	1.00
Green Belt Development	25.00	2.50	RWH pits	50.00	3.00
Material Covering	15.00	0.5	Provision of DG Stack Height	60.00	1.00
PM10 & PM2.5 Sensors	2.00	0.5	Provision of Solar system	200.00	5.00



			Provision of RO system for softening	100.00	10.00
Total	Rs. 82.00	Rs.9.50		Rs.760.0	Rs.70.0

A detailed discussion was held on the documents submitted regarding Built Up Area, Power Assurance, Water Assurance, Sewer Assurance, Structural Stability Certificate, ZLD, Project Cost, EMP, Solar Power, Aravali NOC, Forest Noc, AAI NOC, Fire NOC, RWH, Green Belt, Wildlife Sanctuary, HT Line, Revenue Rasta, Test Reports, Litigation as well as the submissions made by the PP and the documents submitted.

The reply and sub missions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

**The Superintending Engineer, HSVP Circle, Faridabad
(as per the Award No. 24 for the year 2010-11 issued on 04.02.2011 by Land Acquisition Collector, Urban Estate, Haryana, Faridabad)**

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 firefighting 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) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
- 17) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 18) 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.
- 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 21) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 22) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.



- 25) 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.
- 26) 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.
- 27) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 28) **As proposed 6734 sqm (20.08% of Plot area) shall be provided for green area development. The PP shall develop 12% block plantation with 3 m gap between the trees in the green area proposed**
- 29) **09 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
- 30) **The PP shall provide the solar system of 175 KW at the project site in operational phase**
- 31) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 32) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
- 33) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

2. Statutory Compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.



S. No	Environmental Conditions
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air Quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.



S. No	Environmental Conditions
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality Monitoring and Preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.



S. No	Environmental Conditions
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.



S. No	Environmental Conditions
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise Monitoring and Prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures



S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.



S. No	Environmental Conditions
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

10. Transport



S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

11. Human Health Issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. 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.



S. No	Environmental Conditions
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in



S. No	Environmental Conditions
	revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.14 EC for Proposed expansion of existing Industrial Unit For Manufacturing of Two Wheelers in the revenue estate of Village Kherki Daula, Sector-75A, District Gurugram, Haryana by M/s Suzuki Motorcycle India Private Limited

Project Proponent : Sh.Naresh Kumar
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/506565/2024 dated 19.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 510163 dated 25.09.2024.

Table 1 – Basic Detail

Name of the Project: Proposed expansion of existing Industrial Unit For Manufacturing of Two Wheelers in the revenue estate of Village Kherki Daula, Sector-75A, District Gurugram Haryana developed by M/s Knorr Bremse India Private Limited				
S. No.	Particulars	Existing	Proposed	Total
1.	Online Proposal Number: SIA/HR/INFRA2/506565/2024			
2.	Latitude	28° 23' 48.544" N	Nil	28° 23' 48.544" N
3.	Longitude	77° 0' 5.825" E	Nil	77° 0' 5.825" E
4.	Total CLU Area (sqm)	1,54,832.71	Nil	1,54,832.71
5.	Area under Sector Road(sqm)	13,314.16	Nil	13,314.16



6.	Net Plot Area(sqm)	1,41,526.66	Nil	1,41,526.66
7.	Proposed Ground Coverage(sqm)	55,624.172	9,491.873	65,116.045
8.	Total Proposed FAR(sqm)	61,232.501	11,339.373	72,571.87
9.	Total Built up Area(sqm)	67,189.951	8,963.685	76,153.636
10.	Proposed Green Area (@20% of net plot area) (sqm)	28,305.33	Nil	28,305.33
11.	Employment generation (nos)	3,196	100	3,296
12.	Total Fresh water Requirement (KLD)	398	5	403
13.	Total Drinking water Requirement (KLD)	77	3	80
14.	Raw water requirement for Industrial use (Machines, Air Washer/ Cooling Water Supply) (KLD)	323	Nil	323
15.	Recycled Treated Water Requirement (KLD)	396	2	396
16.	Total Flushing water Requirement (KLD)	62	2	64
17.	Filter Backwash Requirement(KLD)	86	Nil	86
18.	Industrial Process (KLD)	100	Nil	100
19.	Total Horticulture water Requirement (KLD)	186	Nil	186
20.	Domestic Sewerage generated (KLD)	203	4	207
21.	Quantity of treated water use per day from STP(KLD)	182.4	3.6	186
22.	Total trade effluent generated during process (KLD)	220	Nil	220
23.	Quantity of treated water use per day from ETP(KLD)	210	Nil	210
24.	STP capacity (MBR) KLD	220	80	300
25.	ETP capacity (Conv. Aeration) (KLD)	220	Nil	220
26.	Maximum number of floors	G+1Floor	+1F	G+2 Floor
27.	Solid Waste Generation (kg/day)	975	30	1006
28.	Biodegradable waste (kg/day)	390	12	402
29.	Non-Biodegradable waste (kg/day)	585	19	604
30.	Organic waste convertors (OWC) (kg/day)	Nil	450	450
31.	Hazardous Waste generation (TPA)	930.297	105	1,035.30
31.1	Used/spent oil (5.1)	5.297	Nil	5.297
31.2	Contaminated cotton rags or other cleaning materials (33.2)	40	Nil	40
31.3	Chemical sludge from waste water treatment (35.3)	160	Nil	160
31.4	Empty barrels/containers/liners contaminated with hazardous chemicals/wastes (33.1)	250	Nil	250
31.5	Process wastes, residues & sludges (21.1)	475	105	580
32.	Plastic Waste (TPA)	84	Nil	84
33.	E-Waste (TPA)	250	10.48	260.48
34.	Battery Waste (TPA)	100	3.05	103.05
35.	Bio-Medical Waste (TPA)	0.18	0.04	0.23
36.	Other Waste (Metal, wooden, paper and glass scrap) (TPA)	312.42	74.98	387.4
37.	Construction & demolition waste (TPM)	Nil	39.5	39.5



38.	Rain water Harvesting pits	10 Nos. of RWH with storage area of 1148 m3. (20 Nos. of double bore recharge)	15 RWH pits	10 Nos. of RWH with storage area of 1148 m3. (20 Nos. of double bore recharge) along with 15 Nos. of RWH pits proposed
39.	Provided ECS	262	Nil	262
40.	Total Power Requirement (KVA)	1800	3150	4950
41.	Details of Power backup (DG/GG Sets)	4 Nos. of DG Sets having total capacity of 5,000 KVA (3*1500 KVA+1*500 KVA) and 3 Nos. of GG Sets having total capacity of 6770 KVA (2*2458 KVA+1*1854 KVA)	Nil	4 Nos. of DG Sets having total capacity of 5,000 KVA (3*1500 KVA+1*500 KVA) and 3 Nos. of GG Sets having total capacity of 6770 KVA (2*2458 KVA+1*1854 KVA)
42.	Capacity of Solar Panel (KWp)	1800	200	2000
43.	Name of product (Motorcycle and Scooter) Numbers/day	4000	2,000	6,000
44.	Total Project Cost (in Crore) i) Land Cost ii) Construction cost	710.36	95	805.36
45.	EMP Budget (lakhs)	i) Capital Cost ii) Recurring Cost	1309.2 307.5	1616.7
46.	Incremental Load in respect of:	i) PM 2.5 ii) PM 10 iii) SO ₂ iv) NO ₂ v) CO	-- -- -- -- --	0.20908 µg/m3 0.33644 µg/m3 0.84111 µg/m3 1.37046 µg/m3 0.0000798 mg/m3
47.	Construction Phase:	i) Power Back-up ii) Water Requirement & Source iii) STP iv) Anti-Smog	-- -- -- --	Existing DG Sets Fresh water – 10 KLD for drinking & sanitation. Source: Fresh water – Borewell Construction Water – STP treated Existing installed STP 01 Nos of Anti-



		Gun			smog gun
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The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 04.12.2024 mentioning therein as under:

- ❖ That the Change of land use has been granted by Director, Town & Country Planning, Haryana, Chandigarh through memo no.G-1445-10 DP-03/14431 on dated: 13.10.2003 and G-1445-JE(S)-2012/2723 on dated: 20.04.2012 for establishment of industrial purpose on land area of 1,49,825.54 sqm/37.022 acre/14.982 Ha.
- ❖ That the Change of land use has been granted by Director, Town & Country Planning, Haryana, Chandigarh through memo no G-1445-JE(S)-2012/2723 on dated: 20.04.2012 for establishment of industrial purpose on land area of 5,033.20 sqm/1.24 acre/0.503 Ha.
- ❖ That the unit was already established before 2006. Now unit wants to propose expansion in project site.
- ❖ That as per Office Memorandum of MOEF&CC F. No. 3-85-2016-IA.III [E 81594] dated 30th April, 2024, if the size of the industrial shed is $\geq 20,000$ sqm of built up area, the project proponent shall be required to obtain prior EC under item 8(a) of schedule EIA notification 2006. Therefore, we are applying for Environmental clearance (EC) to SEAC, Haryana for obtaining Environmental Clearance (EC) for total built-up area of 76,153.636 sqm. and total plot area of 1,54,840.82 sqm. under item 8(a) of schedule EIA notification 2006.
- ❖ That we have obtained the Occupation certificate from Directorate of Urban Local Bodies (DULB) through memo no. DULB/CTP/CLU-302 GGM/2023/5173 dated 12.07.2023 for the existing Project.
- ❖ That we have obtained CTO from HSPCB through No. No. HSPCB/Consent/: 313091422GUSOCTO26162384 on dated: 18.08.2022 for existing Project.
- ❖ That solar Panel of 1800 KWp of capacity has been installed at the existing Project and 200 KWp of solar panel will be proposed at the project site.
- ❖ That existing structure of the project site will be demolish as per Construction and Demolition Waste Management Rules 2016. Due to demolition of that structure, mitigation measures will be taken as per above rules.
- ❖ That Multi-effect Evaporator (MEE) has been installed for achieving the Zero Liquid Discharge (ZLD) for process wastewater.
- ❖ That the building height of project is less than 30 mtr. So, NOC from Airport authority of India is not applicable to us.
- ❖ That the Zoning plan is not applicable to us because it is industrial shed project.
- ❖ That we have achieved the Zero Liquid Discharge (ZLD) within the existing Project.
- ❖ That there is no HT line passing through the project site.
- ❖ That we have proposed 20% of green area of net plot area at the project, out of which, 12% area under block plantation and balance 8% area under Periphery and avenue plantation.
- ❖ That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx.12.5 km in NW direction and approx. 16.6 km in ENE direction respectively.
- ❖ That there is no litigation pending against project.
- ❖ That we have obtained approval of ground water extraction from HWRA through HWRA/NOC/IND/R/2024/441 dated 09.09.2023.



- ❖ That we have obtained Forest NOC from Forest Department through Reference No. (SRN): VLK-HLT-8EVL on dated:24.10.2024
- ❖ That we have obtained Aravalli NOC from DC through S. No. 153/M.B. on dated: 26.11.2024.

Table 2 – EMP Detail

EXPENDITURE ON EMP

Description	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/year)
Monitoring for Air, Water, Stack, emission & Noise	10.00	5.00
Greenbelt development/landscaping	10.00	4.00
Waste Water Management (Sewage Treatment Plant & Effluent Treatment Plant)	150	30.00
Rainwater harvesting system	125	15.00
Solid Waste Management (Dust bins & OWC)	0.00	0.2
DG Sets including stack height and acoustics	45.00	5.00
Energy Saving (Solar Panel system)	900	10..00
Total	1240	69.2
Grant Total	Rs.1309.2 Lakhs	

PROPOSED 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 5 Year)
Sanitation and Wastewater Management	2.50	5.00	Waste Water Management (Sewage Treatment Plant)	15.00	50.00
			Waste Water Management (Effluent Treatment Plant)	0.00	50.00
Garbage & Debris disposal	0.00	5.00	Solid Waste Management (Dust bins & OWC)	20.00	0.00
Tree plantation	5.00	5.00	Tree plantation	15.00	25.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	5.00
Rainwater	10.00	0.00	Rainwater	0.00	5.00



harvesting system (15 pit)			harvesting system		
Dust Mitigation Measures Including site water sprinkling and anti-smog gun)	5.00	5.00	Stack height for DG Sets and its acoustics	0.00	25.00
			CER activities (Govt. School)	50.00	0.00
Total	22.50	25.00	Total	100.00	160.00

A detailed discussion was held on the documents submitted regarding hazardous waste, Comparative Chart, plant species, EMP budget, Fire NOC, landscape plan, Ground Water Quality, Percolation data, AQ report, Aravalli NOC, Occupation certificate, CTO, solar power, ZLD, building height, Zoning plan, HT line, Wildlife Sanctuary, Forest NOC, Aravalli NOC Project cost 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 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:

M/s Suzuki Motorcycle India Pvt. Ltd. as per CLU issued vide Memo No.G-1445-10, DP-03/1443 dated 13.10.2003 and G-1445-JE(S)-2012/2723 dated 20.04.2012

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 firefighting 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) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
- 17) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.



- 18) 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.
- 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 21) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 22) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 25) 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.
- 26) 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.
- 27) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 28) **As proposed 28,305.33 (20% of net plot area) shall be provided for green area development, out of which, 12% area under block plantation and balance 8% area under Periphery and avenue plantation.**
- 29) **The solar Panel of 1800 KWp of capacity has been provided at the existing Project and 200 KWp more of solar panel shall be installed at the project site.**
- 30) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 31) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
- 32) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.



2. Statutory compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring



S. No	Environmental Conditions
	for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality Monitoring and Preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other



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



S. No	Environmental Conditions
	the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this



S. No	Environmental Conditions
	regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation Measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the



S. No	Environmental Conditions
	neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be



	used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human Health Issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.



11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production



S. No	Environmental Conditions
	operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

305.15 EC for proposed Setting up a "The Florett Enclave" Affordable Plotted Residential Project (Deen Dayal Jan Awas Yojna) Sector - 59, Gurugram Haryana by M/s Corona Realtors Private Limited

Project Proponent : Sh. Yogesh Mittal

Consultant : Open Arch Design and Enviro Solutions LLP

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/506175/2024 dated 27.11.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification



dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 505859 dated 20.11.2024.

Table 1 – Basic Detail

Name of the Project: “Florett Enclave” Proposed affordable residential plotted colony measuring 6.225 Acres at Sector 59, Gurugram, Haryana			
Sr. No.	Particulars		
1.	Online Proposal Number		SIA/HR/INFRA2/506175/2024
2.	Latitude		28°24'12.80"N - 28°24'12.78"N
3.	Longitude		77° 6'10.71"E - 77° 6'12.01"E
4.	Plot Area		25,191.681 sq.m. or 6.22 acre
6.	Proposed Ground Coverage		6,098.301 m ² . (63.5% of project site)
7.	Proposed FAR		22,919.08 sq.m.
10.	Total Built Up area		37,789.680 sq.m.
11.	Total Green Area with %		2,994.67 sq. m. (11.8 % of project site)
11.	Rain Water Harvesting Pits (with size)		6 No. of RWH pits
12.	STP Capacity		300 KLD
13.	Total Parking		198 ECS
14.	Organic Waste Converter		NA
15.	Maximum Height of the Building (m)		14 m
16.	Power Requirement		1,607 kW
17.	Power Backup		3 DG sets of 750 KVA
18.	Total Water Requirement		275 KLD
19.	Domestic Water Requirement		180 + 95 KLD
20.	Fresh Water Requirement		180 KLD (excluding flushing)
21.	Treated Water		198 KLD
22.	Waste Water Generated		264 KLD
23.	Solid Waste Generated		1,543.31kg/day or 1.5 TPD
24.	Biodegradable Waste		910.55 kg/day
25.	Number of Towers		(A=44) + (B=33) +(C=11) +(D=2) +(E=1) +(F=7) +(G=2) +(H=1) = 101, Commercial and Community
26.	Dwelling Units		101 Plots
27.	Basement		NA
28.	Stories		S+4
29.	R+U Value of Material used (Glass)		NA
30.	Total Cost of the project:	i) Land Cost	INR 23 Crores
		ii) Construction Cost	
31.	EMP Budget (per year)	iii) Capital Cost	INR 657.52 Lakh
		iv) Recurring Cost	INR 50.55 Lakh
32.	Incremental Load in respect of:	PM _{2.5}	NA
		PM ₁₀	NA



		SO ₂	NA
		NO ₂	NA
		CO	NA
33	Status of Construction		NA, as this is a fresh project
34.	Construction Phase:	v) Power Back-up	Temporary connection through DG sets as backup. Capacity of the same are 1x 58 KVA, 1X 40 KVA, 1X 25 KVA, 1x 15 KVA and 1X 7.5 KVA
		vi) Water Requirement & Source	275 KLD & GMDA
		vii) STP (Modular)	Yes
		viii) Anti-Smoke Gun	Yes

The case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 29.11.2024 alongwith an affidavit of even date mentioning therein as under:

1. About 111-116 ECS is required and we'll give the provision of 198 ECS. The Road plan is attached as **Annexure 1**.
2. The Landscape Plan of 2,994.67 sq. m./0.74 Acre (11.8 %) along with Block Plantation along with number and spacing between the plants is attached as **Annexure 2**.
3. The Elevation section plan is enclosed as **Annexure – 3**.
4. The Water Diagram is enclosed as **Annexure – 4**.
5. There is a revenue rasta passing through the proposed colony, and its crossing has been approved by the DTCP office, as indicated in the approved layout of the colony. The colonizer shall ensure that this rasta is never closed by any means and will provide uninterrupted access to the local public at all times. Approved plan is enclosed as **Annexure 5**.
6. The detail for the Lab Report is enclosed as **Annexure 6**.
7. The maximum height of the S+4 floors is 14.95 meters, which does not require obtaining an AAI NOC, as it is only mandatory for buildings exceeding a height of 30 meters.
8. Fire NOC is not applicable in plotted development project.
9. A BPCL gas pipeline passes beneath/through the proposed colony. In consideration of its sanctity, the DTCP office has approved a green area over the pipeline in compliance with BPCL norms, as depicted in the approved layout of the colony. This area will remain undeveloped, with only greenery maintained to ensure adherence to the guidelines.
10. 50% solar coverage on the commercial area roofs and 50% on the ESS (Electrical Substation) roof shall be provided.
11. NOC from Aravali Clearance is enclosed as **Annexure 7**
12. The Forest NOC for Whole Project is enclosed as **Annexure 8**
13. The GMDA Assurance of Drinking Water is enclosed as **Annexure 9**
14. The GMDA assurance of Sewerage Connection is enclosed as **Annexure 10**
15. A certificate of adequacy of available power is enclosed as **Annexure 11**
16. CA certificate is enclosed as **Annexure 12**.



EMP Budget
Construction phase

Item	Capital Cost (Rs. Lacs)	Item	Recurring Cost (Rs. Lacs/yr)
Sanitation facilities for construction workers	4	Monitoring of ambient air, noise, groundwater and soil Dust Suppression	0.5
Covered Storage for Construction Material	8	Garbage and Debris Disposal	2
Sedimentation Trap for construction wastewater	2		1
Total	14		3.5

EMP Budget
Operation phase

Item	Capital Cost (Rs. Lacs)	Item	Recurring Cost (Rs. Lacs/yr)
STP (300 KLD)	150	Water quality & effluent monitoring	10
DG stacks	15	Stack emission & ambient air monitoring	5
Waste bins	10	Ambient & DG noise monitoring	1
Recharge wells	12	Waste handling & disposal	4.80
Drainage system	30.52	Maintenance of RWH	2.50
Plantation	5.0	Maintenance of drainage	2.25
		Maintenance of green area	25.0
Total	222.52 Lakhs		50.55 Lakhs

Item	Capital Cost (Rs. Lakhs)	Item	Capital Cost (Rs. Lakhs)
Plantation in community area (at road side and road meridians on Gurgaon Faridabad Road)	30	Health Facility (Providing of medical equipment in Govt. Hospitals at Primary Health Centre in Wazirabad)	52
R. O. Plant, Water Resources Development by converting the existing abandoned wells and recharge structures in nearby villages – Ullahawas	82	Developing Digital library and provision of basic facilities in schools (ZP) Safe drinking water system at Government Senior Secondary School, Ullahawas	125



Organizing Health Check-up camp for the Workers of 'Paras Commercial' and villages nearby project site at Project Site	50	Installation of solar street lights in village roads, government schools, parks and libraries in consultation with Local ULB in Village Ullahawas	96
Total	162 Lakhs		273 Lakhs
Total 435 Lakhs			

A detailed discussion was held on the documents submitted regarding Parking Plan, Landscape Plan, Elevation Section Plan, Water Diagram, Revenue Rasta, Maximum Height, lab Reports, AAI NOC, Fire NOC, Aravali NOC, Forest NOC, Water Assurance, Sewerage, Power Assurance, CA 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 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 Commander Realtors Pvt. Ltd.**
2. **Fiverivers Developers Pvt. Ltd.**
3. **Fiverivers Township Pvt. Ltd.**
4. **IREO Pvt. Ltd.**
in collaboration with M/s Corona Realtors Pvt. Ltd. as per License No.89 of 2022 dated 07.07.2022 valid upto 06.07.2027 issued vide Endst. No.LC-4587/JE(VA)/2022/19577 dated 08.07.2022 issued by DTCP, Haryana

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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.



22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. **As proposed 2,994.67 sq.m. (11.8% of project site) PP shall provide green area development.**
33. **06 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. **The PP shall install 50% solar coverage on the commercial area roofs and 50% on the ESS (Electrical Substation) roof shall be provided.**
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the <http://dustapphspcb.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. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the



S. No	Environmental Conditions
	participation of these departments.

2. Statutory compliance

S. No	Environmental Conditions
2.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
2.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
2.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
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3.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
3.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
3.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
3.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
3.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation



S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
4.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
4.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
4.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of



S. No	Environmental Conditions
	minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
4.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
4.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and



S. No	Environmental Conditions
	Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
5.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
6.2	Outdoor and common area lighting shall be LED.
6.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
6.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management



S. No	Environmental Conditions
7.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
7.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
7.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

8. Green Cover

S. No	Environmental Conditions
8.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the



S. No	Environmental Conditions
	Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
8.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

9. Transport

S. No	Environmental Conditions
9.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
9.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

10. Human health issues

S. No	Environmental Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.



S. No	Environmental Conditions
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection



S. No	Environmental Conditions
	measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



305.16 ToR for Residential Plotted Colony with Group Housing and other related Infrastructural Amenities project “Uniworld Resorts” at sector-33 & 48, District-Gurugram, Haryana developed by M/s Unitech Limited and Others by M/s Unitech Limited

Project Proponent : Sh. Deepak Sharma
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/491367/2024 dated 06.08.2024 for obtaining **Terms of Reference** 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. 520781 dated 16.07.2024.

The EDS was raised for clarification on builtup area in correspondence to earlier EC granted i.e. How much area has been constructed? and Balance area to be constructed Accordingly PP submitted the reply and mentioned that already constructed area is approx. 88,584.733 sqmt. and area under construction 117136.94 sqmt. which comes to be above 2 Lkhs sqmt. i.e. more than the EC granted for 1,72,682.54 sqmt.

The case was taken up in 305th meeting held on 29.11.2024. The PP and consultant appeared before the committee and presented their case.

From the above it is observed that the PP has already increased the thresh hold limit of built up area as per EC already granted therefore, it falls under the violation category.

However, the PP submitted the following information together with supporting documents:-

1. The project area as considered in old EC dated 03.12.2007 was 191.238 Acres which is now reduced to 136.447 Acres.
2. In the EC of 2007, the break-up of 191.238 was described as 56.982 Acres for Plotted Development, 54.414 Acres for Group Housing and 5.164 Acres for Commercial development.
3. EC was granted based on the approved layout dated 19.05.2006 wherein in addition to Group Housing and commercial, the area and numbers of plotted development, schools, community center, taxi stand, dispensary, sub-post office, religious building, creche and EWS was clearly mentioned.
4. As per the new approved layout plan dated 2008 the gross plot area is 136.447 Acres and the break-up is described as 40.974 Acres for Plotted Development, 21.65 Acres for Group Housing and 3.599 Acres for Commercial Development.
5. On perusal of the EC granted on 03.12.2007, it is to be precisely mentioned that while granting the EC in 2007 the entire area of 191.238 Acres including plotted development was considered for infrastructure development and for the norms prescribed by Authority. All parameters of infrastructural were well-taken into consideration viz fresh water requirement, waste water generation, STP capacity, Power Load requirement etc.



6. In accordance with the aforementioned points, the details being provided in the table below:

Comparative Statement of Environment Clearance		
Description	03.12.2007	Proposed
Total Plot Area	191.238 Acres	136.447 Acres
Area for Plotted	56.982 Acres	40.974 Acres
Area for Group Housing	24.414 Acres	21.65 Acres
Area for Commercial	5.164 Acres	3.599 Acres
Group Housing Towers	2 Basement + GF + 13	2 Basement + GF + 13 Floor
Activities Proposed in the Project	Group Housing, Commercial Development, Plotted Development, Primary School, Nursery School, Nursing Home, Taxi Stand, Commercial (G.H.), Nursery School	Group Housing, Commercial Development, Plotted Development, Primary School, Nursery School, Nursing Home, Taxi Stand, Commercial (G.H.), Nursery School (G.H.), Primary
Water Requirement	3888 KLD (Plotted 2997 KLD + GH 891 KLD)	1790.02 KLD (Plotted 783.25 KLD + GH 1006.77 KLD)
Waste Water Generation	2397 KLD (Plotted 1900 KLD + GH 497 KLD)	1546.05 KLD (Plotted 672.49 KLD + GH 873.56 KLD)
STP	2400 KLD (Plotted 1900 KLD + GH 500 KLD)	2506 KLD (Plotted 1310 KLD + GH 1050 KLD + UWT 85 KLD + UWT 60 KLD)
RWH Pits	Not Mentioned	5 Nos. of Recharge Pits 105 Nos. of RWH for villas
Power Load	Not Mentioned	13349 KW
Green Area	As per Approved Plan	20%

7. The proposal submitted in 2007 for the grant of Environmental Clearance (EC) closely mirrors the current proposed submission, maintaining the project scope. As a matter of fact it has been subsequently been lowered due to reduction in the project area. The size of STP has been slightly modified to align the same with prevailing parameters of the Authority. These modification ensure compliance with current standards while preserving the integrity of the original proposal, reflecting our commitment to both environmental stewardship and project viability.
8. The development of the infrastructure viz sewage line, road network and storm water management system has been planned for the entire project, which incorporates group housing, plotted development and commercial areas. Each component has been designed to ensure efficient waste disposal, safe vehicular access, and effective drainage solutions. The sewage connection is integrated to handle the anticipated load from both group housing, plotted development and other areas as per original approved layout plan of 136.447 Acr while the road network is structured to facilitate smooth traffic flow and accessibility.



9. In light of the information presented herein above, it is evident that the Environmental Clearance (EC) granted in 03.12.2007 covers the entire project area. Therefore, we assert that there have been no violations associated with the project. We respectfully request you to kindly reconsider the proposal in the light of the above submissions and take an appropriate decision for grant of standard ToR. However in case of our submission is not acceptable, it may kindly be referred to SEIAA for its opinion/ decision in the matter, rather than raising any EDS in the overall interest of saving of time.

The matter was discussed in the meeting and it was decided that matter may be referred to SEIAA for consideration and decision as per request submitted by PP. The request of PP is also enclosed herewith in original.

305.17 EC for Residential Plotted cum Group Housing Project "Nirvana Country-II" in the revenue estate of Village- Fazilpur Jharsa, Sector 71 & 72, District- Gurugram, Haryana by M/s Unitech Limited

Project Proponent : Sh. Deepak Sharma
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/454224/2023 dated 15.01.2024 for obtaining **Environment Clearance (Under violation)** 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. 150570 dated 16.08.2023.

The case was taken up in 285th meeting held on 31.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

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

Thereafter, a letter dated 01.07.2024 was received from PP for grant of Environment Clearance for the project Nirvana Country-II. The request of PP was further put up before the State



Expert Appraisal Committee (SEAC), Haryana during its 296th Meeting held on 12.07.2024 and the matter was discussed during the meeting at length. As stated by PP, the project was granted Environment Clearance on 09.11.2010 which was further extended by SEIAA, Haryana. It was observed by the Committee that no such document i.e. copy of earlier EC granted and order of its further extension have been enclosed by PP with their request.

After discussion, the SEAC, Haryana has decided to constitute a sub-committee to examine the representation of the PP i.e. M/s Unitech Limited, keeping in view the facts already brought to the notice of SEAC in the similar earlier matters taken up in various meetings and have been deferred on the basis of the orders as mentioned above by PP in its representation. The sub-committee shall submit its report about latest condition of project site, built-up area etc. already constructed under this project.

The followings shall be the members of sub-committee:

1. Dr. Vivek Saxena, Member, SEAC, Haryana
2. Dr. Sandeep Gupta, Member, SEAC, Haryana

After receipt of site visit report submitted by the sub-committee, it was discussed in the meeting. In this regard, it is submitted that MoEF&CC has not issued any clarification/OM with regard to the Hon'ble Supreme Court order dated 02.02.2024. Therefore, the committee was of the view that the matter be referred to SEIAA alongwith site visit report of the sub-committee and representation of the PP for approval to appraise the case under violation as per the terms & conditions prior to issue of SOP for violation category dated 07.07.2021.

The authority taken up the matter in its 185th meeting held on 14.10.2024 and referred back the case to SEAC with observation as under:-

"The project proponent appeared before the authority and presented their case. After deliberation, the authority referred to SEAC for examining the case on merit for mitigations as a regular proposal without violation."

Thereafter, the case was taken up in 305th meeting held on 29.11.2024. PP and consultant appeared before the committee and presented their case.

The Authority had already referred the matter to State Expert Appraisal Committee for examining it on merit for mitigations as a regular proposal, without violations. Therefore, the company shall apply afresh for the grant of Environmental Clearance under appropriate non-violation category in terms of the minutes of meeting dated 14.10.2024 of SEIAA.

Keeping in view of above facts and circumstances referred by PP in the application, the committee is of the view that the proposal be returned to PP in present form so that they may apply for withdrawal of their present application.
