

F. No. 23-39/2018-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Impact Assessment Division)

Indira Paryavaran Bhawan  
Jor Bagh Road, New Delhi - 3

Date: 5<sup>th</sup> February, 2020

To,

**Shri Dhiraj Malik, Vice President**  
**M/s Spaze Towers Pvt Ltd**  
Spazedge, Sector 47, Gurugram - Sohna Road,  
Gurugram -122002, Haryana  
E-Mail: [dhiraj.malik@spaze.in](mailto:dhiraj.malik@spaze.in)

**Subject: Commercial Complex 'Spaze Boulevard I' at village Tikri, Sector - 47, Gurgaon, Haryana by M/s Spaze Towers Pvt Ltd - Environmental Clearance - reg.**

Sir,

This has reference to your proposal No. IA/HR/MIS/84715/2017 dated 05.11.2018 from M/s Spaze Towers Pvt Ltd for Commercial Complex 'Spaze Boulevard I' at village Tikri, Sector - 47, Gurgaon, Haryana, along with the application in prescribed format (Form-I), for consideration under the provisions of S.O. 804 (E) dated 14<sup>th</sup> March, 2017.

2. The said Notification provides for appraisal of projects for grant of terms of reference/environmental clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance, or changed the product mix without obtaining prior environmental clearance under the EIA Notification, 2006.

3. The proposal for environmental clearance was considered by the Expert Appraisal Committee (EAC) for projects relating to violation of the EIA Notification, 2006, in terms of the provisions of the Ministry's Notification dated 14<sup>th</sup> March, 2017, in its 17<sup>th</sup> meeting held during 29-31 January, 2019, 20<sup>th</sup> EAC meeting held during 28-29 March, 2019, 22<sup>nd</sup> meeting held during 21-22 May, 2019, 26<sup>th</sup> meeting held during 30<sup>th</sup> September - 1<sup>st</sup> October, 2019 and 27<sup>th</sup> meeting held during 31<sup>st</sup> October - 1<sup>st</sup> November, 2019 in the Ministry. The details of the project are as follows:

- (i) The project is Commercial Complex "Spaze Boulevard I" at Village Tikri, Sector-47, Gurgaon, Haryana, being developed by M/s Spaze Towers Pvt. Ltd. The total plot area of the project site is 11,537.50 sqm, net plot area of 8653.43 sqm and Built-up area of 29,523.05 sqm.
- (ii) The land was agricultural land which was converted to commercial use by Town & Country planning. The land has been initially licensed by DTCP Haryana vide license no. 219 of 2007 dated 11.09.2007 for total Plot Area 11537.5 sqm (2.85 acre) to M/s Automax Unit of M/s Omax Autos Ltd. for setting up Commercial Complex. Now, the license has again been renewed upto 10.09.2019. Subsequently the land was purchased by Spaze Towers Pvt Ltd through agreement to sale.
- (iii) The total built-up area of the project will be 29523.05 sqm which is less than 1,50,000 sqm thus, it falls under Category "B" activity 8 (a) of schedule of EIA notification, 2006.
- (iv) The project had been initially applied for environmental clearance on date 01.12.2010 at Haryana SEIAA. There were some short comings in the application and the required docs were submitted. The case was then initially appraised in 54<sup>th</sup> SEAC Meeting dated

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23.02.2011 where SEAC had few observations and meanwhile the construction was started at the site. The case was declared as violation by SEIAA in 91<sup>st</sup> Meeting dated 19.09.2013.

- (v) After that as per the notification vide S.O. 804(E) dated 14.03.2017 case was applied under violation category on 09.05.2017 at MoEF & CC as construction work started without getting Environmental clearance. Subsequently, it was considered in EAC meeting dated 19.02.2018 and thereafter, ToR was granted by MoEF&CC vide its letter F.No. 23-39/2018-IA-III dated 7<sup>th</sup> June, 2018.
- (vi) Thereafter, as per amendment in notification vide S.O. 1030(E) dated 8<sup>th</sup> March, 2018 & OM no. Z-11013/22/2017-IA. II (M) dated 15.03.2018 & 16.03.2018, the project was to be appraised by SEAC/SEIAA, Haryana. And thus, the project was submitted in SEAC, Haryana on 11.07.2018 but was not appraised. Since, the tenure of Haryana has completed, the EIA Report was again submitted in MoEF&CC on 05.11.2018. The case was appraised in the 17<sup>th</sup> EAC meeting for the violation of EIA Notification, 2006 on 29.01.2019. Few queries were raised; the reply of the queries was submitted to MoEF&CC on 28.02.2019. Then, the case was enlisted in the 20<sup>th</sup> EAC Meeting for the violation of EIA Notification, 2006 on 29.03.2019. Few queries were raised again; the reply of the queries was submitted to MoEF&CC on 24.04.2019.

(vii) The status of construction is give below:-

S. No.	Description	Status (Present)	Status (To Be Done)
1.	Construction Status of all Towers	Completed	-
2.	Status of STP	Mechanical & civil work done. Ready for operation.	-
3.	Status of Rain Water Harvesting	Completed (2 no.)	-
4.	Status of Landscape	80% completed	Plantation of 412 trees is yet to be done.
5.	Status of DG set and stack	1 x 1010 KVA of DG sets has been installed.	1x1010 KVA and 1x500 kVA of DG is yet to be installed.

- (viii) The total plot area is 11,537.50 sqm, Net plot area is 8653.43 sqm, FAR area is 15141.25 sqm and total construction (Built-up) area of 29523.05 sqm. Green area of approximately 1730.68 sqm will be developed. The total estimated cost of the project is Rs. 69.11 Crores.
- (ix) During construction phase, total water requirement is expected to be 15 KLD which will be met by HUDA. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- (x) During operational phase, total water demand of the project is expected to be 164 KLD and the same will be met by 21 KLD fresh water from HUDA and 63 KLD from In house STP for flushing, gardening & misc. purposes and rest 80 KLD will be outsourced STP

*J. Bose*

treated recycled water for DG & HVAC Cooling. Total waste water generation from the complex will be 66 KLD which will be treated in STP of 90 KLD.

- (xi) The solid waste generation in the complex shall be 285 kg/day out of which 200 kg/day biodegradable waste shall be treated in Organic Waste Converter and convert the waste into manure. The compost shall be used in green area within the project premises & unused manure shall be given to nearby nursery. Recyclable waste & plastic waste shall be given to authorized vendor. Used oil of 16 lit/month shall be given to approved recycler as per The Hazardous & other Wastes (Management and Tran boundary) Rules, 2016. E-waste generated from complex shall be handed over to approved recycler and Battery waste shall be disposed as per the Battery waste (Management & Handling) Rules, 2001.
- (xii) The total power requirement during construction phase is 125KVA and will be met DG Sets and total power requirement during cooperation phase is 1800 kW and will be met from Dakshin Haryana Bijli Vitran Nigam. Total DG Set of capacity 2×1010 KVA & 1×500 KVA which shall be used only when there is power failure and stack height of 6 m above roof level have already been installed.
- (xiii) Rooftop rainwater of buildings will be collected in 2 RWH pits for harvesting.
- (xiv) Parking facility for 268 ECS(four wheelers and two wheelers) is proposed to be provided against the requirement of 202 ECS.
- (xv) Proposed energy saving measures would save about 1 % of power.
- (xvi) It is not located within 10 km of Eco Sensitive Zones. Hence, NBWL Clearance is not required.
- (xvii) Forest Clearance is not required.
- (xviii) No court case is pending against the project.
- (xix) Investment/Cost of the project is Rs. 69.11 Crore.
- (xx) Employment potential: it will provide employment to 120 no of labours during construction phase & 1400 number as office staff & 500 nos. as visitors.
- (xxi) Benefits of the project: The proposed project has provided employment opportunities to 120 no. of labours during construction phase. It has led to increase in the infrastructure of the area and encouraged others for further development of the area. It will increase Infrastructure of the area & will be a planned & managed development in the area. It will set a precedent for others to develop planned Commercial Complex which will cumulatively help the area to be much more managed in future. Green area of 1730.68 m<sup>2</sup> will be developed after completion of the project which will serve a positive influence toward the environment. The construction and operation will promote a healthy environment for all involved, and it will not disrupt the land, water, resources and energy in and around the building. Energy efficient building material during construction stage will help in the reduced impact on environment directly & indirectly. The planned Commercial Complex will prove to be an Environment friendly (with minimal air& noise pollution impacts & well managed waste & waste water) healthy & green (with proper landscaping), spacious (with proper parking, traffic circulation, play area & open spaces) & safe premise (a gated & guarded society) for living. People will have more open and green spaces, bringing them closer to nature & away from the rush & fuss of the polluted cities. Additional revenue generation to the will be provided after completion of commercial complex. Major income source to an important section of society and also to the upcoming investors.

J. Bose

4. The said project/activity is covered under Category 'B' of item 8(a) of the schedule to the EIA Notification, 2006, and requires prior EC based on the appraisal by SEAC, Haryana. However, due to non-existence of SEIAA/SEAC in Haryana at that time, the proposal has appraised at Central level by Expert Appraisal Committee (EAC-Violation).

5. Terms of Reference (ToR) was granted by MoEF&CC vide its letter F.No. 23-39/2018-IA-III dated 7<sup>th</sup> June, 2018.

6. The proposal for environmental clearance was considered by the Expert Appraisal Committee (EAC) for projects relating to violation of the EIA Notification, 2006, in terms of the provisions of the Ministry's Notification dated 14<sup>th</sup> March, 2017, in its 17<sup>th</sup> meeting held during 29-31 January, 2019, 20<sup>th</sup> EAC meeting held during 28-29 March, 2019, 22<sup>nd</sup> meeting held during 21-22 May, 2019, 26<sup>th</sup> meeting held during 30<sup>th</sup> September-1<sup>st</sup> October, 2019 and 27<sup>th</sup> meeting held during 31<sup>st</sup> October-1<sup>st</sup> November, 2019 in the Ministry. The committee found the EIA/EMP report satisfactory and in consonance with the ToR, and recommended the proposal for environmental clearance with certain conditions in terms of the provisions of the Ministry's Notification dated 14<sup>th</sup> March, 2017.

7. Based on recommendations of the EAC and finalization/approval of the bank guarantee for an amount of Rs. 1,66,27,700/- by the competent authority, towards Remediation Plan and Natural and Community Resource Augmentation Plan, the project proponent has submitted the desired bank guarantee with the Haryana State Pollution Control Board (HSPCB). The HSPCB vide letter No. HSPCB/2020/1042 dated 04.02.2020 has informed the Ministry regarding receipt of the bank guarantee dated 24.01.2020 which is valid up to 23.01.2025.

8. Considering the proposal submitted by the project proponent, recommendations of the EAC (Violation) and submission of the desired bank guarantee, the Ministry of Environment, Forest and Climate Change hereby accords environmental clearance to the project for Commercial Complex 'Spaze Boulevard I' at village Tikri, Sector - 47, Gurgaon, Haryana by M/s Spaze Towers Pvt. Ltd., under the provisions of the Ministry's Notification dated 14<sup>th</sup> March, 2017, subject to the compliance of the following specific conditions in addition to all standard conditions applicable for such project:-

1. EAC recommended for an amount of Rs. **16,627,700/-** towards Remediation plan and Natural and Community Resource Augmentation plan to be spend within a span of three years. The details are given below:

S. No	Remediation Proposed	Further Remarks	Rate	Quantity	Total Cost	Year I	Year II	Year III
1	<b>Air Environment</b>							
	Distribution of Wayu purifier	Wayu Purifier	₹ 60,000.00	20	₹ 1,200,000.00	₹ 1,200,000		
	Maintenance of Wayu	Maintenance - 2.5 year @ 1500/month	₹ 1,500.00	600	₹ 900,000.00	₹ 300,000	₹ 300,000	₹ 300,000
	Distribution of Sprinkler system	Sprinkler- 41 no. @ Rs. 1000/per pc	₹ 1,000.00	41	₹ 41,000.00	₹ 41,000		
		Twin Filtration system - @ Rs. 15000/pc	₹ 15,000.00	7	₹ 105,000.00	₹ 105,000		
		Pump -@ RS. 10000/pc	₹ 10,000.00	20	₹ 200,000.00	₹ 200,000		

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		Water Distribution Pipeline - 2500 m@ Rs 165/m	₹ 165.00	2500	₹ 412,500.00	₹ 412,500		
	Plantation in Nearby area road	Plant 335 @ 1500 (including maintenance)	₹ 1,500.00	335	₹ 502,500.00	₹ 502,500		
		<b>TOTAL COST</b>			₹ 3,361,000	₹ 2,761,000	₹ 300,000	₹ 300,000
<b>2</b>	<b>Water Environment</b>							
	Procurement RO Plant	RO plant -5 no. (1000 LPH) @ 2,00,000/per uni0	₹ 200,000.00	5	₹ 1,000,000.00	₹ 333,333	₹ 333,333	₹ 333,333
	Installation of RO plant	Installation Rs 5000/- per plant	₹ 5,000.00	5	₹ 25,000.00	₹ 8,333	₹ 8,333	₹ 8,333
	Maintenance of RO Plant	RO Maintenance for 3 year @ 10,000/ year/ RO	₹ 10,000.00	5	₹ 50,000.00	₹ 16,667	₹ 16,667	₹ 16,667
	Rain Water Harvesting in nearby village	RWH-16 no (dia-3.5 & depth-4) @ 3,00,000/per RWH (including raw material, labour, profit, construction, pipeline)	₹ 300,000.00	16	₹ 4,800,000.00	₹ 1,600,000	₹ 1,600,000	₹ 1,600,000
	Maintenance of RWH	RWH-16 no. before monsoon and after monsoon for 3 year @ 5000/ year/ RWH	₹ 5,000.00	48	₹ 240,000.00	₹ 80,000	₹ 80,000	₹ 80,000
	Maintenance of Pipe fittings				₹ 79,000	₹ 26,000	₹ 26,000	₹ 27,000
		<b>TOTAL COST</b>			₹ 6,194,000	₹ 2,064,333	₹ 2,064,333	₹ 2,065,333
<b>3</b>	<b>Waste Management</b>							
	Organic Waste Converter	Installation of Organic Converter	₹ 547,000.00	1	₹ 547,000.00	₹ 182,333	₹ 182,333	₹ 182,333
		<b>TOTAL COST</b>			₹ 547,000	₹ 182,333	₹ 182,333	₹ 182,333
<b>4</b>	<b>Noise Environment</b>							
	Distribution of PPE to labour	Distribution of PPE to labour	-	-	₹ 200,000.00		₹ 200,000.00	
	Noise Barrier	Noise barrier at high traffic point	-	-	₹ 1,086,000		₹ 1,086,000	
		<b>TOTAL COST</b>			₹ 1,286,000	₹ 0	₹ 1,286,000	₹ 0
<b>5</b>	<b>Ecological Environment</b>							
	Plantation in nearby area	1000 trees @ Rs. 1500/tree	₹ 1,500.00	1000	₹ 1,500,000.00	₹ 750,000	₹ 750,000	
	Development of	Inconsideration with	-	-	₹ 48,700	₹ 24,350	₹ 24,350	

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park	Panchayat for development of village park							
	<b>TOTAL COST</b>				₹ 1,548,700	₹ 774,350	₹ 774,350	₹ 0
<b>COST OF REMEDIATION</b>					₹ 12,936,700	₹ 5,782,017	₹ 4,607,017	₹ 2,547,667

### Cost of Natural and Community Resources Augmentation Plan:

S. No.	Component	Activity Proposed	Further Remarks	Rate	Quantity	Total Cost	Year I	Year II	Year III
1	Natural Augmentation	Providing Solar Lighting in the village and School	16 KW will be solar	₹100,000.00	16	₹ 1,600,000.00			₹ 1,600,000.00
			<b>TOTAL COST</b>			₹ 1,600,000	₹ 0	₹ 0	₹ 1,600,000
2	Community Resource	Construction of sanitation facilities	16 number of toilets will be constructed	₹ 50,000.00	16	₹ 800,000.00	₹ 400,000.00	₹ 400,000.00	0
		Providing Computers in the schools	25 computers @ 30,000	₹ 30,000.00	25	₹ 750,000.00	₹ 375,000.00	₹ 375,000.00	0
		upgradation of infrastructure of village school , better classrooms , ventilation and hygiene				1	₹ 541,000	₹ 541,000	₹ 0
			<b>TOTAL COST</b>			₹ 2,091,000	₹ 1,316,000	₹ 775,000	₹ 0
<b>COST OF NATURAL RESOURCE AUGMENTATION AND COMMUNITY Resource Augmentation Plan</b>						₹ 3,691,000	₹ 1,316,000	₹ 775,000	₹ 1,600,000

### Summary

S. No.	Particulars	Budget Allocated
1	COST OF REMEDIATION	₹ 12,936,700
2	COST OF NATURAL RESOURCE AUGMENTATION AND COMMUNITY WELFARE	₹ 3,691,000
<b>Total Expenditure</b>		<b>₹ 16,627,700</b>

- II. Total budgetary provision with respect to Remediation plan and Natural & Community Resource Augmentation plan is **Rs. 16,627,700/-**. The project proponent has submitted the desired bank guarantee with the Haryana State Pollution Control Board (HSPCB). The HSPCB vide letter No. HSPCB/2020/1042 dated 04.02.2020 has informed the Ministry regarding receipt of the bank guarantee dated 24.01.2020 which is valid up to 23.01.2025.

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- III. Remediation plan shall be completed in 3 years whereas bank guarantee shall be for 5 years. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the EAC and approval of the regulatory authority.
- IV. Fund allocation for Corporate Environment Responsibility (CER) of Rs. **138.22 Lacs** to be implemented.
- V. Approval/permission of the CGWA/SGWA shall be obtained before drawing ground water for the project activities, if applicable. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.
- VI. Effective air pollution mitigation plan submitted to the Ministry shall be implemented in toto.
- VII. Project proponent shall take necessary other clearances/permissions under various Acts and Rules if any, from the respective authorities / department.
- VIII. PP shall implement RWH system as per the building code and guidelines.
- IX. PP shall comply with the requirement of Green Belt (GB) guidelines of MOEF, apart from the committed GB during the meeting.
- X. PP shall comply with ECBC of 2017 applicable for commercial buildings.
- XI. PP shall generate @1% of solar power/renewable energy, of the total demand.
- XII. Approved Conservation plan for Schedule I species to be implemented with fund provision of rupees of 9.0 lakhs in consultation with State Forest department.

9. The grant of environmental clearance is subject to compliance of Standard EC Conditions as specified by the Ministry vide OM dated 4<sup>th</sup> January, 2019 for the said project/activity as per **Annexure**, and compliance of other general conditions, as under:-

- (i) The project authorities shall adhere to the stipulations made by the State Pollution Control Board, Central Pollution Control Board, State Government and any other statutory authority.
- (ii) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change. 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 to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- (iii) The locations of ambient air quality monitoring stations shall be decided in consultation with the State Pollution Control Board (SPCB) and it shall be ensured that at least one station each is installed in the upwind and downwind direction as well as where maximum ground level concentrations are anticipated.
- (iv) The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.R. No. 826(E) dated 16<sup>th</sup> November, 2009 shall be followed.
- (v) 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 Environment (Protection) Act, 1986 Rules, 1989 viz. 75 dBA (day time) and 70 dBA (night time).

*J. Bose*

- (vi) The Company shall harvest rainwater from the roof tops of the buildings and storm water drains to recharge the ground water and use the same water for the process activities of the project to conserve fresh water.
- (vii) Training shall be imparted to all employees on safety and health aspects of chemicals handling. Pre-employment and routine periodical medical examinations for all employees shall be undertaken on regular basis. Training to all employees on handling of chemicals shall be imparted.
- (viii) The company shall also comply with all the environmental protection measures and safeguards proposed in the documents submitted to the Ministry. All the recommendations made in the EIA/EMP in respect of environmental management, and risk mitigation measures relating to the project shall be implemented.
- (ix) The company shall undertake all relevant measures for improving the socio-economic conditions of the surrounding area. ESC activities shall be undertaken by involving local villages and administration.
- (x) The company shall undertake eco-developmental measures including community welfare measures in the project area for the overall improvement of the environment.
- (xi) A separate Environmental Management Cell equipped with full fledged laboratory facilities shall be set up to carry out the Environmental Management and Monitoring functions.
- (xii) 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.
- (xiii) 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.
- (xiv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated Environmental Clearance conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective 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.
- (xv) The environmental statement for each financial year ending 31<sup>st</sup> 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 Regional Offices of MoEF&CC by e-mail.
- (xvi) 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 at <http://moef.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

J. Bose

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.

(xvii) 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.

10. The Ministry reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time bound manner. The Ministry may revoke or suspend the environmental clearance, if implementation of any of the above conditions is not found satisfactory.

11. This issues with approval of the competent authority.

  
(Dr. Subrata Bose)  
Scientist F

**Copy to:**

- 1) The Secretary, Directorate of Environment, Government of Haryana, SCO 1-2-3, Sector 17 D (Second Floor), Chandigarh.
- 2) The Addl. Principal Chief Conservator of Forests (Central), Ministry of Environment, Forests and Climate Change, Regional Office(NZ), Bay No.24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Member Secretary, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula, Haryana 134109.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.
- 7) MoEF&CC website.

  
(Dr. Subrata Bose)  
Scientist F



**F. No. 22-34/2018-IA.III**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Impact Assessment Division)**

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Indira Paryavaran Bhawan  
Jor Bagh Road, Aliganj,  
New Delhi - 110003

E-mail: sharath.kr@gov.in  
Tel: 011-24695319

Dated: 4<sup>th</sup> January, 2019

**OFFICE MEMORANDUM**

**Sub.: Standardization of Environment Clearance conditions – reg.**

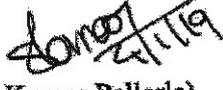
The Ministry of Environment, Forest and Climate Change has notified the Environmental Impact Assessment (EIA) Notification, 2006 under the provisions of the Environment (Protection) Act, 1986, which regulates development and their expansion/modernization of 39 sectors/activities listed in the Schedule to the EIA Notification, 2006. There are two Category of projects viz. Category 'A' projects that are handled at the level of MoEF&CC and Category 'B' projects that are handled by the respective State Environment Impact Assessment Authority (SEIAA) following the procedure prescribed under the EIA Notification, 2006.

2. All projects or activities included as Category 'A' in the Schedule, including expansion and modernization of existing projects or activities and change in product mix, shall require prior environmental clearance from the Central Government in the Ministry of Environment and Forest and Climate Change (MoEF&CC) on the recommendations of an Expert Appraisal Committee (EAC) constituted by the Central Government for the purposes of this notification.
3. The Standard Environmental Clearance conditions have been prepared for expediting the process of Environmental Clearance without compromising environmental norms and the rigor of environment impact assessment.
4. The standard Environment Clearance conditions shall be considered by the concerned EAC with due diligence while recommending the Environmental Clearance. The expert appraisal committee can modify, prescribe additional conditions based on the project specific requirements.
5. The recommended conditions by the EAC shall be brought in the minutes of the meeting of the EAC.

6. The standard Environment Clearance conditions are herewith issued for the following sectors:

S.No.	Sector	Project / Activity
I.	Infrastructure	7(a) Airports 7(d) Common hazardous waste treatment, storage and disposal facilities (TSDFs) 7(da) Bio-medical waste treatment facility 7(e) Port, Harbour, Break water and Dredging 7(g) Aerial Ropeways 7(h) Common Effluent Treatment Plants 7(i) Common Municipal Solid Waste Management Facility
II.	Building/construction Projects, Area Development Projects	8 (a) Building and construction projects 8(b) Township and Area Development Projects.

7. This issues with the approval of competent authority.

  
(Sharath Kumar Pallerla)  
Director (IA-III-Policy)

To

1. Chairman, Central Pollution Control Board (CPCB).
2. Chairman of all the Expert Appraisal Committees
3. Chairperson/Member Secretaries of all the SEIAAs/SEACs
4. All the Officers of I.A. Division
5. Chairpersons/Member Secretaries of all SPCBs/UTPCCs

**Copy for information to:**

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS (EF&CC)
3. PPS to Secretary(EF&CC)
4. PPS to AS(AKJ) / AS (AKM)
5. PS to JS (RSP)/ JS(JT)/JS(GM)
6. Website, MoEF&CC
7. Guard file.

**Standard EC Conditions for Project/Activity 8(a/b): Building and Construction projects /  
Townships and Area Development projects**

**I. Statutory compliance:**

- i. 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.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
- iii. 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.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

**II. 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 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.
- 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 Management Rules, 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to rules made under the Environment (Protection) Act, 1986.
- 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. 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.

### **III. Water quality monitoring and preservation**

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

- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc 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 should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

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

#### **IV. Noise monitoring and prevention**

- i. 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.
- 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.

#### **V. Energy Conservation measures**

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

## **VI. 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 compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- 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 should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> 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 Waste Management Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## **VII. Green Cover**

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

## **VIII. Transport**

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

carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

**IX. 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.

**X. 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 1<sup>st</sup> 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 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.
- 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 report 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.

## **XI. 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 EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- ix. 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).
- x. 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.
- xi. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xii. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiii. 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.

- xiv. 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.
- xv. 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.

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