

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI

OA No.164 of 2024

IN THE MATTER OF:

Varun Gulati ... Applicant
Versus
State of Haryana ... Respondent

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Date- 28/05/2024


Regional Officer, HSPCB
Panipat Region

Report in the matter of Original Application No.164 of 2024 titled as Varun Gulati V/s State of Haryana & Ors, in compliance of Hon'ble National Green Tribunal Order dated 21/02/2024.

1. Background and Directions of Hon'ble NGT:

The matter in Original Application No.164 of 2024 titled as Varun Gulati V/s State of Haryana & Ors.; the applicant has raised the grievance against respondent No.5 and 6 i.e. M/s Ansal Properties & Infrastructure Ltd. and M/s TDI Infratech Ltd. situated in Panipat, Haryana and the allegation is that the aforesaid respondents have developed a residential project at Panipat, Haryana but the STP is not functioning as a result of which the untreated sewage is being discharged in green belt or into the drain which is proving detrimental to the environment as well as to the public health. It is further alleged that the respondent No.5 and 6 with the help of the tractor tankers collect and discharge their untreated sewage either into the green belt/open land or into the nearby drain No.2 which goes and emerges directly into river Yamuna. Further allegation is that the overflowed sewage gives very foul and obnoxious smell and that respondent No.5 and 6 have not obtained the CTO and Environmental Clearance from the concerned department.

In the above matter, Hon'ble NGT vide order dated 21/02/2024 directed as under:

"3. Having regard to the nature of allegations made in the OA we constitute a Joint Committee comprising of Member Secretary, Haryana State Pollution Control Board (HSPCB), Deputy Commissioner, Panipat and representative of Member Secretary, Central Pollution Control Board (CPCB). Deputy Commissioner, Panipat will act as the coordinating agency.

4. The committee will visit the site, ascertain the correct position on the spot and the extent of violation by the respondent No.5 and 6 and also suggest the remedial measures. Let the report be submitted before the Tribunal by the committee within six weeks.

5. Meanwhile, let notice be also issued to the respondents.

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Applicant is directed to serve the respondents and file affidavit of service atleast one week before the next date of hearing.

List for further consideration on 01.05.2024"

2.Compliance of the Orders of Hon'ble NGT:

In compliance of the Orders of Hon'ble NGT, a joint committee comprising of following officer was constituted:

- 1. Dr. Pankaj, IAS, Additional Deputy Commissioner, Panipat.
- 2. Suneel Dave, Director, CPCB, Chandigarh.
- 3. Bhupinder Singh, Regional Officer, HSPCB, Panipat.
- 4. Kuldeep Singh, Assistant Environment Engineer, HSPCB, Panipat.

The site was visited by the Joint Committee on 12.04.2024 by the member of the committee Sh. Suneel Dave, Director, CPCB, Bhupinder Singh, Regional Officer, HSPCB, Panipat and Sh. Kuldeep Singh, AEE, Panipat. Dr. Pankaj, IAS, Additional Deputy Commissioner (ADC), Panipat after going through facts of the complaint directed to involve the complainant during inspection to address the grievances raised by him in the complaint filed before Hon'ble NGT. Therefore, a letter vide No.71 dated 12/04/2024 was sent to Sh. Varun Gulati, Complainant in said matter to join the inspection on 19.04.2024 with joint committee.

The inspection of sites as mentioned in the complaint was again conducted by the members of the joint committee comprising of Dr. Pankaj, ADC, Panipat and Sh. Kuldeep Singh, AEE, HSPCB, Panipat alongwith complainant on 19.04.2024. The detail of inspection made and violations found at site are mentioned below:

3. M/s Ansal Properties and Infrastructure Pvt Ltd, (Phase I and Phase II) Sector-19, Panipat.

The said project is a plotted township established in Sector-19, Panipat in total land area 346.0225 Acres. The project consists of Two Parts M/s Ansal Sushant City, Phase-I, Panipat and M/s API Ltd., Sushant City, Phase-II, Panipat. Both commercial as well as residential activities are operating in these townships. There are 5 sites have been marked for the commercial sites in the said townships which covers area of 7.82 acres. Presently 115 shops and 6 schools

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are operating in these commercial site. As per information provided by the District Town Planner (DTP), Panipat through email dated 24.04.2024 total plots in Phase-I & Phase-II are 2817 and presently 2255 plots have been constructed and occupied by the individual household owner. The sites were visited on 12/04/2024 & 19.04.2024. The detail of inspection conducted are as under:-

i. Details of EC/CTE/CTO obtained by M/s Ansal Sushant City, Phase-I, Sector-19, Panipat.

| Particulars | Status |
|---------------|---|
| Status of CTE | Obtained from HSPCB vide No.725 dated 22/07/2006. |
| Status of CTO | Last CTO obtained by the project from 02/04/2016 to 31.03.2021. Presently, the project is operating without CTO from HSPCB. |
| Status of EC | EC is not applicable on Phase-I of the project as it come into establishment before EIA notification 14.09.2006. |

ii. Details of EC/CTE/CTO obtained by M/s API Ltd., Sushant City, Phase-II, Panipat.

| Particulars | Status |
|---------------|---|
| Status of CTE | Obtained from HSPCB vide No.1035 dated 14/03/2008. |
| Status of CTO | Last CTO obtained by the project from 01/04/2016 to 31.03.2021. Presently, the project is operating without CTO from HSPCB. |
| Status of EC | Unit has obtained Environment Clearance vide No.21-495/2007-IA.III dated 08/01/2008. Copy enclosed as Annexure-R/1 . |

Presently, as per occupancy of residential plots as informed by DTP, Panipat the domestic waste water generation from the project is 974.16KLD and waste water generated from commercial sites is 135.74 KLD. The project proponent has provided STP of 25 KLD STP of capacity in Phase-I and 25 KLD STP of capacity in Phase-II. The STP installed in Phase-I was found non-functional during the time of inspection by the joint committee and STP installed in Phase-II was operational for which effluent sample from outlet of STP has been collected. Both the STP installed in Phase-I and Phase-II have not provided flow meter, energy meter and has not maintained logbook of these STPs showing the regular operation of STP by the project proponent. During the time of inspection no

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sludge generation from STP Phase-I was found at site showing that the STP installed in Phase-I by the project proponent is not in working condition since long.

The joint committee asked the project proponent to show the mode of discharge of the untreated domestic effluent generated from Phase-I and Phase-II. During the time of inspection, it was found that the project proponent has made connection of both the phases to the master sewer laid down by HSVP for discharge of their untreated effluent from township. This master sewer takes the untreated effluent of M/s Ansal Properties and Infrastructure Pvt Ltd (Phase-I and Phase-II) to the 30 MLDSTP, Barsat Road, Panipat for treatment which was installed and operated by HSVP. The project proponent has made this connection illegally w.e.f. 01.04.2019 as per information provided by HSVP vide letter dated 06.05.2024.

The monthly sample of STP of capacity 30 MLD is taken regularly by HSPCB and was found within permissible limit. The copy of latest sampling report is attached as **Annexure-R/2**.

4. Detail of action taken

A complaint against the said project was already received in HSPCB. The said project was non-complying therefore closure order was issued by HSPCB of the Phase-I vide letter No.I/140410/2022 dated 10/11/2022 and vide letter No.I/140416/2022 for Phase-II dated 10/11/2022 with direction to District Revenue Officer, Panipat to ensure not to register any sale deed directly related to the project proponent of any plot/flat/house/shop/any other component of this project. Copy of closure orders are attached as **Annexure-R/3 and R/4**. Also, environment compensation of Rs.1.79 Crore (Phase-I & Phase-II) was imposed upon the project proponent by HSPCB vide order dated 26/02/2024. Copy of EC order is attached as **Annexure-R/5**. Prosecution action has also been initiated against the unit.

5. Observations found during inspection:-

During the time of inspection on 12/04/2024 and 19/04/2024 following observations have been found:

- i. The CTO granted to the unit M/s Ansal Properties and Infrastructure Pvt Ltd (Phase-I and Phase-II) has already been expired on 31/03/2021 and the unit still has not obtained fresh CTO from HSPCB.

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- ii. The STP each of capacity 25 KLD in Phase-I and Phase-II provided by the unit is not sufficient to cater the discharge of whole township.
- iii. As per the conditions of Environment Clearance granted to the unit by MoEF&CC vide No.21-495/2007-IA.III dated 08/01/2008 obtained for Phase-II by the project proponent it has been mentioned that:

"total water requirement is 7410 m3/day including recycled water and sewage generation is about 4820 m3/day. The sewage generated from the group housing project will be treated in a STP (capacity 7000 KLD) which will be installed in the premises. The sewage generated from the plotted development will be treated in STP provided by HUDA failing which separate STP will be provided"

The project proponent have submitted vide its letter dated 02/05/2024 that they have initiated the process to install STP of 2 MLD capacity but no timeline for execution of same have been submitted by the unit.

- iv. The STP of unit installed in Phase-I was found non-functional at time of inspection.
- v. Both the STP each of capacity 25 KLD in Phase-I and Phase-II have not provided flow meter, separate energy meter on STPs and not maintained logbook of STPs for showing regular operation of the STPs.
- vi. No sludge generation at time of inspection was found in STP installed in Phase-I and no details submitted regarding mode of disposal of sludge generated.
- vii. The project proponent have not submitted the permission to discharge the effluent of both Phase-I and Phase-II into HSVP sewer and has made unauthorized connection to HSVP sewer.

Show cause notices to both sites of M/s Ansal Properties and Infrastructure Pvt. Ltd. (Phase-I and Phase-II) have been issued vide this office letter No.98 dated 22/04/2024 and vide letter No.100 dated 22.04.2024 for 15 days for the discrepancies found by the joint committee against the above said project. No reply from the project proponent have been received therefore proceeding for imposition of environment compensation and prosecution action have been initiated against project proponent.

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6. M/s TDI Infratech Ltd (Taneja Developer & Infrastructure Ltd), Sector 37 & 39, Village Kabri-Faridpur, Panipat.

The said project is a plotted township established in of Sector-37 & 39, Panipat in total land area 291.7765 consisting of residential as well as commercial activity. As per information provided by District Town Planner, Panipat through email dated 24.04.2024 total 2239 plots have been developed and out of which 903 plots have been occupied by the individual household owner. As per letter dated 09/05/2024 total 4 sites have been earmarked for commercial purpose which consist of total land area 6.68 acres. Presently, 240 shops and one school is operating at the site. Site was visited by the joint committee on 12/04/2024 & 19.04.2024.

The details of CTE/CTO obtained by M/s TDI Infratech Ltd (Taneja Developer & Infrastructure Ltd), Sector 37 & 39, Village Kabri-Faridpur, Panipat are as under:

| Particulars | Status |
|---------------|---|
| Status of CTE | Obtained from HSPCB vide No.HSPCB/Consent/: 2821213PITCTE149959 dated 26/09/2013. |
| Status of CTO | Not Obtained. |
| Status of EC | Unit has obtained Environment Clearance vide No.21-577/2007-IA.III dated 07/01/2008. Copy enclosed as Annexure R/6 . |

Presently, as per occupancy of 903 residential plots as informed by DTP, Panipat the waste water generation from the township is 487.62 KLD and from commercial sites the waste water generation is 29.88 KLD. The project proponent have provided STP of capacity of 550 KLD but the same was not operational during the inspection as noticed by the joint committee. Apart from this the project have not provided flow meter, energy meter, at the outlet of STP and has not maintained logbook of STP.

As per Environment Clearance obtained by the project the sewage generation from the project is about 4720 m³/d and the same will be treated in the STP to be installed by the township whereas the township has provided STP of capacity 550 KLD. The untreated effluent generated by the township is discharged on green belts, vacant plots and roads due to no proper treatment facility provided by the township. Regularly complaint from the residential welfare society TDI reg. received in this regard.

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7. Detail of action taken

A complaint against the said project was already received in HSPCB through CM Window grievance portal. The said project was non-complying therefore closure order was issued by HSPCB vide letter No.1/112270/2022 dated 09/05/2022 with direction to District Revenue Officer, Panipat to ensure not to register any sale deed related to any plot/flat/house/shop/any other component of this project. Copy of closure order is attached as **Annexure-R/7**. Also, prosecution case against the directors of the project proponent have been filed in Special Environment Court Kurukshetra. The Case No. is 06/2022 and next date of hearing in the matter is fixed on 03/07/2024. Environment Compensation of Rs.5.47 crore has been recommended on 27.04.2024 against the project proponent to competent authority for imposition.

8. Detail of Observation found during inspection:-

During the time of inspection on 12/04/2024 and 19/04/2024 following observations have been found:

- i. Consent to Establish (CTE) of the unit has been expired on 25/09/2015 and the unit has neither got the CTE extended nor submitted compliance of conditions of CTE.
- ii. Unit has started the occupancy in the project but the unit has not obtained CTO prior to the start of occupancy by residents after completion/ semi-completion of the project.
- iii. As per the conditions of Environment Clearance granted to the unit vide No.21-577/2007-IA.III dated 07/01/2008:

"It is interalia, noted that M/s Taneja Developer & Infrastructures ltd. Is proposing development and construction of a township project at village Kabri, Faridpur, Sector-37 & 39, Panipat, Haryana at a cost of Rs.100 Crores. The project comprises construction of 3700 flats and 670 EWS units under Group Housing Scheme. The plotted development of the township comprises of 1288 plots of various sizes for residential, commercial & institutional purpose. Total plot area is 16,10,646.30 Sq. m. The built up area of township project for plotted development will be as per local municipal rules total water requirement is 5900 m3/d and sewage generation is about 4720 m3/d. The sewage will be treated in a STP which will be installed in the township. The treated sewage will be used for flushing and horticulture requirement. The excess treated sewage will be disposed off into the HUDA sewer line."

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The STP of capacity 550 KLD provided by the unit is not sufficient to cater the discharge of whole township.

- iv. The STP of unit was found non-functional at time of inspection. Unit has not provided flow meter and separate energy meter on STP and logbook was not maintained for the operation of the STP which ensures the no treatment of domestic effluent is being done by the project proponent and it is being disposed of on open area i.e. vacant plots, green belts & roads.
- v. Unit has not provided details regarding disposal of STP treated water.
- vi. There was no sludge generation at time of inspection and unit has not submitted details regarding mode of disposal of sludge generated.
- vii. The unit has not provided acoustic enclosure on DG Set.

Show cause notice vide this office letter No.102 dated 22/04/2024 have been issued for 15 days for the discrepancies found by the joint committee against the above said project. Further, action shall be taken after expiry of notice period. Fresh prosecution action has been initiated against the unit.

9. Conclusion:

- i. Both the projects M/s Ansal Properties and Infrastructure Pvt Ltd and M/s TDI Infratech Ltd have not obtained valid CTO from HSPCB till date.
- ii. M/s Ansal Properties and Infrastructure Pvt Ltd has installed 2 STPs of capacity 25 KLD for Phase-I & Phase-II whereas as per present discharge the project proponent is required to provide the STP of capacity of 1107.9 KLD.
- iii. M/s Ansal Properties and Infrastructure Pvt Ltd (Phase I and Phase II) presently discharging their effluent into HSVP sewer which further connected to the STP of capacity 30 MLD installed and operated by HSVP at Barsat Road, Panipat but the project proponent has not obtained requisite permission from the concerned authority i.e. HSVP for discharge into their sewer.
- iv. Action against M/s Ansal Properties and Infrastructure Pvt Ltd has been taken by HSPCB by issuing closure order against project proponent and imposition of environmental compensation of Rs.1.79 Crore.

- v. That a show cause notice has been issued to M/s Ansal Properties and Infrastructure Pvt Ltd (Phase-I and Phase II) on 22.04.2024 as per violation found by the joint committee during inspection for 15 days for imposition of environmental compensation and prosecution action. Proceeding for environment compensation and prosecution action has been initiated.
- vi. M/s TDI Infrastructure has provided the STP of capacity of 550 KLD whereas as per condition of Environment Clearance obtained by the project it requires to provide the STP of 4720 KLD.
- vii. Action against M/s TDI Infrastructure has already been taken by HSPCB by issuing closure order against the project proponent and by filing prosecution action in Special Environment Court Kurukshetra.
- viii. Environment Compensation of Rs.5.47 Crore has been recommended against the project M/s TDI Infratech Ltd (Taneja Developer & Infrastructure Ltd), Sector 37 & 39, Village Kabri-Faridpur, Panipat) to Head Office on 27.04.2024 as per Environment Compensation policy of the Board.
- ix. That a show cause notice has been issued to M/s TDI Infratech Ltd (Taneja Developer & Infrastructure Ltd), Sector 37 & 39, Village Kabri-Faridpur, Panipat on 22.04.2024 as per violation found by the joint committee during inspection for 15 days. Proceeding for fresh prosecution has been initiated against the unit.

10. Recommendation of the Committee:-

Based on the observation made in proceeding para of the report the following recommendations are made:-

- i. Both the projects must obtain consent to operate the HSPCB under the prosecution of Water Act, 1974 & Air Act, 1981.
- ii. M/s Ansal Properties & Infrastructure (Phase-I & Phase-II) must submit therefore for installation and operation of 2 MLD STP as submitted vide his letter dated 02.05.2024.
- iii. M/s Ansal Properties & Infrastructure require to obtain permission from HSVP for discharge into their master sewer line.
- iv. The environment compensation of Rs. 1.79 crore imposed upon M/s

Ansal Properties & Infrastructure must be deposited by the unit within 30 days.

- v. The environmental compensation of Rs.5.47 crore proposed against the project M/s TDI Infratech Ltd. must be deposited by the unit within 30 days once order is issued by the competent authority.
- vi. The unit should maintain proper logbook regarding fresh water consumption and waste water treated by them.
- vii. M/s TDI Infratech Ltd. must provide STP of capacity 4720 KLD as per environment clearance conditions and shall not dispose the waste water without treatment.
- viii. Presently, M/s TDI Infratech Ltd. shall made agreement with nearby STP with the authorities such as PHED/MC/HSVP who have installed STP in Panipat for treatment of their waste water so that same would not be disposed in open by the project proponents.
- ix. M/s TDI Infratech Ltd. will regularly operate its 550 KLD STP and maintain logbook for the operation of STP.

The above report is being submitted for kind consideration. It is undertaken to comply with the directions passed by the Hon'ble Tribunal.



Kuldeep Singh, AEE
HSPCB, Panipat



Bhupinder Singh, EE
Regional Officer, HSPCB, Panipat



Suneel Dave, Sc.F,
CPCB, Chandigarh



Dr. Pankaj, IAS
Additional Deputy Commissioner,
Panipat

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By Speed Post

No. 21-495/2007-IA.III
 Government of India
 Ministry of Environment & Forests
 (IA Division)

Paryavaran Bhawan
 New Delhi-110 003
 Dated: January 08, 2008

To

✓
 M/s. Ansal Properties & Infrastructure Ltd.,
 115, Ansal Bhawan,
 16, Kasturba Gandhi Marg
 New Delhi-110001.

Subject: Environmental clearance for the construction of proposed Sushant City, Phase-II, Panipat, Haryana.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification, 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its 22nd meeting held on October 12-13, 2007.

2. It is interalia, noted M/s. Ansal Properties & Infrastructure Ltd., is proposing construction of residential project, Sushant City, Phase-II, Sector-19 Panipat, Haryana at a cost of Rs. 251 crores. The project comprises development of 1750 plots and construction of group housing projects for 1000 flats in an area of 96,000 sq.m. Total plot area is 10,00,000 sq. m. The built up area (total FAR) as indicated is 1,39,453 sq.m. Total water requirement is 7410 m³/d including recycled water and sewage generation is about 4820 m³/d. The sewage generated from the group housing project will be treated in a STP (capacity 7000 kid) which will be installed in the premises. The sewage generated from the plotted development will be treated in STP provided by HUDA falling which separate STP will be provided. The treated sewage from STP provided for group housing project will be used for cooling, flushing and horticulture requirement so as to achieve zero discharge. The total solid waste generated (approx. 10,600 kg/d) will be segregated and sent to the designated dumping site. The parking space proposed is for parking of 1450 cars.

3. The EIA report submitted along with the application predicts that there will be slightly adverse impact on air quality during construction phase whereas during operation phase the impact of the project on the air quality will be negligible. There will be negligible impact on water quality of the receiving water body during construction as well as operation phase. There

will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

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4. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "Gold" grading and recommended environmental clearance. Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(b) of EIA Notification 2006 for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Necessary approval of competent authority of under Forest Conservation Act 1980 shall be obtained before starting construction.
- ii. 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.
- iii. For disinfection of waste water use ultra violet radiation and not chlorination.
- iv. Vehicles hired for construction activities should be operated only during non-peak hours.
- v. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- vi. Ready mixed concrete must be used in building construction.
- vii. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- viii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
- ix. Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
- x. Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xi. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- xiii. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.

- xiv. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xv. All required sanitary and hygiene 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.
- xvii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xviii. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- xix. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring 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.
- xxi. Ambient noise levels should conform to standards 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.
- xxii. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
- xxiii. Vehicles 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.
- xxiv. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xxv. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
- xxvi. Regular 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.
- xxvii. Under 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.
- xxviii. All internal roads width should be minimum 9 m.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Diesel power generating sets as source of back up 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 the rooftop.
- ii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- iii. The sewage treatment plant of adequate capacity should be provided for the treatment of sewage generated from group housing project. The sewage generated from plotted development should be treated in separate STP to be provided by HUDA/project proponent. The STPs should be certified by an independent expert for adequacy as well as efficiency and submit a report in 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 and gardening etc. so as to achieve zero discharge from STP provided for group housing project proponent. However, discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Haryana Pollution Control Board.
- 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.
- v. The solid waste including hazardous 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.
- 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.
- vii. The green belt design along the periphery of the plot shall achieve attenuation factor conforming 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.
- viii. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- ix. Prior permission of the Central Ground Water Authority should be obtained for the utilization of 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.
- xi. Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
- xii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

PART - B. GENERAL CONDITIONS

- i. The environmental safeguards contained in the documents should be implemented in letter and spirit.
 - ii. Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
 - iii. All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits. Adequate preventive and protective measures shall be taken to protect workers, labours etc during construction and operation phase of the project.
 - iv. 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
5. 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.
6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
7. 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, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Wildlife Act 1972, Aravali Notification 1992 etc. shall be obtained by project proponents from the competent authorities.
9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.
10. 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 Forests 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.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets by owners of the buildings.

K.C. Rathore
(K.C. Rathore)

Additional Director (IA)
Tele: 24360789
rathore27@yahoo.com

Copy to: -

1. The Secretary, Government of Haryana, Department of Environment, Secretariat, Panchkula, Haryana
2. The Member Secretary, Haryana State Pollution Control Board, Panchkula, Haryana.
3. The CCF, Regional Office, Ministry of Environment & Forests, Chandigarh.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(K.C. Rathore)
Additional Director (IA)

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Annexure - R/2

Page 1 of 2



Report No-5119

Form J

(See Rule 36)

Type of Sample: Legal



TC-11969

Dated:- 02.04.2024

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 27th day of March, 2024, collected by Sh. Ajay Ahlawat, AEE dated 26th day of March, 2024 of M/s 30 MLD STP, (HSVP) Barsat Road, Panipat for analysis.

Further certify that I have analyzed the above mentioned sample on 27th March-2024 to 02nd April-2024 and declare the result of analysis to be as follows:

| Sr. No. | Parameter Name | Result | Result | Limit | Test Method |
|---------|---------------------------------|--------------|---------------|---------|------------------------------|
| 1. | Sample Code | 7460 | 7461 | | |
| 2. | Sample Collected from | Inlet of STP | Outlet of STP | | |
| 3. | pH value at 25°C | 6.89 | 7.10 | 5.5-9.0 | APHA 4500-H ⁺ (B) |
| 4. | Biological Oxygen Demand (mg/l) | 165.0 | 8.8 | 10 | IS:3025 (Part-44) |
| 5. | Chemical Oxygen Demand (mg/l) | 556.0 | 48.0 | 50 | APHA 5220 (D) |
| 6. | Total Suspended Solids mg/l | 239.0 | 12.0 | 20 | APHA 2540 (D) |
| 7. | Oil and Grease (mg/l) | 25.5 | 8DL(DL-2) | 10 | APHA 1520-B |
| 8. | Conductivity at 25°C (µS/cm) | 1210.0 | 575.0 | - | IS: 3025(Part-14) |

The Conditions of the seals, listening and container on receipt was as follows:
Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 02nd day of April, 2024
Haryana State Pollution Control Board Laboratory,
SCO-115, 1st & 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula
CC to Regional Office: Panipat. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst

(17)



Form J

(See Rule 36)

Report No-5119

Type of Sample: Legal

Dated:- 02.04.2024

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 27th day of March, 2024, collected by Sh. Ajay Ahlawat, AEE dated 26th day of March, 2024 of M/s 30 MLD STP, (HSVP) Barsat Road, Panipat for analysis.

Further certify that I have analyzed the above mentioned sample on 27th-March-2024 to 02nd-April-2024 and declare the result of analysis to be as follows:

| Sr. No. | Parameter Name | Result | Result | Limit | Method |
|---------|-----------------------------|----------|------------|-------|------------|
| 1. | Color | Blackish | Colourless | | |
| 2. | Odour | Bad | Mild | | |
| 3. | Fecal Coliform (MPN/100 ml) | - | 80.0 | <100 | IS 1622 |
| 4. | Total Nitrogen (mg/l) | 14.76 | ND | 10 | IS 9025-34 |

The Conditions of the seals, listening and container on receipt was as follows:

Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 02nd day of April, 2024

Haryana State Pollution Control Board Laboratory,
SCO-115, 1st & 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula
CC to Regional Office: Panipat. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst

End of the Report

HARYANA STATE POLLUTION CONTROL BOARD

C-11 Sector-6, Panchkula

Ph - 0172- 577870-73, Fax No. 2581201

E-mail- hspcbho@gmail.com

Website: hspcb.gov.in

CLOSURE ORDER

Whereas, M/s Ansal Properties & Infrastructure Ltd., Sushant City, Phase-I, Sector19, Panipat is a building and construction project and is covered under red category of consent management of the Board and is polluting in nature;

Whereas, the above said unit was visited by Sh. Kuldeep Singh, AEE, HSPCB Panipat on 01.08.2022 and reported the following violation made by the unit under Water Act, 1974:-

1. CTO of the unit expired on 31.03.2021 and the unit has not applied for renewal thereafter. The unit is non-applicant of CTO under section 21/22 of the Air Act and section 25/26 of the Water Act.
2. The unit has not installed sewage treatment plant (STP) as per requirement of condition of environment clearance at Sr. No. 2.

Whereas, a Show Cause Notice for closure was issued to the above said unit by Regional Officer Panipat Region vide his letter no. 518 dated 04.08.2022. It has been reported that copy of show cause notice was sent to the unit through speed post. It has also been reported that unit has not submitted reply to the SCN;

Whereas, the Regional Officer, Panipat Region vide his letter dated 25.08.2022 has recommended for taking closure action against the unit & under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 which has been examined and it has been found that the unit has violated the provisions of under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 as mentioned above.

Therefore, keeping in view the above said facts and in exercise of the powers conferred under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 it is hereby ordered with the directions to close down the operation of the above said illegal M/s Ansal Properties & Infrastructure Ltd., Sushant City, Phase-I, Sector19, Panipat, by sealing its plant, machinery, DG sets along with directions to stop the electric supply and water supply of the above said unit, with immediate effect.

In addition to above, it is also intimated that non-compliance with the directions issued under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 is an offence under the provision of under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 respectively.

**Dated Panchkula, the
Rao**

P. Raghavendra

I/140410/2022

07th November, 2022
Chairman

Endst.No.HSPCB/2022

Date: 10/11/2022

A copy of the above is forwarded to the following for information and necessary action:-

1. The Deputy Commissioner, Panipat..
2. District Revenue Officer, Panipat with the directions to ensure not to register any sale deed related to any plot/flat/house/shop/any other component of this project.
3. District Town Planner, Panipat with the directions to ensure that the construction activities are stopped by the project proponent.
4. The Regional Officer, Panipat Region. He is directed to ensure the compliance of closure order immediately. He is also requested to initiate legal action and impose environment compensation as applicable as per policy of board.
5. M/s Ansal Properties & Infrastructure Ltd., Sushant City, Phase-I, Sector19, Panipat.

Signed by Bhupender Singh
Rinwa

Date: 10-11-2022 10:58:50

Reason: Approved

SEE (PLG)
For Chairman

HARYANA STATE POLLUTION CONTROL BOARD**C-11 Sector-6, Panchkula****Ph - 0172- 577870-73, Fax No. 2581201****E-mail- hspcbho@gmail.com****Website: hspcb.gov.in****CLOSURE ORDER**

Whereas, M/s Ansal Properties & Infrastructure Ltd., Sushant City, **Phase-II**, Sector19, Panipat is a building and construction project and is covered under red category of consent management of the Board and is polluting in nature;

Whereas, the above said unit was visited by Sh. Kuldeep Singh, AEE, HSPCB Panipat on 01.08.2022 and reported the following violation made by the unit under Water Act,1974:-

1. CTO of the unit expired on 31.03.2021 and unit has not applied for renewal thereafter. The unit is non-applicant of CTO under section 21/22 of Air Act and section 25/26 of Water Act.
2. The unit has not installed sewage treatment plant (STP) as per requirement of condition of environment clearance at Sr.No.2.
3. STP of capacity 25 KLD installed by the unit found non operational at the time of inspection.

Whereas, a Show Cause Notice for closure was issued to the above said unit by the Regional Officer Panipat Region vide his letter no. 517 dated 04.08.2022. It has been reported that copy of show cause notice was sent to the unit through speed post. It has also been reported that unit has not submitted reply to the SCN;

Whereas, the Regional Officer, Panipat Region vide his letter dated 25.08.2022 has recommended for taking closure action against the unit & under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 which has been examined and it has been found that the unit has violated the provisions of under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 as mentioned above.

Therefore, keeping in view the above said facts and in exercise of the powers conferred under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 it is hereby ordered with the directions to close down the operation of the above said illegal M/s Ansal Properties & Infrastructure Ltd., Sushant City, **Phase-II**, Sector19, Panipat, by sealing its plant, machinery, DG sets along with directions to stop the electric supply and water supply of the above said unit, with immediate effect.

In addition to above, it is also intimated that non-compliance with the directions issued under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 is an offence under the provision of under section 33-A of the Water (Prevention & control of Pollution) Act, 1974 respectively.

I/140416/2022

Dated Panchkula, the
07th November, 2022

P. Raghavendra Rao
Chairman

Endst.No.HSPCB/2022

Date: 10/11/2022

A copy of the above is forwarded to the following for information and necessary action:-

1. The Deputy Commissioner, Panipat..
2. District Revenue Officer, Panipat with the directions to ensure not to register any sale deed related to any plot/flat/house/shop/any other component of this project.
3. District Town Planner, Panipat with the directions to ensure that the construction activities are stopped by the project proponent.
4. The Regional Officer, Panipat Region. He is directed to ensure the compliance of closure order immediately. He is also requested to initiate legal action and impose environment compensation as applicable as per policy of board.
5. M/s Ansal Properties & Infrastructure Ltd., Sushant City, **Phase-II**, Sector19, Panipat.

Signed by Bhupender Singh
Rinwa
Date: 10-11-2022 10:59:39
Reason: Approved

SEE (PLG)
For Chairman

74

File No. HSPCB-01500B-008000208HSPCB-PLG/2021-2343-2379 (Computer NO. 908075)

1/244123/2024

1/244123/2024

HARYANA STATE POLLUTION CONTROL BOARD

C-11 Sector-6, Panchkula

Ph - 0172- 577870-73, Fax No. 2581201

E-mail- hspcbho@gmail.com

Website: hspcb.gov.in

Office Order

Whereas, M/s Ansal Properties & Infrastructure Ltd., Sushant City, Phase-I & Phase-II, Sector-19, Panipat is a building & construction project and is covered under the Red category of consent management of the Board and is a large scale unit, which is polluting in nature;

Whereas, the above said unit was inspected by concerned field officer of Board on 01.08.2022 and during inspection the unit was found not having valid CTO from the Board and as per EC condition at sr. no. 2 total water requirement is 7410 m3/day including recycled water and sewage generation is about 4820m3/day. The sewage generated from the group housing project is to be treated in STP (capacity 7000KLD) which will be installed in the premises. The sewage generated from the plotted development is to be treated in STP provided by HUDA failing which separate STP has to be provided, but the unit provided STP of capacity 25 KLD only. The total solid waste generated (apprx. 10600 Kg/day) was to be segregated and sent to the designated dumping site. The STP of capacity 25 KLD installed by the unit was also found non-operational at the time of inspection;

Whereas, a show cause notice for environmental compensation was issued to the unit vide no. 517 dated 04.08.2022 but the unit has not submitted reply to the show cause notice. The unit was sealed by the Board on 18.11.2022 in compliance of the closure order issued by the Board on 10.11.2022;

Whereas, the Regional Officer, Panipat Region vide letter dated 02.03.2023 has sent the calculation of environmental compensation against the unit for above said violations;

Whereas, on the directions of Hon'ble NGT in the matter of OA No. 593/2017 (WP (CIVIL) No. 375/2012, Paryavaran Suraksha Samiti & Anr Vs. Union of India & Ors, CPCB has prepared a methodology for assessing Environmental Compensation. The methodology prepared by the CPCB has been accepted by Hon'ble NGT vide orders dated 28.08.2019 in same case;

Whereas, Hon'ble Supreme Court of India in matter of Indian Council for Enviro Legal Action & Ors. Vs. Union of India & Ors., (1996) 3 SCC 212 Para 16 and in matter of Vellore Citizens Welfare Forum Vs. Union of India & Ors. (1996) 5 SCC 647 Para 12-18 -holding that "Polluter Pays" principle is an 'accepted principle and part of environmental law of the country, even without specific statute';

Whereas, it has been ordered vide Head office order endst. No.HSPCB/PLG/2021/2343-2379 dated 22.12.2021 to adopt the modalities/methodology suggested by the CPCB for assessment, imposing, collection and utilization of environmental compensation from the polluting

units in the state of Haryana. The modalities/methodology of environmental compensation of the HSPCB placed on website of Board for transparency and for accessibility of concerned stakeholders;

Whereas, a committee was constituted at head office level vide order endst. No. HSPCB/Estt./2023/4429-4437 dated 26.10.2023 to examine and finalize case of the environmental compensation submitted by the Regional officers so as to maintain the uniformity among all the cases. The report submitted by committee is placed before competent authority for approval;

Whereas, in compliance of above quoted orders of Hon'ble NGT order this case falls under the cases to be considered for levying environmental compensation i.e. Operating without obtaining prior consent to operate under the Water (Prevention and Control of Pollution) Act, 1974 and/or the Air (Prevention and Control of Pollution Act, 1981;

Whereas, the Environment Compensation Assessment Committee examined the recommendations of environmental compensation submitted by the Regional Officer in case of said unit, in its meeting held on 30.01.2024 as per provisions of above said modalities/ methodology. After deliberations, the committee finalized environmental compensation as under:-

EC = PI x N x R x S x LF = 80 x 597 x 250 x 1.5 x 1 = Rs. 1,79,10,000/- where PI = Pollution Index, N = No of days of violation, R = Factor in Rupees, S = Factor for scale of operation, LF = Location Factor.

In view of above, it is hereby ordered with the directions to the unit M/s Ansal Properties & Infrastructure Ltd., Sushant City, Phase-I & Phase-II, Sector-19, Panipat to deposit environment compensation of Rs. **1,79,10,000/-** (Rupees One Crore Seventy Lakh Ten Thousand only) with the Haryana State Pollution Control Board as Environment compensation within 01 month on account of the damage caused.

In case of failure, the Board will be constrained to initiate action as deemed necessary in due course of law. The amount of Environment compensation is to be deposited in Saving Bank Account of INDUSIND Bank, Sector-9, Panchkula in Account Number- 100053543757 having IFSC Code: INDB0000164.

**Dated Panchkula, the
RAGHAVENDRA RAO
#ApprovedDate#**

Endst.No. HSPCB/PLG/2024

P.

CHAIRMAN

Date:-

A copy of the above is forwarded to the following for information and necessary action please:

1. The Regional Officer, Panipat Region, Panipat
2. Sr. Account Officer, HSPCB Panchkula.
3. M/s Ansal Properties & Infrastructure Ltd., Sushant City, Phase-I & Phase-II, Sector-19, Panipat.

Signed by

Vikas Chand

Date: 26-02-2024 14:37:12

76

By Speed Post

No. 21-577/2007-IA, III
 Government of India
 Ministry of Environment & Forests
 (IA Division).

Paryavaran Bhawan
 CGO Complex, Lodi Road
 New Delhi-110 003
 Dated: January 07, 2008

To

✓ M/s. Taneja Developers & Infrastructure Ltd.
 9, Kasturba Gandhi Marg,
 New Delhi-110001

Subject: Environmental clearance for the development and construction of proposed township project at village Kabri, Faridpur, Sector 37 & 39, Panipat, Haryana.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA-Notification, 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., Form 1, Form-1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its 22nd & 24th meetings held on October 12-13 and November 22-24, 2007.

2. It is interalia, noted that M/s Taneja Developer & Infrastructures Ltd. is proposing development and construction of a township project at village Kabri, Faridpur, Sector 37 & 39, Panipat, Haryana at a cost of Rs.100 crores. The project comprises construction of 3700 flats and 670 EWS Units under Group Housing Scheme. The plotted development of the township comprises of 1288 plots of various sizes for residential, commercial & institutional purpose. Total plot area is 16,10,646.30 Sq. m. The built up area of the township project for plotted development will be as per local municipal rules. Total water requirement is 5800 m³/d and sewage generation is about 4720 m³/d. The sewage will be treated in a STP which will be installed in the township. The treated sewage will be used for flushing and horticulture requirement. The excess treated sewage will be disposed off into the H.U.D.A. sewer line. The total solid waste generated (approx. 20240 kg/d) will be segregated and biodegradable waste will be sent to the biogas generation and processing facility and non-biodegradable waste will be disposed off through approved vendors for recycling of recyclable material.

3. The EIA report submitted along with the application predicts that there will be slightly adverse impact on air quality during construction phase whereas during operation phase the impact of the project on the air quality will be negligible. There will be negligible impact on water quality

will be negligible. There will be negligible impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended environmental clearance as per the provisions of Environmental Impact Assessment Notification— 2006. Accordingly, the Ministry hereby accords necessary environmental clearance under category B(b) of EIA Notification 2006 for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.
- ii. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee of Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
- iii. For disinfection of waste water use ultra violet radiation and not chlorination.
- iv. Vehicles hired for construction activities should be operated only during non-peak hours.
- v. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- vi. Ready mixed concrete must be used in building construction.
- vii. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- viii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
- ix. Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
- x. Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xi. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- xiii. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all

- air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- xiv. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
 - 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.
 - xvii. A First Aid Room will be provided at the project site both during construction and operation of the project.
 - xviii. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 - xix. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring 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.
 - xxi. Ambient noise levels should conform to standards 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.
 - xxii. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
 - xxiii. Vehicles 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-peak hours.
 - xxiv. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
 - xxv. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
 - xxvi. Regular 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.
 - xxvii. Under 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.
 - xxviii. All internal roads width should be minimum 9 m.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Diesel power generating sets as source of back up 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 GPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.
- ii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- iii. The sewage treatment plant of adequate capacity should be provided and it should be certified by an Independent expert for adequacy as well as efficiency and submit a report in 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 flushing, landscaping and gardening etc. However, discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Haryana Pollution Control Board.
- 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.
- v. The solid waste including hazardous 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.
- 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.
- vii. The green belt design along the periphery of the plot shall achieve attenuation factor conforming 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.
- viii. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- ix. Prior permission of the Central Ground Water Authority should be obtained for the utilization of 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.

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.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets by owners of the buildings.

K.C. Rathore
(K.C. Rathore)

Additional Director (IA)
Tele: 24350789
rathore27@yahoo.com

Copy to: -

1. The Secretary, Government of Haryana, Department of Environment, Secretariat, Panchkula, Haryana
2. The Member Secretary, Haryana State Pollution Control Board, Panchkula, Haryana.
3. The CCF, Regional Office, Ministry of Environment & Forests, Chandigarh.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(K.C. Rathore)
Additional Director (IA)

I/112270/2022



HARYANA STATE POLLUTION CONTROL BOARD
C-11, SECTOR-8, PANCHKULA
Ph. 0172-2577870-73
E-mail:hspcbho@gmail.com

CLOSURE ORDER

Whereas, M/s TDI Infratech Ltd. Formerly M/s Taneja Developer & Infrastructure Limited, Village Kabri- Faridpur, Sector-37 & 39, Panipat has established and operating a plotted colony for housing of people, which is polluting in nature and is covered under Red category;

Whereas, the above said unit was visited by the Field Officer of the Board on 29.06.2021 due to CM Window complaint No. CMOFF/N/2020/069849 of Sh. Joginder Pal Rathi and reported that following deficiencies were found during inspection:-

1. Consent to Establish (CTE) of the unit has been expired on 25/09/2015 and the unit has neither got the CTE extended nor submitted compliance of conditions of CTE.
2. Unit has not submitted the copy of Environmental Clearance (if any) obtained after 2013 and compliance thereof.
3. Unit has started the occupancy in the project but the unit has not obtained CTO prior to the start of occupancy by residents after completion/ semi-completion of the project.
4. Unit has not installed STP as per the condition of CTE for treatment of domestic effluent generated from the project and only civil structure has been setup for one STP while machinery part is yet to be installed.
5. Unit has not submitted the present details of occupancy, copy of completion certificate, details of actual water consumption, details of green belt development.
6. Unit has not provided the name and addresses of the directors of the company.

Whereas, Show Cause Notice for closure was issued to the above said unit by Regional Officer, Panipat vide his letter HSPCB/PR/2021/1148 dated 02.07.2021 and the Regional Officer has reported that the unit has submitted reply but it is not satisfactory because unit has not complied with the above observations;

Whereas, the Regional Officer, Panipat vide his letter no. 1766282/2022 dated 02.03.2022 has recommended taking closure action to stop the construction activity against the unit under section 33-A of the Water (Prevention & Control of Pollution) Act, 1974 and under section 31-A of the Air (Prevention & Control of Pollution) Act, 1981;

Therefore, in exercise of the powers conferred under section 33-A of the Water (Prevention and Control of Pollution) Act, 1974 and under section 31-A of the Air (Prevention & Control of Pollution) Act, 1981, the following directions are issued:-

a) The project proponent shall stop all construction activities related to the project with immediate effect till it obtains environment clearance under EIA Notification dated 14.09.2006 and Consent to Establish (NOC)/Consent to Operate from the Board under Water Act, 1974 and the Air Act, 1981.

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b) The project proponent shall not allow any new occupancy and shall not allow any new possession in the premises of the project with immediate effect.

c) Town & Country Planning Department/concerned authorities that have issued the license/LOI and approved the building/layout plans for the development of the project shall take necessary action to stop further construction activities related to the project till the project proponent obtains Environment Clearance under EIA Notification dated 14.09.2006 and Consent to Operate from the Board under the Water Act, 1974 and the Air Act, 1981 with immediate effect.

d) The Revenue Authorities shall not register any sale deed related to any plot/flat/house/shop/any other component of this project with immediate effect.

e) The UHBVN authorities shall not release any new electric connection for this project or to any of its components with immediate effect.

In addition to above, it is also intimated that non-compliance of the directions issued under section 33-A of Water (Prevention & Control of Pollution) Act, 1974 is an offence.

Dated Panchkula, the
9th May, 2022

P. Raghavendra Rao
Chairman

Endst. No.

A copy of the above is forwarded to the following for information and necessary action:-

1. The Deputy Commissioner, Panipat.
2. Executive Engineer (Operation Division), UHBVN, Panipat. He is directed to not to issue electric connection to any new occupant of this project and submit acknowledgement in this regard within 03 days.
3. The District Revenue Officer, Panipat for information and compliance of the above directions and ensure that any sale deed related to any plot/flat/house/shop/any other component of this project is not registered.
4. DTP, Panipat. He is directed to ensure that the construction activities are stopped by the project proponent.
5. The Regional Officer, Panipat. He is directed to ensure compliance of this order and to submit compliance report in this regard within 03 days. He will also initiate legal action against the unit for filing prosecution case for the above said violations and will submit the proper and complete case with reasoned recommendation and submit the case for Environment Compensation.
6. M/s TDI Infratech Ltd. Formerly M/s Taneja Developer & Infrastructure Limited, Village Kabri- Faridpur, Sector-37 & 39, Panipat.

Signed by Jatinder Rai
S. Engr. Engineer (WC)
Singh For Chairman
Date: 10-05-2022 11:38:36
Reason: Approved

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