



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), HARYANA)

To,

The Authorized Signatory  
SS GROUP PRIVATE LIMITED

Regd. Office SS House, Plot No-77, Sector-44, Gurugram, Haryana -  
122003

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/HR/INFRA2/408328/2022 dated 09 Dec 2022. The particulars of the  
environmental clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B038HR176648   |
| 2. File No.                                   | SEIAA/HR/2022/281  |
| 3. Project Type                               | New  |
| 4. Category                                   | B  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Proposed Residential Plotted Colony" at<br>Sector-84 & 85 Gurugram, Haryana by<br>M/s SS Group Pvt. Ltd. |
| 7. Name of Company/Organization               | SS GROUP PRIVATE LIMITED   |
| 8. Location of Project                        | HARYANA  |
| 9. TOR Date                                   | N/A  |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 30/05/2023

(e-signed)  
Pardeep Kumar, IAS  
Member Secretary  
SEIAA - (HARYANA)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

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and Virtuous Environmental Single-Window Hub)





**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA**  
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

Tel: 0172-2565232, 4043956  
E-mail Id: [seiaa-21.env@hry.gov.in](mailto:seiaa-21.env@hry.gov.in)

**Subject : Environment Clearance under Violation for Proposed Residential Plotted Colony over land measuring of 29.928 Acres at Sector-84 & 85 Gurugram, Haryana by M/s SS Group Pvt. Ltd.**

1.	Project Proponent	<b>M/s SS Group Pvt. Ltd</b>
2.	Project Consultant	Vardan Environet
3.	NABET, ACCREDITATION	No.: NABET/EIA/2023/SA 0158 Valid upto: 04/05/2026
4.	Applied Category of the Project	8 (a)
5.	Location of the Project	<b>Sector-84 &amp; 85 Gurugram, Haryana</b>
6.	Longitude Latitude	28°24'32.13"N 76°57'28.73"E
7.	Total Cost of the Project	₹ 257.35 Crore
8.	Validity of the Environment Clearance letter	10 Years from the date of issuance in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022.

This has reference to your proposal No. **SIA/HR/INFRA2/408328/2022 dated 09.12.2022** and subsequent letters dated 10.01.2023, 20.02.2023, 22.03.2023 and 08.05.2023 for seeking Environmental Clearance (EC) for the above project (under violation category) under the EIA Notification, 2006 along with submission of required scrutiny fee amounting to **₹ 2,00,000/- vide DD No. 735851 dated 13.07.2022** in compliance of Haryana Government, Environment & Climate Change Notification No. DE&CCH/3060 dated **14<sup>th</sup> October, 2021**. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006, on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP report on the basis of approved Terms of Reference (ToR) and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 21.02.2022, in its meetings held on 04.01.2023, 08.02.2023, 27.02.2023 and 22.03.2023.

**2.** It is inter-alia, noted that the project involves in the Environment Clearance under violation for Proposed Residential Plotted Colony over land measuring of 29.928 Acres at Sector-84 & 85 Gurugram, Haryana.

3. The details of the Project as given below:

Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/408328/2022
2.	Latitude	28°24'32.13"N
3.	Longitude	76°57'28.73"E
4.	Land Area	1,21,114.426 m <sup>2</sup> / 29.928 Acres
5.	Net Land area after deduction of sector road	1,08,431.567 m <sup>2</sup> / 26.793 Acres
6.	Total area under plots	54,058.61 m <sup>2</sup> /13.3577 acres
7.	Total area of plots under construction	20,700.20 m <sup>2</sup> /5.11 acres
8.	Balance Plot area	33,358.41 m <sup>2</sup> /8.2477 acres
9.	Proposed Ground Coverage	28,225.123 m <sup>2</sup>
10.	Proposed FAR	50,816 m <sup>2</sup>
11.	Non FAR Area	20,751 m <sup>2</sup>
12.	Total Built Up area	71,567 m <sup>2</sup>
13.	Total Green Area with %	16,806.89 m <sup>2</sup> (15.50% of Net land area)
14.	Rain Water Harvesting Pits (with size)	For Plot area above 100 m <sup>2</sup> - 1 RWH Pit per plot i.e. 193 RWH Pits  For Balance area of 61,823.80 m <sup>2</sup> - 16 RWH pits for 15.27 Acres area.
15.	STP Capacity	4 nos of STP's having total Capacity of 470 KLD (90+240+70+70 KLD)
16.	Total Parking	Residential parking within the plots & 162 ECS for commercial & Community building
17.	Organic Waste Converter	Total 2 nos. of Organic waste converters of capacity 1,500 Kg/day (1×1250+1×250)
18.	Maximum Height of the Building (m)	16.50 m (till terrace)
19.	Power Requirement	2,675 KVA
20.	Power Backup	3 nos. of DG sets having total capacity of 1,385 kVA. (2×630 KVA+1×125 KVA)
21.	Water Requirement	401 KLD
22.	Domestic Water Requirement	226 KLD
23.	Fresh Water Requirement	226 KLD
24.	Treated Water	175 KLD
25.	Waste Water Generated	276 KLD (60 KLD+133 KLD+37 KLD+46 KLD)
26.	Solid Waste Generated	1,963 Kg/day
27.	Biodegradable Waste	1,178 Kg/day
28.	Basement	3nos (commercial)
29.	Number of Towers	NA
30.	Dwelling Units/ EWS/Plots	General Plots-132 NPNL Plots-61 EWS Plots-48

31.	Community Center		1,249.81 m <sup>2</sup>
32.	Commercial area		4,046.85 m <sup>2</sup>
33.	Nursery School area		855.89 m <sup>2</sup>
34.	Nursing Home area		1,036.78 m <sup>2</sup>
35.	Milk Booth area		25.00 m <sup>2</sup>
36.	Aganwadi cum Crenche		NA
37.	Stories		For Residential Plots-S+4F For Commercial: B3+B2+B1+G+2F
38.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm k SHGC: 0.9
39.	Total Cost of the project:	i) Land Cost ii) Construction Cost	Total Cost of Project: 257.35Cr.
40.	CER		NA
41.	EMP Budget		<b>EMP Budget: 1,055 Lakhs</b>
42.	Incremental Load in respect of:	i) PM <sub>2.5</sub>	0.108289
		ii) PM <sub>10</sub>	0.20485
		iii) SO <sub>2</sub>	0.51211
		iv) NO <sub>2</sub>	0.36413
		v) CO	0.0001280
43.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water – Nearby Own STP.
		iii) STP (Modular)	1 Nos of 5 KLD
		iv) Anti-Smoke Gun	01 Nos of Anti-smoke gun

**Table 2: EMP Budget**

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	25.00	Waste Water Management (Sewage Treatment Plant)	200.00	250.00

Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	40.00	70.00
Green Belt Development	10.00	15.00	Green Belt Development	100.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system (16 pits)	60.00	10.00	Rainwater harvesting system	00.00	5.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	20.00	DG Sets including stack height and acoustics	20.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	40.00	Energy Saving (Solar Panel system)	25.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	15.00	5.00			
<b>Total</b>	<b>120 Lakhs</b>	<b>130 Lakhs</b>	<b>Total</b>	<b>385 Lakhs</b>	<b>420 Lakhs</b>

4. The State Expert Appraisal Committee, Haryana (SEAC) after due consideration of the relevant documents submitted by the project proponent has recommended the Grant of Environmental Clearance for the project.

Accordingly, the recommendations of SEAC were taken up during **157<sup>th</sup> meeting of State Environment Impact Assessment Authority held on 10.05.2023** for considering the proposal for Grant of Environment Clearance under Violation Category within the scope & meaning of Category 8(a) as specified in EIA Notification dated 14.09.2006.

In this regard, authorized representative of the Project Proponent appearing before the Authority on 10.05.2023, **made oral as well as written submissions, by way of an Affidavit stating therein as under:**

1. *That we have submitted a proposal to the SEIAA, Haryana for Environment Clearance under violation for proposed residential plotted colony over land measuring 29.928 acres at Sector 84-85, Gurugram Haryana for a total proposed built up area of 1,32,934 Sqm in respect of construction of Stilt+4 floors on General Residential Plots and Commercial Component of the said plotted colony.*
2. *That, vide order dated 23.02.2023, the State Government has suspended the approvals of all fresh stilt+4 floors building plans and therefore, in view of the government order and financial constraints being faced by the company, the company has decided to restrict the proposed built up area in the project to 71,567 Sqm and sell the remaining plots without any construction.*
3. *That, we therefore request SEIAA to grant EC under violation for the total project area of 71,567 sqm only.*
4. *That the Basic details of the project and EMP budget on the basis of built up area of 71,567 sqm is annexed as Table-1 and Table-2 respectively to this affidavit.*
5. *That the company has generated revenue only on provisional basis and no possession has been handed over to any person and no occupation certificate has been obtained from DTCP, Haryana till date.*
6. *That, in future, if State Government revokes the suspension on approval of Stilt+4 Floors or the company decides to expand the project area, we shall apply for fresh approval as expansion of the project before raising construction.*

The Authority after having gone through the recommendation of SEAC, along with details emanating from the record; finds that the Project Proponent has started construction Activities at the Project Site, without obtaining Environment Clearance for the Project as required under EIA Notification dated 14.09.2006.

Upon perusal of record, the Authority observed that PP has carried out ***71,567 sqmtrs of construction at site without Environment Clearance, facts to which, the Project Proponent has also agreed & disclosed the same in the Affidavit dated 08.05.2023.***

The Authority after due deliberations & perusal of relevant record placed on the file, observed that earlier proposal of the Project Proponent was **to develop a Residential Plotted Colony over an area of 29.928 Acres, having total Built Up Area of 1,32,934 Sqmtrs for the construction of Stilt + 4 Floors (S+4) at the total cost of Rs. 478 Crores.**

Now, the Project Proponent has approached before the Authority with a communication dated 23.02.2023, issued by Directorate of Town & Country Planning Department, Haryana. The relevant part of the same is reproduced as under :

XXXXXXXXXXXXXXXXXXXXXXXXXXXX.....

***“Government has decided to keep all fresh Stilt + 4 building plan approvals of Residential Plots in abeyance, including the applications pending/received for approval.***

***Accordingly, it is hereby ordered that no new Stilt + 4 floor building plan shall be sanctioned till further orders. However, it is clarified that all earlier sanctioned Stilt+4 building plans shall be valid. Further, G+2 Floor and Stilt+3 Floors building plans can be applied for approval as per the prevailing guidelines. These orders shall apply to all departments across the state viz. TCP, HSIIDC, ULB and HSVP.***

XXXXXXXXXXXXXXXXXXXXXXXXXXXX.....

Project Proponent has submitted that in the light of above directions & order of the State Government, further construction / development of the project at site, may not be possible, at this stage. Therefore, the Project Proponent has decided to restrict the proposed built up area in the project from 1,32,934 Sqm to 71,567 Sqm and sell the remaining plots without any construction. Besides this, Project Proponent has also conveyed that Project may be required to undergo revised planning, due to acute financial constraints, being faced at this stage.

In view of the discussions made above, perusal of recommendations made by the Appraisal Committee (SEAC), examination of record (Form-I, IA & later Affidavit dated 08.05.2023) placed on file and oral submissions made by the Project Proponent, the Authority now, arrived at the conclusion that the **act of the Project Proponent to construct 71,567 Sqm without EC, amounts to a serious & major violation of the EIA Notification dated 14.09.2006.**

Therefore, this violation, calls for action within the scope of Section 5 of Environment (Protection) Act, 1986 and EIA Notification dated 14.09.2006 and further in the light of the **Judgements and observations made by the Hon'ble Supreme Court of India & Hon'ble National Green Tribunal (NGT), in the Cases mentioned below:**

1. **Hon'ble Supreme Court of India in Civil Appeal No. 10854 of 2016 titled as M/s Goel Ganga Developers India Pvt. Ltd Versus Union of India alongwith Civil Appeal No. 10901 of 2016 & Civil Appeal No. 5157-5158 of 2018.**
2. **Hon'ble Supreme Court of India in Civil Appeal No. 5016 of 2016 titled as Mantri Technozone Pvt. Ltd Versus Forward Foundation & Ors.**
3. **Hon'ble Supreme Court of India in Civil Appeal No. 2435 of 2019 titled as Keystone Realtors Pvt. Ltd Versus Shri Anil V Tharthare & Ors.**
4. **Hon'ble NGT in Appeal No. 122/2018 titled as Anil Tharthare Versus The Secretary, Env't. Dept. Govt. of Maharashtra & Ors.**
5. **Original Application No. 1017/2018 titled as Shashikat Vithal Kamble Versus Union of India & Ors.**
6. **Hon'ble NGT in Appeal No. 54 of 2018 titled as H.P. Ranjanna Versus Union of India & Ors.**
7. **Hon'ble NGT in Original Application No. 661 of 2018 titled as Mr. Praveen Kakkar Versus Ministry of Environment, Forest & Climate Change & Ors.**
8. **Hon'ble NGT in Appeal No. 2 of 2023 titled as VSR Infratech Pvt. Ltd Versus State of Haryana & Ors.**
9. **Hon'ble NGT in M.A. No. 28 of 2023 in OA. No. 215 of 2022 titled as Aashish Sardana Vs Vatika Ltd.**

In the light of above, the Authority decided to impose a Penalty & Environment Compensation Cost, for the violations of EIA Notification dated 14.09.2006 & damage caused to the Environment by the PP, i.e. 71,527 Sqmtrs construction, without Environment Clearance. This is a serious issue, which can not be ignored or overlooked in any manner and for the reasons to protect and conserve the Environment & to implement Environmental Laws / Rules, framed thereto.

In view of the above, Environment Compensation Cost is calculated by keeping in mind the observations & directions made by the Hon'ble Supreme Court of India & Hon'ble National Green Tribunal in the cases, mentioned below.

1. *Hon'ble Supreme Court of India in Civil Appeal No. 10854 of 2016 titled as M/s Goel Ganga Developers India Pvt. Ltd Versus Union of India alongwith Civil Appeal No. 10901 of 2016 & Civil Appeal No. 5157-5158 of 2018.*
2. *Hon'ble Supreme Court of India in Civil Appeal No. 5016 of 2016 titled as Mantri Technozone Pvt. Ltd Versus Forward Foundation & Ors.*
3. *Hon'ble NGT in Appeal No. 2 of 2023 titled as VSR Infratech Pvt. Ltd Versus State of Haryana & Ors.*
4. *Hon'ble NGT in Appeal No. 54 of 2018 titled as H.P. Ranjanna Versus Union of India & Ors.*
5. *Hon'ble NGT in M.A. No. 28 of 2023 in OA. No. 215 of 2022 titled as Aashish Sardana Vs Vatika Ltd.*

### **Calculation of the Penalty & Environmental Compensation Cost**

(Under Section 5 of Environment (Protection) Act, 1986,  
EIA Notification dated 14.09.2006)

**TABLE-1 (Environment Compensation Cost)**

Sr. No.	<u>(in Sqmtr)</u>	<u>(₹ In Crore)</u>	<u>(₹ In Crore)</u>
	<b><u>Unauthorized Construction without EC.</u></b>	<b><u>Proportionate Project Cost.</u></b>  (Worked out in ratio of earlier proposed Built Up Area i.e. 1,32,934 Sqmtrs and Rs. 478 Crore, Project Cost & actual construction made there at site)	Environmental Compensation Cost imposed @ 3 % of the Total Project cost i.e. 257.35 Crore
1.	<b><u>71,567</u></b>	<b><u>257.35</u></b>	<b><u>7.72 Crore</u></b>

**TABLE-2 (Penalty)**

Sr. No.	Project Cost	Penalty
1	₹ 257 Crore	₹ 1 Crore

**TABLE-3 (Penalty + Environmental Compensation Cost)**

Sr. No.	Project Cost	Environmental Compensation Cost imposed	Penalty
1	₹ 257 Crore	₹ 7.72 Crore	₹ 1 Crore
<b>Total</b>		(₹ 7.72 Crore + ₹ 1 Crore) = ₹ 8.72 Crore	

The Authority upon considering all the facts & details discussed above, deemed it fair & appropriate to **GRANT ENVIRONMENT CLEARANCE** to the Project **subject to the condition** that above Penalty & Environmental Compensation Cost, so assessed i.e. **₹ 8.72 Crore** by this Authority, shall be deposited by the Project Proponent **within 30 days from the date of Grant of Environment Clearance, in accordance with the directions issued by MOEF & CC, GOI vide Office Memorandum No. F. No. IA3-22/30/2022-IA.III(182415) dated 28.07.2022.**

Accordingly, Environment Clearance in favour of M/s SS Group Pvt. Ltd for the Project Proposed Residential Plotted Colony over land measuring of 29.928 Acres at Sector-84 & 85 Gurugram, Haryana: **is hereby GRANTED.**

**In case of failure to comply with the above (within stipulated period), ENVIRONMENT CLEARANCE, SO GRANTED, TO THE PROJECT SHALL DEEMED TO HAVE BEEN WITHDRAWN UNDER SECTION 5 OF THE ENVIRONMENT (PROTECTION) ACT, 1986 WITHOUT ANY FURTHER NOTICE.**

5. Accordingly, Environment Clearance to the project under **Violation Category** is hereby accorded within the meaning and scope of **Category 8(a)** of EIA Notification 2006 subject to the **strict compliance with the following stipulations depicted below:**

**A. Specific conditions:-**

1. Approval/permission of the CGWA/SGWA shall be obtained, if applicable before drawing ground water for the project activities. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.
2. The PP should submit the 6 monthly action taken report on the compliance of environmental conditions to the Regional Officer, MoEF&CC, Haryana State Pollution Control Board and Chairman, SEIAA.
3. The PP shall also submit the details of status of development of Green plan, species planted, survival status along with existing trees species wise and also maintain the record date wise along with digital mapping.

4. The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project.
5. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening.
6. 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.
7. 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.
8. 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.
9. 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.
10. **PP shall develop & maintain 15.50% of the Plot area as Green Area i.e. 16806.89 Sqms as offered in the proposal and the same shall not be reduced/ modified or put to any other use / purpose.**
11. **Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 3 to 5% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.**
13. 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.
14. 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.
15. 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.
16. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
17. 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<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.

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. **193 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
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 ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
25. The PP shall provide 01 Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
26. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 28.

**To encourage & promote Environmental solutions for ambient clear air quality, the PP is advised to install and provide Electric Charging Stations to facilitate electric vehicle to the extent possible.**

**B. Statutory compliance:**

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and shall be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [5] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [6] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project shall be obtained.
- [7] 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.
- [8] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [9] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

**I. Air Quality Monitoring and Preservation**

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory

- Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
  - iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
  - iv. Diesel power generating sets proposed as source of backup power shall be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets shall be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
  - v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
  - vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
  - vii. Wet jet shall be provided for grinding and stone cutting.
  - viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  - ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
  - x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
  - xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
  - xii. For indoor air quality the ventilation provisions as per National Building Code of India.

## **II. Water Quality Monitoring and Preservation**

- i. The natural drain system shall be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling shall be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply shall adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This shall be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. will be considered as pervious surface.
- vii. 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.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water shall be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting shall be followed. If local byelaw provision is not available, adequate provision for storage and recharge shall be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water shall be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge shall be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering shall be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water will be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures shall be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on

Sewerage and Sewage Treatment Systems, 2013.

### **III. Noise Monitoring and Prevention**

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

### **IV. Energy Conservation Measures**

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

### **V. Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage

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

#### **VI. Green Cover**

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees shall be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land shall be planted and maintained. The existing trees will be counted for this purpose. The landscape planning shall include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species shall not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for 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.
- iv. Topsoil shall be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It shall be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

#### **VII. Transport**

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

- ii. Vehicles hired for bringing construction material to the site shall be in good condition and shall have a pollution check certificate and shall conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan shall be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **VIII. Human Health Issues**

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

#### **IX. Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F. No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy shall 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.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

**X. Miscellaneous**

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

**Any change in stipulations of EC/ Development plan, will leads to Environment Clearance void-ab-initio i.e. EC will become invalid for all intent and purposes.**

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

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

- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities shall extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and 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.
- xvii. **The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.**
- xviii. **If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.**
- xix. The Project Proponent shall intimate to the Authority as well as to the quarter concerned in case of any change in the present communication address.

**(Pardeep Kumar, IAS)**  
**Member Secretary,**  
**State Level Environment Impact**  
**Assessment Authority, Haryana, Panchkula.**

**A copy of the above is forwarded to the following:**

1. Director (IA Division), MoEF& CC, GoI, Indira Paryavaran Bhavan, Zorbagh Road- New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director, Environment & Climate Change Department, Haryana, SCO 1-3, Sector-17 D, Chandigarh-160017
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 18A, Madhya Marg, Chandigarh- 160018.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018.
7. Concerned File/ Office Copy

**(Pardeep Kumar, IAS)**  
**Member Secretary,**  
**State Level Environment Impact**  
**Assessment Authority, Haryana, Panchkula**