



HARYANA STATE POLLUTION CONTROL BOARD

Faridabad Region, Opp. Hewo Appmt., Sector-16A, Faridabad

Website: www.hspcb.gov.in



NO. HSPCB/FR/2019/797.

Dated:

28/5/19

To

The Chairman,
Haryana State Pollution Control Board,
Panchkula.

Sub: Joint Inspection report of MoEF&CC and HSPCB in the matter of O.A. No. 506/2019 of Mukund Dhote Vs Union of India & Ors.

Kindly find enclosed herewith the Joint Inspection report of MoEF&CC and HSPCB in the matter of O.A. No. 506/2019 of Mukund Dhote Vs Union of India & Ors. for your information and further necessary action please.

DA/Joint Inspection Report

**REGIONAL OFFICER
FARIDABAD REGION**

Endst. No.

Dated:

A copy of the above is forwarded to Dr. K.K. Garg, Deputy Director/Sc C, MoEF&CC, New Delhi alongwith Joint Inspection report of MoEF&CC and HSPCB in the matter of O.A. No. 506/2019 of Mukund Dhote Vs Union of India & Ors. for information please.

DA/as above

**REGIONAL OFFICER
FARIDABAD REGION**

Joint inspection report of MoEF&CC and HSPCB in the matter of OA. No. 506/2019 of Mukund Dhote vs Union of India & Ors.

The Hon'ble NGT vide its order dated 30.05.2019, directed to monitor compliance of the environment clearance conditions granted to M/s Smart Housing Pvt. Ltd. in vide letter No. 21-324/2007-IA.III dated 14.11.2007.

Let the two member's team representatives of Ministry of Environment, Forest and Climate change (MoEF&CC) and State Pollution Control Board (SPCB) visited the site on 24.06.2019 to monitor the compliance status of EC no. 21-324/2007-IA.III dated 14.11.200, obtained by M/s Smart Housing Pvt. Ltd. for construction of Residential Complex "Vesta Heights" at Sector-86, Faridabad, Harayana. The team comprises of:

1. Representative of Ministry of Environment & Forest & Climate Change (MoEF&CC), Regional Office Chandigarh and
2. Representative of Haryana Pollution Control Board, Regional Office Faridabad.

Compliance status of EC no. 21-324/2007-IA.III dated 14.11.2019 as follows:

Sr. No.	Condition	Compliance status
	The project proponent is to construct a residential complex "Vesta Heights" at sector-86 Faridabad, Haryana at a cost of Rs. 120 crore. The project comprises construction 662 dwelling units and 120 EWS house in six blocks with G+13, eight blocks with G+12, two blocks with G+11, two blocks with G+3 and six blocks with G+2 floors and 2 level basements for parking of vehicles and services. The plot area is 53,794,37sq.m. The total proposed built up area is 1,18,000sq.m. Total water requirement will be 1200 cub.mt./day and 727 cub.mt./day of waste water will be generated which will be treated in two sewage treatment plants of 380 cu.m/d capacity each. The treated water will be utilized for flushing and irrigation purposes and unused treated waste water will be discharge into public sewer. The solid waste generated (2325 kg/d) will be segregated into bio-degradable and non-bio degradable waste. The recyclable waste will be sold t the authorized vendors for recycling and remaining solid waste will be disposed of on HUDA approved land fill sites. The parking space for parking of 1240 cars has been provided in two level basements and on the surface.	Project proponent has obtained Environmental Clearance & Consent to Establish in the name of M/s Smart Housing Pvt. Ltd., 506, 5 th Floor, D-4, District Centre, Saket, new Delhi-110017. Project comprises of two blocks of G+13, 04 blocks G+12, 2 Blocks G+11, 1 Block with G+3, 1 Block with G+2 and no basement for parking of vehicle and services. No document has been furnished by the project authority for water consumption and waste water generation. There is only one STP installed in the premises having capacity of 400 KLD. (Photo 1). Moreover there is no flow meter installed for assessment of water consumption and waste water generation. No record furnished by the proponent regarding solid waste generation in the premises. No provision of segregation of solid waste was found at project site. (Photo 2). Project proponent informed that solid waste is being disposed of to HUDA vendors, but no such supporting document was provided by the unit during time of inspection. There is inadequate parking space of \approx 700-800 cars in the premises and not as per required in the EC.
1.	The information given in the documents indicate that there will be positive impact of	Related to Construction Phase.

	proposed project on the land use and will improve the aesthetics of the area. There will be minor negative impact on ambient air quality during construction phase. There will be minor negative impact on ambient noise during construction phase.	
2.	The EAC after due construction of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "gold" grading and recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(a) of EIA Notification 2006 for the project subject to the strict compliance with the specific and conditions mentioned below:	Related to Construction Phase.

PART-A SPECIFIC CONDITIONS:

I.	Construction Phase	
i.	Consent for establishment shall be obtained from the State Pollution Control Board/ Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.	PP has obtained consent to establish from the HSPCB vide letter no. HSPCB/consent/2821 214FDBDCTE1005831 dated 26.06.2014. (Annexure-1).
ii.	For disinfection of waste water use ultra violet radiation and not chlorination.	Related to Construction Phase.
iii.	Vehicles hired for construction activities should be operated only during non-peak hours.	
iv.	All the top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	
v.	Ready mixed concrete must be used in building construction.	
vi.	Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.	
vii.	Permission to draw ground water be obtained from competent authority prior to construction/operation of the project.	PP is using two bore wells to draw water from the ground. No water meter/flow measurement device was found at bore well during the visit. (Photo 3). PP has also not submitted the NOC from CGWB to draw water from the ground.
viii.	Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by	PP has installed dual plumbing line for separation of gray and black water. (Photo 4).

	decentralized treatment should be done.	
ix.	Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices sensor based control.	
x.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary use high quality double glass with special reflective coating in windows.	Related to Construction Phase.
xi.	Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.	No documents have been provided by PP in the compliance of this condition.
xii.	Opaque wall should meet prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.	
xiii.	Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.	No documents have been provided by PP in the compliance of this condition.
xiv.	Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.	
xv.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	
xvi.	Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.	Related to Construction Phase.
xvii.	A first aid room will be provided at the project site both during construction and operation of the project.	No medical facility has been found at project site during the inspection.
xviii.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	Related to Construction Phase.
xix.	Disposal of muck including excavated material during construction phase should not create any effects on the neighbouring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.	
xx.	Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (protection) Act 1986, prescribed for air and noise emission standards.	

	Ambient noise levels should conform standard both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.	PP has not provided noise monitoring data during the inspection.
	xxThe construction agencies shall use fly ash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.	PP has not provided supportive documents in the compliance of this condition during the inspection.
	xxVehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check" (PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.	Related to Construction Phase.
	xxConstruction spoils Including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such materials must be secured so that they should not leach onto the ground water.	
	xxxAny hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.	
	xxRegular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.	
	xxUnder the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.	
II.	Operation Phase	
	i. Diesel power generating sets as source of backup power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above rooftop.	PP is running total 05 DG sets (750x02 KVA, 500x01 KVA, 300x01 KVA) at project site. PP has not provided air and noise monitoring data around DG set area during the inspection. (Photo 5).
	ii. During night the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	PP has not provided noise level monitoring data around the boundary of the building during the inspection.
	iii. A sewage treatment plants of adequate capacity should be provided and it should be	PP has installed only one STP having capacity of 400 KLD, However according to

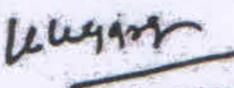
	certified by an adequacy as well as efficiency and submit a report on this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated upto tertiary level and after treatment reused for cooling, flushing, landscaping and gardening etc. However, discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Haryana Pollution Control Board.	EC condition PP need to install two STP. (Photo 1). PP has also not provided the certification for installation of STP by an independent expert for adequacy and efficiency. PP has also informed to the joint inspection team that they are discharging 07-08 nos of tankers/day of treated STP waste water into the unknown land. PP has not provided any information/permission to discharge treated STP waste water into unknown land.
iv.	Rain water harvesting and ground water recharging shall be practiced. The ground water levels and its quality should be monitored regularly in consultation with the Central Ground Water Authority. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.	PP has installed 06 nos of rain water harvesting pits having dimension 15x15x15 m ³ . It was looking that RWH pits not cleaned since a long time. (Photo 6). No practices have been adopted by PP for ground water recharging and separation of oil and grease from the surface run off.
v.	The solid waste including e-waste generated should be properly collected & segregated. Biodegradable waste should be composted and non-bio-degradable solid waste should be disposed of to municipal landfill sites after recovering recyclable waste. STP sludge shall be used as manure for gardening.	PP has not provided the details of generation of e-waste, biodegradable & non-biodegradable waste. PP has also not provided the STP sludge generation and disposal details.
vi.	Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.	PP also not provided the authorisation of vendor for disposal of hazardous waste.
vii.	The green belt design along the periphery of the plot shall achieve attenuation factor confirming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.	PP has developed the green belt in the premises in single layer. (Photo 7). PP has not provided the details of green belt area cover map and variety of vegetation/species of plant.
viii.	Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.	PP has not provided the monitoring data of the air, noise and water quality during the inspection.
ix.	Prior permission of the Central Ground Water Authority should be obtained for the construction of tube well and utilization of ground water.	PP is using two bore wells to draw ground water. PP is not provided the copy of NOC obtained from CGWB to draw ground water.
x.	The Solar energy shall be used for water heating as well as lighting common areas and verifiable measures shall be adopted for energy conservation and water conservation.	PP has installed solar energy panel's water heating at roof of the each block. (Photo 8).
xi.	Report on the energy conservation measures should be prepared incorporating details	PP has not submitted the report on the energy conservation measures incorporating details

	about building materials and technology, R & U Factors etc and submitted to the Ministry in three months time.	about building materials and technology, R & U Factors to the regional office MoEF&CC Chandigarh.
xiii	The values of R & U for the building envelope should meet the requirements of the hot and humid climatic location. Details of the building envelope should be worked out and furnished in three months time.	PP has not submitted the details of values of R&U to meet for the building envelope should meet requirements of the hot and humid climatic location to the regional office MoEF&CC Chandigarh.
xiii	Circulation plan for vehicles should be redesigned to decongest the area.	No such plan provided by PP at the time of inspection.
PART-B GENERAL CONDITIONS		
1.	The environmental safeguards contained in the documents should be implemented in letter and spirit.	PP has not submitted monitoring data of air, water and noise regularly to the RO, MoEF&CC, Chandigarh.
2.	Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.	Related to Construction Phase.
3.	All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permit. Adequate preventive and protective measures shall be taken to protect workers, labours etc during construction and operation phase of the project.	
4.	6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.	
5.	Additional 20% car parking should be provided. Adequate car parking should also be provided near shopping area.	No additional 20% car parking space provided by the PP in the shopping area. (Photo 9).
6.	Officials from the Regional Office of MOEF, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MOEF should be forwarded to the CCF, Regional Office of MOEF, Chandigarh.	PP has not provided the documents during and after the joint inspection.
7.	In case of any change (s) in the scope of the project, the project would require a fresh appraisal by this Ministry	No such appraisal has been received.
8.	The Ministry reserves the right to add additional, safeguard measures subsequently, if found necessary and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1984, to ensure effective implementation of the suggested safeguards measures in a time	Noted.

	bound and satisfactory manner.	
9.	All the statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Wildlife Act, 1972 etc. shall be obtained by project proponents from the competent authorities.	PP has not provided the copy of NOC obtained from Chief Controller of Explosives, Fire Department, Civil Aviation Department and Wildlife Act, 1972 etc. as per requirement.
10.	A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.	No such document has been furnished at the time of inspection.
11.	The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Haryana Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forest at http://www.envfor.nic.in . The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Chandigarh.	No such document has been furnished at the time of inspection.
12.	These stipulations would be enforced among others under the provision of the Water (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.	Noted.

General comments:

- i. It is mention in the EC that residential colony is with the name of "Vasta Heights" but it is the name of "Summer Palm". PP has not prior informed to the concern offices regarding the name change of society. (Photo 10)
- ii. PP has also not submitted the copy of consent to operate obtained from HSPCB.


28/06/2019
Dr. K. K. Garg
 Deputy Director/Sc-C

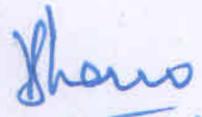

28/6/19
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 HSPCB F&D



Photo 1: Installed STP to treat waste water



Photo 2: Un segregated waste and drum for collection of all type of waste



Photo 3: Bore well to draw ground water

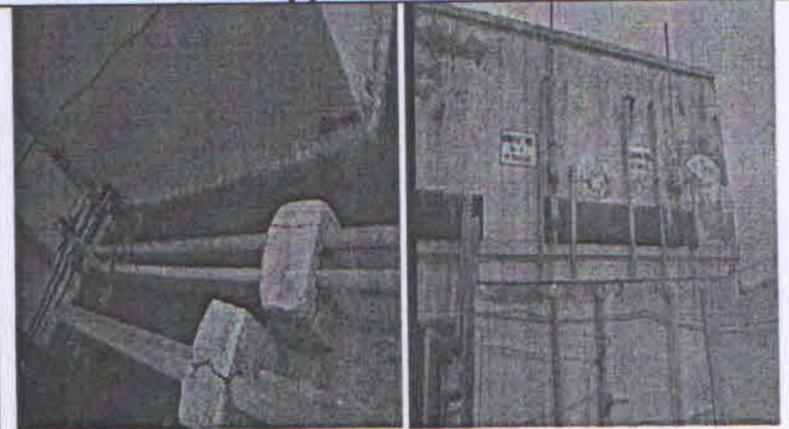


Photo 4: Dual plumbing lines to separate gray and black water

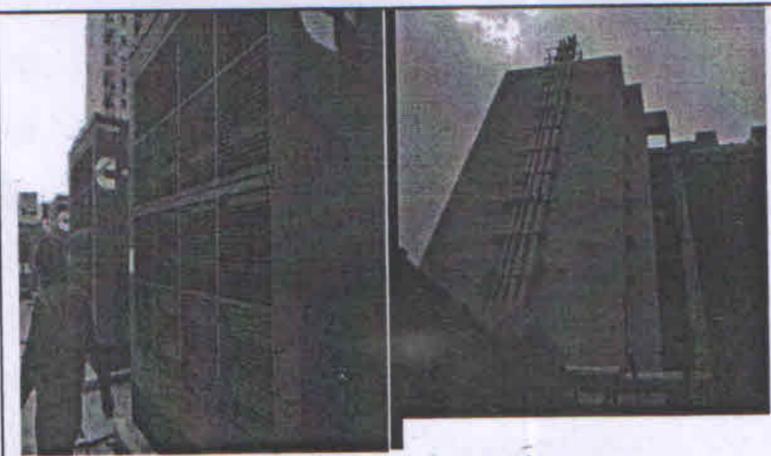


Photo 5: DG sets and their stacks



Photo 6: RWH with full of dirty water and unclean



Photo 7: Part of developed green belt

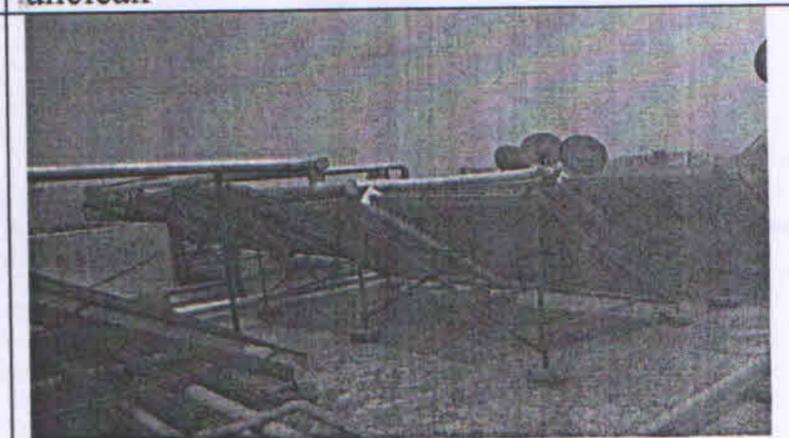


Photo 8: Solar panels at roof top

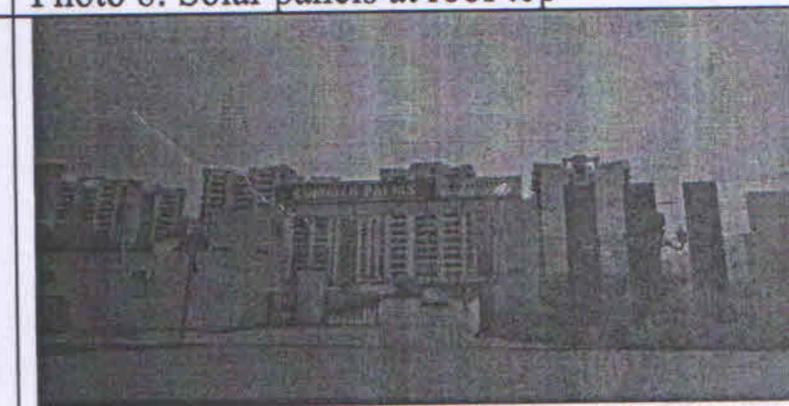


Photo 9: Shopping complex area

Photo 10: Residential complex with the name of "Summer Palms"

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**HARYANA STATE POLLUTION CONTROL BOARD
C-11, SECTOR-6, PANCHKULA**

Website - www.hspcb.gov.in E-Mail - hspcb.pkl@sifymail.com

Telephone No. - 0172-2577870-73

No. HSPCB/Consent/ : 2821214FDBDCTE1005831

Dated:26/06/2014

To

**M/s : RESIDENTIAL COMPLEX OF M/S SMART HOUSING PVT. LTD.
VILLAGE- BASELWA, SEC-86, FARIDABAD
FARIDABAD
121002**

Sub. : Issue of Consent to Establish from pollution angle .

Please refer to your Consent to Establish application received in this office on the subject noted above. Under the Authority of the Haryana State Pollution Control Board vide its agenda Item No. 47.8 dated 28.04.83 sanction to the issue of "Consent to Establish" with respect to pollution control of Water and Air is hereby accorded to the unit RESIDENTIAL COMPLEX OF M/S SMART HOUSING PVT. LTD., for manufacturing of NO MANUFACTURING PROCESS, BUILTUP AREA IS, with the following terms and conditions:-

1. The industry has declared that the quantity of effluent shall be 400 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 400 KL/Day for Domestic and the same should not exceed .
2. The above "Consent to Establish" is valid for 24 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.

10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.

Specific Conditions

Other Conditions :

