

Regional Office, Gurugram (N)
Haryana State Pollution Control Board
Vikas Sadan, Opposite- New Court, Gurugram

Website: - www.hspcb.gov.in Tel: 0124-2332775, 2972341

Email ID: - hspcbrogrn@gmail.com

Dated:-13.10.2023

To

The Registrar,
National Green Tribunal,
Faridkot House, Copernicus Road, New Delhi.
Email:-judicial-ngt@gov.in

Subject - Action taken report in the matter of O.A. No. 382/2023 titled as Chairman Legal Committee Esencia Residents Welfare Association Versus State of Haryana in compliance of Hon'ble National Green Tribunal order dated 30.05.2023.

R/Sir,

This is in the reference to above mentioned matter. The Hon'ble Tribunal vide order dated 30.05.2023 in the matter of O.A. No. 382/2023 titled as Chairman Legal Committee Esencia Residents Welfare Association Versus State of Haryana has directed as under:-

"....In our view, a substantial question relating to environment due to implementation of Scheduled Enactments under NGT Act, 2010 has arisen. However, before taking any further action in the matter we find it appropriate to obtain a factual report for the purpose whereof we constitute a Joint Committee comprising State PCB, District Magistrate, Gurugram and CPCB. State PCB shall be the nodal agency for coordination and compliance of this order. The said committee shall visit the site, collect all relevant informations and submit a factual report within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF."

Keeping in view of above, status report prepared in compliance of order dated 30.05.2023 is enclosed herewith. It is requested to kindly accept the report and place before the Hon'ble Tribunal.

DA/As above

Yours Faithfully

**Regional Officer,
Gurugram Region (N)
For Haryana State Pollution Control Board**

IN THE HON'BLE NATIONAL GREEN TRIBUNAL AT NEW DELHI

O.A No. 382 of 2023

Chairman Legal Committee Esencia Residents**Welfare Association**.....**Applicant****Versus****State of Haryana**.....**Respondents****INDEX**

Serial No.	Particulars	Pages No.
1	Copy of report	01-07
2	Observations received from Sh. Suneel Dave, Sc'F', CPCB	8
3	Reply of observation of Sh. Suneel Dave, Sc'F', CPCB	9
4	Copy of Environment Clearance dated 20.08.2018 (Annexure-1)	10-20
5	Copy of CTO (Annexure-2)	21-23
6	Copy of Spot inspection report dated 12.04.2019 (Annexure-3)	24-27
7	Copy of Spot inspection report dated 12.12.2022 & analysis report dated 22.12.2022 (Annexure-4 (colly))	28-32
8	Copy of analysis report dated 29.08.2023 (Annexure-5)	33
9	Copy of Show Cause Notice dated 15.09.2023 (Annexure-6)	34-35
10	Copy of recommendation of EC to Head Office vide letter dated 25.09.2023 (Annexure-7)	36-51

Compliance Report

As per

Hon'ble National Green Tribunal

(Order dated 30th May, 2023)

IN THE MATTER OF

Chairman Legal Committee Esencia Residents

Welfare Association

Versus

State of Haryana

IN

Original Application No.

382/2023

Compliance Report of Hon'ble NGT order dated 30.05.2023 in the matter of Chairman Legal Committee Esencia Residents Welfare Association Versus State of Haryana OA No. 382/2023

1. Background:-

The complaint made in the application is that there is residential society namely Ansal Esencia and Ansal Versilia, Sector 67, RWA Gurugram, State of Haryana where at untreated sewage water and effluent is being discharged illegally at the surface area near residents buildings, roads of the subject premises, vacant plots, sites meant for hospitals, schools, clubs etc. Infact, sewage/effluent treatment plant has not been constructed as per the terms of the environmental clearance and even before construction of treatment plant, Occupancy Certificate has been issued illegally to the Developers. The colony area initially was 111.6 acres which has now been extended upto 231.7 acres. It was supposed to be developed as low density eco-friendly colony for the purpose whereof Developers submitted a complete plan for disposal and treatment of sewage effluent by installing 50 KL effluent treatment plant, rain water harvester etc. The plan was approved by the concerned Authority but not a single sewage treatment plant or effluent treatment plant or any other effluent treatment equipment has been constructed or made available for treatment of sewage water and effluent at the premises in question.

Hon'ble National Green Tribunal vide order dated 30.05.2023 has directed as follows:-

".....In our view, a substantial question relating to environment due to implementation of Scheduled Enactments under NGT Act, 2010 has arisen. However, before taking any further action in the matter we find it appropriate to obtain a factual report for the purpose whereof we constitute a Joint Committee comprising State PCB, District Magistrate, Gurugram and CPCB. State PCB shall be the nodal agency for coordination and compliance of this order. The said committee shall visit the site, collect all relevant informations and submit a factual report within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.

2. Compliance of Hon'ble National Green Tribunal directions:-

In compliance of Hon'ble NGT directions issued vide order dated 30.05.2023, a committee

of following officers was constituted to ascertain facts and furnish a factual action taken report:-

Sr. No.	Name of Officer & Designation	Nominee
1.	Sh. Hitesh Kumar Meena, IAS, Additional Deputy Commissioner, Gurugram	Deputy Commissioner, Gurugram
2.	Sh. Suneel Dave, Scientist F, CPCB, New Delhi	CPCB, New Delhi
3.	Sh. Aparnesh Kumar, Scientist B, HSPCB, Gurugram Region (N)	HSPCB

Observations and Findings:-

It is a residential plotted colony "ESENCIA" at sector 67, 67A, District. Gurugram, Haryana a total area is 937818.61 sqm (231.74 acres). Environment Clearance obtained vide letter No. SEIAA/HR/2018/1064 dated 20.08.2018 (**Annexure-1**) for total built up area 1620388 sqm and with other details that project shall have other plots and other facilities (Commercial, club house, Community centre, PHCs, school) etc. The project shall have total 2020 nos. of Dwelling units (404 EWS units + 507 NPPL Units+ 1109 Regular plots). The total water requirement shall be 5198 KLD. The waste water generation shall be 3368 KLD which will be treated in the 3STPs of 4700 KLD (1500 KLD+1500KLD+1700 KLD) capacity. Project proponent has proposed to develop green belt on 75.748 acres (32.68%). Project proponent to construct 277 rain water harvesting pits. Project Proponent has obtained CTE vide No. HSPCB/Consent/: 329962319GUNOCTE6280265 dated 13.03.2019 in consonance with Environment Clearance. The special condition No. 17, 18, 25, 29, 36, b, c & d which is mentioned in Environment Clearance were observed violated by the Project Proponent which is as under:-

Construction phase:-

17. Overexploited ground water and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MoEF, GOI, Chandigarh.

18. The Project Proponent as stated in proposal shall construct 277 nos. rain water harvesting structure for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWI pit.
25. The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
29. The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
36. The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.

Operational phase:-

- b) The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide 3STPs preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.
- c) Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc.

- d) For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.

Project Proponent has obtained part CTO after obtaining part completion certificate from concerned authority for completion of infrastructure work at site vide No. HSPCB/Consent/ : 329962319GUNOCTO6076194 dated 30.05.2019 (**Annexure-2**) which was valid upto 31.03.2021 for generation of 48 KLD Domestic Effluent (As per occupancy) which was treated in 40 KLD and 25 KLD STP respectively installed at site. The CTO was granted on the basis of inspection conducted by the then Field officer who found structurally adequate STP of 40 KLD & 25 KLD installed at site and treated effluent shall be reused in greenery within the premises of the project (Copy of Spot inspection report attached as **Annexure-3**). Relevant specific condition which unit is liable to comply with also mentioned in the CTO which is given as under:-

1. Unit will run and maintain STP regularly and properly, will provide separate energy meter on their STP and maintain the Log Book for energy consumption of STP and chemicals used daily for the STP.
2. That the unit shall keep all the parameters within the prescribed limits and shall comply with all the Norms and Rules as prescribed in the Act
3. That the unit will not discharge any untreated effluent inside and outside its premises.
4. Unit will provide separate flow meter at Inlet/ Outlet of STP for which separate log book will be maintained if required.
5. That the unit will not add any air polluting process/ machinery and also not to add any process which increases the water pollution load.
6. That the CTO so granted shall become invalid in case of violation of any of the above / any law of the land.
7. Unit will apply for consent to operate for further period 90 days before expiry of this consent otherwise penalty will be imposed as per policy.
8. The inspection of the unit will be carried out by the authorized officer within a period of 3 months of grant of CTO for collection of samples and in case of failing of the same this CTO stands revoked automatically besides further necessary action will be applicable.

The Project Proponent and Developer of the said complex has not installed the required Sewage Treatment Plants leave aside its operation to comply with the environmental

condition as stipulated in the consent to operate. This eventually also violates the condition of recycling the treated sewage for non potable use and thereby increasing the load on water environment.

“The complaint made in the application is that there is residential society namely Ansal Esencia and Ansal Versilia, Sector 67, RWA Gurugram, Haryana where at untreated sewage water and effluent is being discharged illegally at the surface area near residents buildings, roads of the subject premises, vacant plots, sites meant for hospitals, schools, clubs etc. Infact, sewage/effluent treatment plant has not been constructed as per the terms of the environmental clearance. It was supposed to be developed as low density eco-friendly colony for the purpose whereof Developers submitted a complete plan for disposal and treatment of sewage effluent by installing 50 KL effluent treatment plant, rain water harvester etc. The plan was approved by the concerned Authority but not a single sewage treatment plant or effluent treatment plant or any other effluent treatment equipment has been constructed or made available for treatment of sewage water and effluent at the premises in question”.

Site was visited on 12.12.2022 by the then Field Officer w.r.t mandatory inspection allotted by the competent authority and found both STPs functional and as per analysis report, parameters were within the prescribed limits (Copy of Spot inspection report & analysis report attached as **Annexure-4 (Colly)**)

A joint committee was constituted of Sh. Hitesh Kumar Meena, IAS, Additional Deputy Commissioner, Gurugram, Sh. Suneel Dave, Scientist F, CPCB, New Delhi & Sh. Aparnesh Kumar, Scientist B HSPCB, Gurugram Region (N) nominee of DC, Gurugram. CPCB & HSPCB visited site on 22.08.2023 to verify the contents of complaint regarding untreated effluent discharge on the surface and adequacy of the STPs installed at site.

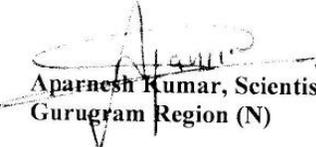
However, during inspection it has been observed that unit has provided the 2 nos. of STP (25 KLD & 40 KLD) which found not structurally adequate and in abandoned condition and remaining STP has not been constructed/installed yet. Unit found discharging untreated effluent directly on the land from which samples were collected and sent to HSPCB's Laboratory, Faridabad for analysis and as per analysis report No. 968 dated 29.08.2023 (**Annexure-5**) released by Board Analyst, HSPCB Laboratory, Faridabad, the result of effluent discharging found exceeding the prescribed limits as fixed vide order

no-HSPCB/WC-2/2162-2169 dated 02.07.2020 and unit also found violating the conditions of Environmental Clearance and CTO. Accordingly, Show Cause Notice has been issued to the unit vide letter dated 15.09.2023 (**Annexure-6**).

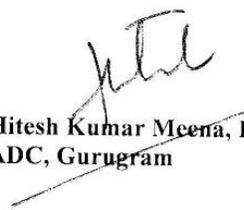
Action taken:-

1. The case for imposition of Environmental Compensation of Rs. 34050000/- due to not obtaining CTO & failure of sample has already been recommended to Head Office vide this office letter No. I/174100/2023 dated 25.09.2023 which shall be concluded in due course of time. (**Annexure-7**)
2. The case for prosecution action under relevant act is under process which shall be filed after vetted of complaint & sanction from Ld. District Attorney, Panchkula

The report is being submitted in light of order of Hon'ble Tribunal, please.


Aparanesh Kumar, Scientist 'B'
Gurugram Region (N)

Suneel Dave, Scientist F,
CPCB, New Delhi


Hitesh Kumar Meena, IAS
ADC, Gurugram

This member (from CPCB) of the Committee has made the following observations based on field visit and reference to the documents made available.

1 The points and complaints that were raised by the applicant in this O. A. (number 382 of 2023) verified and found correct.

2 M/s Ansal Properties and Infrastructure Limited, 115, Ansal Bhawan, Kasturba Gandhi Marg, New Delhi 110001 (the project proponent and developer of "Esencia", a residential complex associated with other amenities) has not complied with the conditions stipulated in Environment Clearance, dated 20.08.2018, and to state the special conditions number 17, 18, 25, 29 and 36. The said conditions are referring to conserve the water and to protect the water environment of the area. Similarly, special conditions number "b", "c" and "d" were also found to be violated.

3 The Project Proponent and Developer of the said complex has not installed the required Sewage Treatment Plants leave aside its operation to comply with the environmental condition as stipulated in the consent to operate. This eventually also violates the condition of recycling the treated sewage for non potable use and thereby increasing the load on water environment.

4 It remained unexplained as to why consent to operate was granted by HSPCB when three Sewage Treatment Plants of total capacity 4700 kld (kilo liter per day) were required to be provided but only two Sewage Treatment Plants of 40 kld and 25 kld said to have provided, and how a treatment capacity gap nearly 100 times is managed. It has also remained technically unexplained how a total water requirement of 5198 kld is met without providing adequate sewage treatment and its recycling. This therefore, has resulted in deviation from the Environment Clearance where only 2563 kld of fresh water requirement is mentioned and thus constitutes breach of information provided to obtain the statutory Environment Clearance.


Suneel Dave
Director
Central Pollution Control Board
Chandigarh

Compliance Report of Hon'ble NGT order dated 30.05.2023 in the matter of Chairman Legal Committee Esencia Residents Welfare Association Versus State of Haryana O.A No. 382/2023

Suneel Dave <sdave.cpcb@gmail.com>
To: Gurgaon North Region Hspcb <hspcbrogrn@gmail.com>

Thu, Oct 12, 2023 at 3:17 PM

This member (from CPCB) of the Committee has made the following observations based on field visit and reference to the documents made available.

1 The points and complaints raised by the applicant in this O A (number 382 of 2023) are verified and found correct.

2 M/s Ansal Properties and Infrastructure Limited, 115, Ansal Bhawan, [Kasturba Gandhi Marg, New Delhi 110001](#) (the project proponent and developer of "Esencia", a residential complex associated with other amenities) has not complied the conditions stipulated in Environment Clearance, dated 20.08.2018, and to state the special condition number 17,18, 25, 29 and 36. The said conditions are referring to conserve the water and to protect the water environment of the area. Similarly, special conditions number "b", "c" and "d" were also found to be violated.

3 The Project Proponent and Developer of the said complex has not installed the required Sewage Treatment Plants leave aside its operation to comply with the environmental condition as stipulated in the consent to operate. This eventually also violates the condition of recycling the treated sewage for non potable use and thereby increasing the load on water environment.

4 It remained unexplained as to why consent to operate was granted by HSPCB when three Sewage Treatment Plants of total capacity 4700 kld were required to be provided but only two Sewage Treatment Plants of 40 kld and 25 kld have said to be provided and how a treatment capacity gap nearly 100 times is managed. It has also remained technically unexplained how a total water requirement of 5198 kld is met without providing adequate sewage treatment and its recycling. This therefore has resulted in deviation from the Environment Clearance where only 2563 kld of fresh water requirement is mentioned.

Suneel Dave
Director
Central Pollution Control Board
Chandigarh
Cell:- +919205849639/9868036039

[Quoted text hidden]

Compliance Report of Hon'ble NGT order dated 30.05.2023 in the matter of Chairman Legal Committee Esencia Residents Welfare Association Versus State of Haryana CA No. 382/2023

Gurgaon North Region Hspcb <hspcbrogrn@gmail.com>
To: Suneel Dave <sdave.cpcb@gmail.com>

Thu, Oct 12, 2023 at 6:17 PM

The updated ATR after incorporating the points (2 & 3) given by your goodself is attached herewith. However, it has already been explained in the ATR that unit has obtained CTO in phase manner according to the construction and generation of effluent. Therefore, CTO was granted for part construction and effluent generation. Sir, it is humbly requested that ATR may kindly be sent back after due signature and if any other changes is required same may please be incorporated so that ATR can be filed by the due date of 13.10.2023.

Regional Officer
Gurugram Region (North)

"कृपया इस ई-मेल को तभी प्रिंट करें जब अति-आवश्यक हो।
कागज पेड़ों से बनता है और कागज बेकार करना पेड़ की हत्या करने के सामान है।"
पर्यावरण को बचाने के लिए, कागज बचाए !
धन्यवाद

Attachments area

[Quoted text hidden]

2 attachments

 **Chairman legal committee Esencia residents welfare association versus state of haryana 382 of 2023 12.10.2023.docx**
32K

 **esencia ngt report alongwith annexures.pdf**
14826K

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

No. SEIAA/HR/2018/1064

Dated:....20.8.18....

To

M/s Ansal Properties & Infrastructure Limited,
 115, Ansal Bhawan, Kasturba Gandhi Marg,
 New Delhi-110001

Subject: Environment Clearance for Revision/Expansion of Residential Plotted Colony "ESENCIA" at Sector-67, 67 A, District Gurgaon, Haryana.

Dear Sir,

This letter is in reference to your application no. APL/P(SALC)/SL4/50/MoEF/SEIAA/14/292 dated 09.01.2015 addressed to M.S. SEIAA, Haryana received on 09.01.2015 and subsequent letters dated 27.06.2016 and 18.05.2018 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal was transferred to MoEF & CC, GoI on 27.03.2015. No action was taken and the case was returned to SEIAA on 31.08.2015 after its constitution. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form I-A, Conceptual Plan and EIA/EMP on the basis of approved TOR by MoEF, GoI in its 148th meeting held on 19.05.2015 and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF & CC, GOI vide their Notification 21.08.2015, in its meeting held on 28.07.2016, 07.10.2016, 16.10.2017, 10.05.2018 and 05.06.2018 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the proposed the Revision/Expansion of Residential Plotted Colony "ESENCIA" at Sector-67, 67 A, District Gurgaon, Haryana on a total plot area of 937818.61 sqm (231.74 Acres) (Existing 566560.40 sqm + Expansion 371258.61 sqm). The total built up area shall be 1620388 sqm. (Existing: 5,83,490 sqm + Expansion 10,36,898 sq.m.). The proposed project shall have other plots and other facilities (Commercial, Club House, Community Centre, PHCs, Schools) etc. The proposed project shall have total 2020 Nos. of Dwelling Units (404 EWS Units + 507 NPWL Units + 1109 Regular Plots). The total water requirement shall be 5198 KLD. The fresh water requirement shall be 2563 KLD. The waste water generation shall be 3368 KLD which will be treated in the 3STPs of 4700 KLD (1500 KLD + 1500 KLD + 1700 KLD) capacity. The total power requirement shall be 28 MVA which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 75.748 Acres (32.68%). The Project Proponent proposed to construct 277

rain water harvesting pits. The solid waste generation will be 15181 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 2320 ECS.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its meeting held on 25.07.2018 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(b) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

PART A-
SPECIFIC CONDITIONS:-
Construction Phase:-

- [1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the laboures is strictly prohibited. The safe disposal of solid wastes/ waste water generated during the construction phase should be ensured. Efforts shall be made to provide mobile STP for treatment of waste water during the construction phase.
- [4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as

per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.

- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the Commercial/Industrial standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated Commercial/Industrial standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] In view of the severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [15] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [16] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.
- [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water

reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.

- [18] The Project Proponent as stated in proposal shall construct 277 nos. rain water harvesting structure for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
- [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [20] The Project Proponent shall obtain assurance from the DHBVN for total supply of 28 MVA of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
- [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
- [27] The project proponent shall ensure that ECBC norms for composite climate zone are met. In particular building envelope, HVAC service, water heating, pumping, lighting and electrical infrastructure must meet ECBC norms.

- [28] The Project Proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.
- [29] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [30] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- [31] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [32] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [33] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [34] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [35] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [36] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [37] The project proponent shall maintain the distance between STP and water supply line.
- [38] The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [39] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.
- [40] Vertical fenestration shall not exceed 60% of total wall area.

Operational Phase:

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified

by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide 3STPs preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.

- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc.
- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the basement as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.
- [f] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Residential Plotted Colony.
- [g] The project proponent as stated in the proposal shall maintain at least 32.68% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment through sedimentation tanks must be done to remove suspended matter, oil and

grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.

- [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [l] Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [m] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide halon free fire suppression system.
- [n] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p] The traffic plan and the parking plan proposed by the Project Proponent should be meticulously adhered to with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [q] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [r] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
- [s] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules

made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent shall maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler as per existing E-waste Management Rules 2011.

- [t] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [u] The project proponent shall make provision for guard pond and other provisions for safety against failure in the operation of wastewater treatment facilities. The project proponent shall also identify acceptable outfall for treated effluent.
- [v] The project proponent shall ensure that the stack height of DG sets is as per the CPCB guide lines and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- [w] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- [x] The project proponent shall minimize heat island effect through shading and reflective or pervious surface instead of hard surface.
- [y] The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
- [z] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- [aa] Water supply shall be metered among different users and different utilities.
- [ab] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.

- [ac] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ad] The project proponent shall provide additional green area on terrace and roof top.
- [ae] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- [af] The project proponent shall install solar panel for energy conservation.

PART-B. GENERAL CONDITIONS:

- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- [ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, HSPCB and SEIAA Haryana.
- [iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- [vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.

- [vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii] 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 expansion project has been started before obtaining prior Environmental Clearance.
- [ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.
- [xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MoEF, GoI under rules prescribed for Environment Audit.
- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- [xv] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO_x, NO_x, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- [xvi] The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xvii] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xviii] The project proponent shall seek fresh environmental clearance in case any modification /revision is required at a later stage due to exchange of revenue rasta existing in the project area or change in any plan due to combined zoning plan.
- [xix] The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.
- [xx] If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.
- [xxi] The project proponent should intimate to the Authority well before shifting their address of communication.



Chairman,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.

Endst. No. SEIAA/IR/2018/ 1064

Dated: 20-8-18.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, Gol, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Pk1.

Chairman,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.



HARYANA STATE POLLUTION CONTROL BOARD

**Gurgaon North Vikas Sada, 1st Floor,
Near DC Court, Gurgaon Ph.0124-2332775**

E-mail: hspcb.pkl@sify.com



No. HSPCB/Consent/ : 329962319GUNOCTO6076194

Dated:30/05/2019

To.

M/s :Esencia

Ansals Properties & Infrastructure Ltd. Esencia, Village- Badshahpur, Sector- 67,
Gurgaon, Haryana

Subject: Grant of consent to operate to M/s Esencia.

Please refer to your application no. 6076194 received on dated 2019-04-01 in regional office Gurgaon North. With reference to your above application for consent to operate, M/s Esencia is hereby granted consent as per following specification/Terms and conditions.

Consent Under	BOTH
Period of consent	15/04/2019 - 31/03/2021
Industry Type	Building and construction project having waste water generation more than 100 KLD
Category	RED
Investment(In Lakh)	52695.0
Total Land Area(Sq. meter)	929093.0
Total Builtup Area(Sq. meter)	1615388.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	48.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	
Domestic Effluent Parameters	
1. BOD	30 mg/l
2. COD	250 mg/l
3. COD	250 mg/l
4. TSS	100 mg/l
Trade Effluent Parameters	
1. NA	
Number of stacks	1
Height of stack	
1. DG Stack	3.5 meters from roof
Emission parameters	

1. NA	
Product Details	
1. NA	Metric Tonnes/day
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	0.3 KL/day
Raw Material Details	
NA	Metric Tonnes/Day

*Regional Officer, Gurgaon North
Haryana State Pollution Control Board.*

Terms and conditions

1. The applicants shall maintain good house keeping both within factory and in the premises. All hose pipelines valves, storage tanks etc. shall be leak proof. In plant allowable pollutants levels, if specified by State Board should be met strictly.
2. The applicant/company shall comply with and carry out directive/orders issued by the Board in this consent order at all subsequent times without negligence of his /its part. The applicant/company shall be liable for such legal action against him as per provision of the law/act in case of violation of any order/directives. Issued at any time and or non compliance of the terms and conditions of his consent order.
3. The applicant shall make an application for grant of consent at least 90 days before the date of expiry of this consent.
4. Necessary fee as prescribed for obtaining renewal consent shall be paid by the applicant alongwith the consent application.
5. If due to any technological improvement or otherwise this Board is of opinion that all or any of the conditions referred to above required variation (including the change of any control equipment either in whole or in part) this Board shall after giving the applicant an opportunity of being heard vary all or such condition and there upon the applicant shall be bound to comply with the conditions so varied.
6. The industry shall provide adequate arrangement for fighting the accidental leakages, discharge of any pollutants gas/liquids from the vessels, mechanical equipment etc. which are likely to cause environment pollution.
7. The industry shall comply noise pollution (Regulation and control) Rules, 2000.
8. The industry shall comply all the direction/Rules/Instructions as may be issued by the MOEF/CPCB/HSPCB from time to time.
9. The industry shall ensure that various characteristics of the effluents remain within the tolerance limits as specified in EPA Standard and as amended from time to time and at no time the concentration of any characteristics should exceed these limits for discharge.
10. The industry would immediately submit the revised application to the Board in the event of any change in the raw material in process, mode of treatment/discharge of effluent. In case of change of process at any stage during the consent period, the industry shall submit fresh

consent application alongwith the consent to operate fee, if found due, which may be on any account and that shall be paid by the industry and the industry would immediately submit the consent application to the Board in the event of any change during the year in the raw material, quantity, quality of the effluent, mode of discharge, treatment facilities etc.

11. The officer/official of the Board shall reserve the right to access for the inspection of the industry in connection with the various process and the treatment facilities. The consent to operate is subject to review by the Board at any time.

12. Permissible limits for any pollutants mentioned in the consent to operate order should not exceed the concentration permitted in the effluent by the Board.

13. The industry shall pay the balance fee, in case it is found due from the industry at any time later on.

14. If the industry fails to adhere to any of the conditions of this consent to operate order, the consent to operate so granted shall automatically lapse.

15. If the industry is closed temporarily at its own, they shall inform the Board and obtain permission before restart of the unit.

16. The industry shall comply all the Directions/ Rules/Instructions issued from time to time by the Board.

Specific Conditions :

unit will run and maintain it's STP/ETP/APCM regularly and properly, will provide separate energy meter on their STP/ETP/APCM and maintain the Log Book for energy consumption of STP/ETP/APCM and chemicals used daily for the STP/ETP. 2. That the unit shall keep all the parameters within the prescribed limits and shall comply with all the Norms and Rules as prescribed in the Act 3. That the unit will adopt cleaner technology thereby reducing pollution load. 4. That the unit will provide inter locking arrangement of DG set with STP/ETP/APCM and shall have separate D.G. set to ensure regular and effective running of pollution control devices. 5. That the unit will not discharge any untreated effluent inside and outside its premises. 6. Unit will provide separate flow meter at Inlet/ Outlet of STP/ETP for which separate log book will be maintained if required. 7. That the unit will not add any air polluting process/ machinery and also not to add any process which increases the water pollution load. 8. That the unit will comply with all the provisions of Hazardous Waste Rules and submit return under HWM Rules on yearly basis. 9. That the CTO so granted shall become invalid in case of violation of any of the above / any law of the land. 10. Unit will apply for consent to operate for further period 90 days before expiry of this consent otherwise penalty will be imposed as per policy. 11. The inspection of the unit wilt be carried out by the authorized officer within a period of 3 months of grant of CTO for collection of samples and in case of failing of the same this CTO stands revoked automatically besides further necessary action will be applicable. 12. The unit will apply for authorization under HWM rules, 2016.13. This certificate is in supersession to the earlier certificate dated 03.05.2019

Kuldeep Singh Digitally signed by Kuldeep Singh
Date: 2019.05.30 13:59:34 +05'30'
Regional Officer, Gurgaon North
Haryana State Pollution Control Board.

HARYANA STATE POLLUTION CONTROL BOARD

SPOT INSPECTION REPORT OF THE INDUSTRIES

A General Information of unit

1	Name & Address of the Unit	:	M/s Ansal properties & Infrastructure "Egenia", Vill- Badshahpur, H.D Sector-67, Gurgaon.
2	Email ID of the Unit/Occupier	:	Santosh-thakur@ansalapi.com
3	Telephone Nos.	:	9868340476
4	Fax Nos.	:	-
5	Date & Time of Inspection	:	12-4-19
6	Category Unit	:	Red/Orange/Green
7	Type of Unit	:	17 Cat./Seriously Polluting/Others
8	Size of unit based upon investment cost of Plant & Machinery	:	Large/Medium/Small
9	Name of the representative of the unit with designation present at the time of the inspection.	:	Sh. Santosh Kumar Thakur
10	Name of the Directors /Partners/ Proprietor/ Manager/ Occupier etc.	:	Sh. Santosh Kumar Thakur
11	Detail of products/by product manufactured (with capacity of installation & quantity per annum)	:	NA
12	Detail of Raw Material used (with quantity per annum)	:	NA
13	Manufacturing Process (in brief)	:	NA
14	Detail of Machinery	:	-
15	Date of Commissioning of the unit.	:	2019
16	Status of Consent to Establish	:	Obtained
17	Status of Consent to Operate	:	} Applied
18	Status of Authorization under HWM Rules.	:	

B Air Pollution

1	Sources of air emissions from process of unit including fugitive emissions with type of Boilers/Furness, capacity & stack height.	:	NA
2	Status of online monitoring System (Stack/AAQ) if applicable	:	} NA
3	Details about deviation in the details/stack of Air emission/ type of fuel if any already provided to Board.	:	
4	Detail of Stacks/ Chimneys/Vents	:	
5	Whether Height of all stacks/ Chimneys as per norms.	:	
6	Capacity of D.G. Sets	:	
7	Stack height of D.G. Sets above programme and whether as per norms.	:	Yes
8	Status of Acoustic Enclosure on D.G. Sets	:	Yes
9	Noise results of D.G. Sets Monitored during inspection	:	-
10	Type & Quantity of Fuel used (Separate for each source)	:	HSD
11	Status of Air Pollution Control Devices (APCD) (a) Required or Not (b) Provided or Not (c) Detail of APCD provided with detail of all Components. (d) Whether operating APCD Satisfactorily (e) Whether operating APCD Satisfactorily	:	} NA
12	Whether provided separate flow meters in case of wet scrubber	:	
13	Whether maintained Log Book for consumption of Electricity/ Chemicals/ Water for APCD	:	
14	Detail of treatment of effluent in case of wet scrubber & its mode of disposal.	:	
15	Whether provided Sampling arrangements on all stacks/ Chemneys including DG Sets.	:	
16	General Remarks	:	

C Water Consumption

1	Sources of Water Supply	:	HUDA
2	Detail of measuring devices provided if any such as flow meters, V-notch etc.	:	Yes
3	Whether measuring devices has been sealed	:	Yes

4	Whether maintained the log book for supply of water from all sources & consumption for various uses.	-
5	Detail of Water Consumption per day/Month (a) Domestic Purpose (b) Boiler/Cooling (c) Industrial use (Easily Biodegradable) (d) Industrial Use (Not Easily Biodegradable) (e) Other	60 KLD - - -
6	General Remarks	

D Water Pollution

1	Source & processes of Water Pollution including raw water treatment if any	Domestic only
2	No. of outlets for discharge of effluent	Domestic: 01 Trade: -
3	Quality of Effluent in KLD	Domestic: 48 KLD Trade: -
4	Status of Effluent Treatment Plant (ETP)/ Sewage Treatment Plant (STP) (a) Required or Not (b) Installed or Not (c) Detail of STP/ETP Provided (if required) with detail of all components and technology used. (d) Whether structurally adequate or not (e) Whether operating STP/ETP Satisfactorily (f) Whether provided online chemical dosing system/pH meter.	STP Required Installed provided Seems to be adequate Yes ETP NR
5	Mode of Discharge of effluent	Domestic: Horticulture/Landscaping Trade:
6	Name of Water recipient body if any	Within premises
7	Detail of land in case effluent is discharged for percolation/ irrigation purpose with justification for its 100% utilization.	Within premises
8	Status of ZLD as per CPCB directions if applicable.	NA
9	Whether provided flow meters on outlet & inlet of ETP/STP	Yes
10	Whether provided separate electricity meter on ETP/STP	Yes

11	Whether maintained Log Book for consumption of Electricity/Chemicals/Quantity of effluent.	:	Yes
12	Status of online monitoring system, if applicable.	:	-
13	General Remarks.		

E Hazardous Waste Management

1	Category of Hazardous Waste generated as per rules.	:	5.1
2	Type & Qty. of Hazardous Waste generated	:	(i) Incinerable (ii) Recyclable (iii) Disposable For landfill (iv) Total
3	Stock-Pile Quantity of Hazardous Waste	:	No
4	Mode of Disposal & treatment of Hazardous Waste	:	Recycler
5	Size of Hazardous Waste storage site	:	Yes
6	Display Board for Hazardous Waste at Factory Gate Provided or not	:	No
7	Whether agreement made with the service provider for disposal of hazardous waste (if yes, give detail with validity)	:	Yes
8	Details of Hazardous Waste transported to service provider	:	-

F Hazardous Chemicals Handling & Management and PLI Act, 1991

1	List & Qty. of Hazardous Chemical handled & used (if any) with threshold quantity	:	
2	Whether prepared on site emergency plan and taken Insurance policy under PLI Act, 1991.	:	
3	Name of insurer agency with date & validity of policy.	:	NA
4	Whether Hazardous chemicals handling & storage facility is adequate	:	
5	Remarks	:	
Signature of the representative of the unit Name Designation & Address inspection			Signature of the Officer/Officers of the Board who conducted 12/4/19 Name & Designation

HARYANA STATE POLLUTION CONTROL BOARD

SPOT INSPECTION REPORT OF THE INDUSTRIES

A General Information of unit

1	Name & Address of the Unit	:	M/s J. Sencia Ansal Properties Infrastructure Ltd Badshahpur Sec-67 Gurgaon
2	Email ID of the Unit/Occupier	:	santosh.Thakur@ansalproperties.com
3	Telephone Nos.	:	9868340476
4	Fax Nos.	:	-
5	Date & Time of Inspection	:	12/12/2022
6	Category Unit	:	Red/Orange/Green
7	Type of Unit	:	17 Cat./Seriously Polluting/Others
8	Size of unit based upon investment cost of Plant & Machinery	:	Large/Medium/Small
9	Name of the representative of the unit with designation present at the time of the inspection.	:	Sh. Saini, Auth signatory
10	Name of the Directors /Partners/ Proprietor/ Manager/ Occupier etc.	:	As per record
11	Detail of products/by product manufactured (with capacity of installation & quantity per annum)	:	Building & Const Project
12	Detail of Raw Material used (with quantity per annum)	:	- do -
13	Manufacturing Process (in brief)	:	NA
14	Detail of Machinery	:	Domestic effluent STP
15	Date of Commissioning of the unit.	:	As per record
16	Status of Consent to Establish	:	obtained
17	Status of Consent to Operate	:	Valid till 31/03/21 & Rejected
18	Status of Authorization under HWM Rules.	:	

San

[Signature]

B Air Pollution

1	Sources of air emissions from process of unit including fugitive emissions with type of Boilers/Furness, capacity & stack height.	:	DG only
2	Status of online monitoring System (Stack/AAQ) if applicable	:	NA
3	Details about deviation in the details/stack of Air emission/ type of fuel if any already provided to Board.	:	NIL
4	Detail of Stacks/ Chimneys/Vents	:	Stack on DG
5	Whether Height of all stacks/ Chimneys as per norms.	:	Yes
6	Capacity of D.G. Sets	:	1225 KVA x 1 No
7	Stack height of D.G. Sets above programme and whether as per norms.	:	Raised
8	Status of Acoustic Enclosure on D.G. Sets	:	Provided
9	Noise results of D.G. Sets Monitored during inspection	:	Not in operation
10	Type & Quantity of Fuel used (Separate for each source)	:	HSD for DG
11	Status of Air Pollution Control Devices (APCD) (a) Required or Not (b) Provided or Not (c) Detail of APCD provided with detail of all Components. (d) Whether operating APCD Satisfactorily (e) Whether operating APCD Satisfactorily	:	NA
12	Whether provided separate flow meters in case of wet scrubber	:	
13	Whether maintained Log Book for consumption of Electricity/ Chemicals/ Water for APCD	:	
14	Detail of treatment of effluent in case of wet scrubber & its mode of disposal.	:	
15	Whether provided Sampling arrangements on all stacks/ Chemneys including DG Sets.	:	
16	General Remarks	:	

C Water Consumption

1	Sources of Water Supply	:	Municipal supply
2	Detail of measuring devices provided if any such as flow meters, V-notch etc.	:	Meter Provided
3	Whether measuring devices has been sealed	:	Yes

Signature

4	Whether maintained the log book for supply of water from all sources & consumption for various uses.	:	Yes
5	Detail of Water Consumption per day/Month (a) Domestic Purpose (b) Boiler/Cooling (c) Industrial use (Easily Biodegradable) (d) Industrial Use (Not Easily Biodegradable) (e) Other	:	48.0 KLD
6	General Remarks	:	

D Water Pollution

1	Source & processes of Water Pollution including raw water treatment if any	:	Domestic effluent? STP																					
2	No. of outlets for discharge of effluent	:	Domestic: 01 Trade: NIL																					
3	Quality of Effluent in KLD	:	Domestic: 48 KLD Trade: NA																					
4	Status of Effluent Treatment Plant (ETP)/ Sewage Treatment Plant (STP) (a) Required or Not (b) Installed or Not (c) Detail of STP/ETP Provided (if required) with detail of all components and technology used. (d) Whether structurally adequate or not (e) Whether operating STP/ETP Satisfactorily (f) Whether provided online chemical dosing system/pH meter.	:	<table border="0"> <tr> <td></td> <td>STP</td> <td>ETP</td> </tr> <tr> <td>(a) Required or Not</td> <td>Required</td> <td></td> </tr> <tr> <td>(b) Installed or Not</td> <td>Installed</td> <td></td> </tr> <tr> <td>(c) Detail of STP/ETP Provided</td> <td>MBBR + (2 Nos STP of 25 KLD each) + tertiary STP</td> <td></td> </tr> <tr> <td>(d) Whether structurally adequate or not</td> <td>Yes</td> <td>NA</td> </tr> <tr> <td>(e) Whether operating STP/ETP Satisfactorily</td> <td>Yes</td> <td></td> </tr> <tr> <td>(f) Whether provided online chemical dosing system/pH meter.</td> <td>Yes</td> <td></td> </tr> </table>		STP	ETP	(a) Required or Not	Required		(b) Installed or Not	Installed		(c) Detail of STP/ETP Provided	MBBR + (2 Nos STP of 25 KLD each) + tertiary STP		(d) Whether structurally adequate or not	Yes	NA	(e) Whether operating STP/ETP Satisfactorily	Yes		(f) Whether provided online chemical dosing system/pH meter.	Yes	
	STP	ETP																						
(a) Required or Not	Required																							
(b) Installed or Not	Installed																							
(c) Detail of STP/ETP Provided	MBBR + (2 Nos STP of 25 KLD each) + tertiary STP																							
(d) Whether structurally adequate or not	Yes	NA																						
(e) Whether operating STP/ETP Satisfactorily	Yes																							
(f) Whether provided online chemical dosing system/pH meter.	Yes																							
5	Mode of Discharge of effluent	:	Yes																					
6	Name of Water recipient body if any	:	Domestic: Horticulture Trade: NA																					
7	Detail of land in case effluent is discharged for percolation/ irrigation purpose with justification for its 100% utilization.	:	NIL																					
8	Status of ZLD as per CPCB directions if applicable.	:	NA																					
9	Whether provided flow meters on outlet & inlet of ETP/STP	:	NA																					
10	Whether provided separate electricity meter on ETP/STP	:	Yes																					

Signature

11	Whether maintained Log Book for consumption of Electricity/Chemicals/Quantity of effluent.	:	Yes
12	Status of online monitoring system, if applicable.	:	NA
13	General Remarks.		

E Hazardous Waste Management

1	Category of Hazardous Waste generated as per rules.	:	5-1
2	Type & Qty. of Hazardous Waste generated	:	(i) Incinerable (ii) Recyclable (iii) Disposable For landfill (iv) Total
3	Stock-Pile Quantity of Hazardous Waste	:	Nil
4	Mode of Disposal & treatment of Hazardous Waste	:	Auth. recycler
5	Size of Hazardous Waste storage site	:	Provided
6	Display Board for Hazardous Waste at Factory Gate Provided or not	:	Provided
7	Whether agreement made with the service provider for disposal of hazardous waste (if yes, give detail with validity)	:	Not shown
8	Details of Hazardous Waste transported to service provider	:	Details not provided

F Hazardous Chemicals Handling & Management and PLI Act, 1991

1	List & Qty. of Hazardous Chemical handled & used (if any) with threshold quantity	:	1
2	Whether prepared on site emergency plan and taken Insurance policy under PLI Act, 1991.	:	NA
3	Name of insurer agency with date & validity of policy.	:	
4	Whether Hazardous chemicals handling & storage facility is adequate	:	
5	Remarks		Remarks - Sample of outlet of STP collected & sent to HSRCB Lab for analysis
	For Ansal Properties & Infrastructure Ltd.  Authorized Signatory Signature of the representative of the unit Name Designation & Address inspection consultant. 88575 28104		 Signature of the Officer/Officers of the Board who conducted Name & Designation AEE



FORM j
(See Rule 20)

Report No.:-1349
Dated - December 22, 2022

I, hereby, certify that I Narender Hooda as Board Analyst, duly appointed under sub section (3) of section 53 of Water (Prevention and control of Pollution) Act, 1974(6 of 1974) received on the 12th day of December, 2022 from Sh. Sidharth AEE, a sample of liquid domestic effluent of M/s Esencia Ansal Properties & Infrastructure Ltd., Badshahpur, Sec-67, Gurgaon, collected on 12.12.2022 from the Inlet & Outlet of STP (I) & STP (2) for analysis. The Sample was in a condition fit for analysis reported below:-

I further certify that I have analyzed the afore-mentioned sample on 12/12/2022 to 22/12/2022 and declare the result of analysis to be as follow:-

Sr. No.	Parameter	Inlet of STP (I)	Outlet of STP (I)	Inlet of STP (2)	Outlet of STP (2)	Prescribed Limits	Method of Testing
1.	Colour	Greyish	Almost Colorless	Greyish	Almost Colorless	----	As per relevant parts of IS:3025 (Part-I) 1987 and Standard Methods for the Examination of water and waste water APHA(23 rd edition) 2017
2.	Odour	Foul	Almost Odourless	Foul	Almost Odourless	----	
3.	pH Value	8.8	7.6	9.2	7.4	5.5-9.0	
4.	Conductivity μ S/cm	7690	1120	8140	1340	-----	
5.	Total Suspended Solids mg/l	145	31	160	39	100	
6.	B.O.D.(3 Days at 27 ^o C) mg/l	96	20	82	17	30	
7.	Chemical Oxygen Demand mg/l	388.8	87.1	326.4	69.8	250	
8.	Oil & Grease mg/l	7.2	BDL	7.8	BDL	10	

The condition of the seals, fastening and container on receipt was as follow:

Container had its seals found intact in order; slip on the container had the signature of the representative of the industry and the board representative.

Signed this on **22nd day of December, 2022**

Laboratory of the
Haryana State Pollution Control Board
Sector-16 A, Faridabad


Board Analyst

To

The Member Secretary
Haryana State Pollution Control Board
C-11, Sector -6, Panchkula (Haryana)

This test report relate only to the particular sample submitted for testing



FORM J
(See Rule 20)

Report No.: -968

Dated - August 29, 2023

I, hereby, certify that I Narender Hooda as Board Analyst, duly appointed under sub section (3) of section 53 of Water (Prevention and control of Pollution) Act, 1974(6 of 1974) received on the 22nd day of August, 2023 from Sh. Hitesh Meena, ADC, Dr. Sunil Dave, Sc-F, CPCB & Sh. Aparnesh Kumar, Sc-B, HSPCB, a sample of liquid effluent of M/s Esencia Ansal Properties & Infrastructure Ltd., Sec-67, Gurgaon, collected on 22.08.2023 from the Untreated effluent collected from discharge on land for analysis. The Sample was in a condition fit for analysis reported below:-

I further certify that I have analyzed the afore-mentioned sample on 22/08/2023 to 29/08/2023 and declare the result of analysis to be as follow:-

Sr. No.	Parameter	From the Untreated effluent collected from discharge on land, Ansal, Esencia	Method of Testing
1.	Colour	Blackish	As per relevant parts of IS:3025 (Part-I) 1987 & relevant parts and Standard Methods for the Examination of water and waste water APHA(24 th edition) 2023
2.	Odour	Bad	
3.	pH Value	7.5	
4.	Conductivity μ S/cm	1020	
5.	Total Suspended Solids mg/l	184	
6.	B.O.D.(3 Days at 27 ^o C) mg/l	76	
7.	Chemical Oxygen Demand mg/l	368	
8.	Oil & Grease mg/l	6.8	

The condition of the seals, fastening and container on receipt was as follow:

Container had its seals found intact in order; slip on the container had the signature of the representative of the industry and the board representative.

Signed this on **29th day of August, 2023**

Haryana State Pollution Control Board Laboratory,
Sector-16 A, Faridabad

Narender Hooda
Board Analyst

To

The Member Secretary, HSPCB, Panchkula/ Regional Office, HSPCB, Gurgaon North

Endst. No. HSPCB/LAB/F/2023/ 5470-5471

Dated: 29/08/2023

This test report relate only to the particular sample submitted for testing

Regional Office, Gurugram (N)
Haryana State Pollution Control Board
Vikas Sadan, Opposite- New Court, Gurugram
 Website: - www.hspcb.gov.in Tel: 0124-2332775, 2972341
 Email ID: - hspcbrogrn@gmail.com

Dated:-15.09.2023

To

M/s Ansal Properties & Infrastructure Ltd.
 For the project:- Esencia, Village- Badshahpur, Sector- 67, Gurgaon, Haryana
 Email Id:-santosh.thakur@ansalapi.com

Sub: Show Cause Notice for Closure & Prosecution action under section 41/43/44 /45A & 33-A of Water (Prevention & Control of Pollution) Act, 1974 for violation of Section 24/25/26 of Water (Prevention & Control of Pollution) Act, 1974 and levy of Environmental Compensation as per policy order dated 29.04.2019, 20.12.2019 & 22.12.2021.

Whereas subject to the provision of section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and section 21/22 of Air Act, 1981, no person shall without the previous consent of the State Pollution Control Board;

- (a) operate or take any step to operate any industry, operation or process or any treatment & disposal system or an extension or addition there to which is likely to discharge sewage or trade effluent into stream or well or sewer or on land;
- (b) Bring into use any new or altered outlet for the discharge of sewage;
- (c) Begin to make any new discharge or sewage;

Whereas, site was inspected on 22.08.2023 by the constituted committee comprising of Sh. Hitesh Kumar Meena, ADC, Gurugram, Dr. Suneel Dave, Sc-F, CPCB & Sh. Aparnesh Kumar, Scientist B, Gurugram Region (N) in O.A No. 382/2023 titled as Chairman Legal Committee Esencia Residents Welfare Association Versus State of Haryana and during inspection samples were collected from untreated effluent collected from discharge on land and sent to HSPCB's Laboratory, Faridabad for analysis and as per analysis report No. 968 dated 29.08.2023 released by Board Analyst, HSPCB Laboratory, Faridabad the result of effluent discharging found exceeding the prescribed limits as fixed vide order no-HSPCB/WC-2/2162-2169 dated 02.07.2020. The detail is given below:-

Sr. No.	Parameters	Results (mg/l)	Limits (mg/l)
1	BOD, mg/l	76	10
2	TSS, mg/l	184	20
3	COD, mg/l	368	50

Whereas, you have not complied with the conditions of Environmental Clearance obtained vide No. SEIAA/HR/2018/1064 dated 20.08.2018.

Whereas, Show Cause Notice was issued to the unit vide this office letter No. I/156088/2023 dated 07.03.2023 but till date no reply received in this office.

From the above it is clear that the domestic effluent is being discharged and is thus causing water pollution and contamination of underground water table of the nearby area.

Whereas, the SPCBs are also required to ensure installation and regular operation of the requisite pollution control facilities in the polluting industries/STPs.

Whereas, you are liable to pay the environmental compensation in terms of the direction of the board issued vide office order no. HSPCB/PLG/2019/6043-75 dated 29.04.2019, No. HSPCB/PLG/2019/743-763 dated 20.12.2019 & No. HSPCB/PLG/2021/2343-2350 dated 22.12.2021 as assessed by the Board as per methodology defined therein.

Whereas, you are hereby given Show Cause Notice for **15 days** as to why action under section 33-A & 41/43/44/45A of water (Prevention & Control of Pollution) Act, 1974 for violation of section 24/25/26 of Water (Prevention & Control of Pollution) Act, 1974 may not be initiated against your unit and Environmental Compensation may not be levied for non compliance of the above mentioned observations /deficiencies.

In case you fail to comply with the observations/incompletion/ deficiencies mentioned within the above mentioned stipulated time period, it will be presumed that you have nothing to say in this regard and accept the status as above which will warrant action under section 33-A & 41/43/44/45A of Water Act 1974 for violation of section 24/25/26 of Water Act, 1974 without giving any further notice.

Explanations: For the avoidance of doubts, it is hereby declared that the power to issue directions under section 33-A Water Act, 1974 includes the power to direct:

- (a) The Closure, prohibition or regulation of any industry operation or process or
- (b) The stoppage or regulation of supply of electricity, water or any other service.

For the avoidance of doubts Section 43/44 of Water (Prevention & Control of Pollution) Act, 1974 reads as under as follows:-

“Who so ever contravenes the provisions is punishable with imprisonment or a term which shall not be less than one year and six months, but which may extend to six years and with fine”.

CC:-

A copy of above is forwarded to the Chairman, Haryana State Pollution Control Board, Panchkula for information and further necessary action, please.

**APARNESH
KUMAR**

**Scientist B,
Gurugram Region (N)**

Digitally signed by APARNESH
KUMAR
Date: 2023.09.15 22:34:03 +05'30'

KULDEEP KSINGH

**Regional Officer,
Gurugram Region (N)**

Digitally signed by KULDEEP
SINGH
Date: 2023.09.15 22:34:17 +05'30'

12.	Detail of sampling and analysis of effluent/air emission exceeding the norms.	Type of sample	A/R no. & date	Parameter	Results
		Effluent	968 dated 29.08.2023	BOD	76
				COD	368
				TSS	184
13.	Reasons for not collection of samples, if not collected.	NA			
14.	Detail of Show Cause Notice for EC issued with date.	SCN issued vide letter dated 15.09.2023			
15.	Reply of Show Cause Notice, if any received.	Unit has not submitted reply/compliance of SCN till date.			
16.	No. and date of closure order issued by the Board	NA			
17.	Compliance of closure order if applicable.	NA			
18.	Present status of compliance made by the unit, if any after issue of show cause notice.	NA			
19.	<p>Cases for levying environmental compensation:-</p> <p>a. Units discharging the environmental pollutants in excess of the standards prescribed under EP Rules, 1986 and as prescribed in the consent granted to such units under Water Act, 1974/Air Act, 1981.</p>	Yes			

	b. Failure of preventing the pollutants being discharged in water bodies and failure to implement Waste Management Rules.	NA
	c. Not complying with the directions issued, such as direction for closure due to non-installation of OCEMS, non-adherence to the action plans submitted etc.	NA
	d. Intentional avoidance of data submission or data manipulation by tempering the Online Continuous Emission/ Effluent Monitoring system.	NA
	e. Accidental discharges lasting for short durations resulting into damage to the environment.	NA

	f. Intentional discharges to the environment including bypassing the pollution control devices -- land, water and air resulting into acute injury or damages to the environment.	NA
	g. Injection of treated/partially treated/ untreated effluent to ground water.	NA
	h. All violations of Graded Response Action Plan (GRAP) in Delhi NCR area.	NA
	i. Operating without obtaining prior consent to operate under the Water (Prevention and Control of Pollution) Act, 1974 and/or Air (Prevention and Control of Pollution Act, 1981.	YES
	j. Operating without installation pollution control devices of water and/or emission.	NA
20.	Date of last inspection and sampling i.e. prior present inspection (Water and/or Air and/or other pollution	NA

21.	Justification of imposing environmental compensation for last five year	NA		
22.	Final recommendations if any	Unit was inspected on 22.08.2023 and water sample was collected from untreated effluent collected from discharge on land and as per analysis report vide No. 968 dated 29.08.2023, parameters were exceeding the prescribed limits. SCN was issued to the unit vide letter dated 15.09.2023. Unit has not submitted reply/compliance of SCN till date. Further, unit is operating without obtaining CTO from the Board since 31.03.2021. It is recommended that Environmental Compensation may be imposed from 01.04.2021 (Date of expiry of CTO) to till date as per policy order dated 22.12.2021.		
23.	Final compensation or Interim	Interim		
Environment Compensation to be levied on Industrial Units				
24.	PI - Pollution Index (Red : 80, Orange : 50 and Green : 30)	Red: 80		
25.	N - No of days of violation	No. of days - 908 From 01.04.2021 (Date of expiry of CTO) to 25.09.2023 (Till date)		
26.	R - Factor in Rupees	250		
27.	S - Factor for scale of operation (0.5 for micro or small, 1.0 for medium and 1.5 for large unit)	1.5		
28.	LF - Location Factor (as per census)	1.25		
29.	EC= PI x N x R x S x LF	EC = 80 x 908 x 250 x 1.5 x 1.25		
30.	Total Amount calculated	Rs. 34050000/-		
OR				
Environmental Compensation to be levied on all violations of Graded Response Action Plan (GRAP) in NCR.				
	Activity	State of Air Quality	Environmental Compensation (Rs.)	Recommended by RO

31.	Industrial Emissions	Severe +/Emergency	Rs. 1.0 Crore	NA
		Severe	Rs. 50 Lakh	NA
		Very Poor	Rs. 25 Lakh	NA
		Moderate to Poor	Rs. 10 Lakh	NA
32.	Vapour Recovery System (VRS) at Outlets of Oil Companies			
i. Not Installed	Target Date	Rs. 1.0 Crore	NA	
	ii. Non-Functional	Very poor to Severe+	Rs. 50 Lakh	NA
33.	Construction sites (Offending plot more than 20,000 Sq.m.)	Severe +/Emergency	Rs. 1.0 Crore	NA
		Severe	Rs. 50 Lakh	NA
		Very Poor	Rs. 25 Lakh	NA
		Moderate to Poor	Rs. 10 Lakh	NA
34.	Solid Waste/garbage dumping in Industrial Estates	Very poor to Severe +	Rs. 25.0 Lakh	NA
		Moderate to Poor	Rs. 10 Lakh	NA
35.	Failure to water sprinkling on unpaved roads			
	a) Hot-spots	Very poor to Severe +	Rs. 25.0 Lakh	NA
	b) Other than Hot-spots	Very poor to Severe +	Rs. 10.0 Lakh	NA
OR				
36.	Environmental Compensation to be levied in case of failure of preventing the pollutants being discharged in water bodies and failure to implement waste management rules			Recommendation of RO

	<p>EC= Capital Cost Factor x [Marginal Average Capital Cost for Treatment Facility x (Total Generation-Installed Capacity) + Marginal Average Capital Cost for Conveyance Facility x (Total Generation -Operational Capacity)] + O&M Cost Factor x Marginal Average O&M Cost x (Total Generation-Operational Capacity) x No. of Days for which facility was not available + Environmental Externality x No. of Days for which facility was not available</p> <p>Alternatively; EC (Lacs Rs.) = [17.5(Total Sewage Generation - Installed Treatment Capacity) + 55.5 (Total Sewage Generation-Operational Capacity)] + 0.2(Sewage Generation-Operational Capacity) x N + Marginal Cost of Environmental Externality x (Total Sewage Generation-Operational Capacity) x N</p> <p>Where; N= Number of days from the date of direction of CPCB/SPCB/PCC till the required capacity systems are provided by the concerned authority Quantity of Sewage is in MLD</p>	<p>NA</p>
OR		
<p>37.</p>	<p>Environment Compensation to be Levied on Concerned Individual/Authority for Improper Solid Waste Management:</p>	<p>Recommendation of RO</p>

<p>EC = Capital Cost Factor x Marginal Average Cost for Waste Management x (Per day waste generation-Per day waste disposed as per the Rules) + O&M Cost Factor x Marginal Average O&M Cost x (Per day waste generation-Per day waste disposed as per the Rules) x Number of days violation took place + Environmental Externality x N</p> <p>Where;</p> <p>Waste Quantity in tons per day (TPD) N= Number of days from the date of direction of CPCB/SPCB/PCC till the required capacity systems are provided by the concerned authority</p> <p>Simplifying;</p> <p>EC (Lacs Rs.) = 2.4 (Waste Generation - Waste Disposed as per the Rules) +0.02 (Waste Generation - Waste Disposed as per the Rules) x N + Marginal Cost of Environmental Externality x (Waste Generation - Waste Disposed as per the Rules) x N</p>	<p>NA</p>
---	-----------



Aparnesh Kumar, Scientist B

Digitally Signed by Kuldeep Singh
 Date: 25-09-2023 16:04:08
 Reason: Approved
**Regional Officer,
 Gurugram Region (N)**

Documents are enclosed:.

- i. Copy of Spot inspection report **(Annexure-1)**
- ii. Copy of analysis report **(Annexure-2)**
- iii. Copy of Show Cause Notice dated 15.09.2023 **(Annexure-3)**

HARYANA STATE POLLUTION CONTROL BOARD

SPOT INSPECTION REPORT OF THE INDUSTRIES

A General Information of unit

1	Name & Address of the Unit	M/s Esencia, Ansal Properties Infrastructure Ltd, G-11-Badli Sec-67, Gurugram. Puz
2	Email ID of the Unit/Occupier	
3	Telephone Nos.	9911888314, 9818043271
4	Fax Nos.	
5	Date & Time of Inspection	22-08-2023
6	Category Unit	Red/Orange/Green
7	Type of Unit	17 Cat./Seriously Polluting/Others
8	Size of unit based upon investment-cost of Plant & Machinery	Large/Medium/Small
9	Name of the representative of the unit with designation present at the time of the inspection.	Sh. Sunil K, Project manager Construction Sh. Jitendra Singh, Maintenance manager
10	Name of the Directors /Partners/ Proprietor/ Manager/ Occupier etc.	
11	Detail of products/by product manufactured (with capacity of installation & quantity per annum)	Building and Construction Project
12	Detail of Raw Material used (with quantity per annum)	-d-
13	Manufacturing Process (in brief)	-d-
14	Detail of Machinery	-
15	Date of Commissioning of the unit.	04/2019
16	Status of Consent to Establish	Obtained
17	Status of Consent to Operate	Valid upto 31.3.2021
18	Status of Authorization under HWM Rules.	-

B Air Pollution

1	Sources of air emissions from process of unit including fugitive emissions with type of Boilers/Furness, capacity & stack height.	:	---
2	Status of online monitoring System (Stack/AAQ) if applicable.	:	---
3	Details about deviation in the details/stack of Air emission/ type of fuel if any already provided to Board.	:	---
4	Detail of Stacks/ Chimneys/Vents	:	---
5	Whether Height of all stacks/ Chimneys as per norms.	:	---
6	Capacity of D.G. Sets	:	---
7	Stack height of D.G. Sets above programme and whether as per norms.	:	---
8	Status of Acoustic Enclosure on D.G. Sets	:	---
9	Noise results of D.G. Sets Monitored during inspection	:	---
10	Type & Quantity of Fuel used (Separate for each source)	:	---
11	Status of Air-Pollution Control Devices (APCD)	:	---
	(a) Required or Not	:	---
	(b) Provided or Not	:	---
	(c) Detail of APCD provided with detail of all Components.	:	---
	(d) Whether operating APCD Satisfactorily	:	---
	(e) Whether operating APCD Satisfactorily	:	---
12	Whether provided separate flow meters in case of wet scrubber	:	---
13	Whether maintained Log Book for consumption of Electricity/ Chemicals/ Water for APCD	:	---
14	Detail of treatment of effluent in case of wet scrubber & its mode of disposal.	:	---
15	Whether provided Sampling arrangements on all stacks/ Chemneys including DG Sets.	:	---
16	General Remarks	:	---

C Water Consumption

1	Sources of Water Supply	:	GMDA
2	Detail of measuring devices provided if any such as flow meters, V-notch etc.	:	---
3	Whether measuring devices has been sealed	:	---

4	Whether maintained the log book for supply of water from all sources & consumption for various uses.	:	NO
5	Detail of Water Consumption per day/Month (a) Domestic Purpose (b) Boiler/Cooling (c) Industrial use (Easily Biodegradable) (d) Industrial Use (Not Easily Biodegradable) (e) Other	:	1100 KLD (approx)
6	General Remarks	:	-

D Water Pollution

1	Source & processes of Water Pollution including raw water treatment if any	:	Discharge from Plotted Colony
2	No. of outlets for discharge of effluent	:	Domestic: Unit found discharging Trade: untreated on land.
3	Quality of Effluent in KLD	:	Domestic: 1100 KLD (approx.) Trade: -
4	Status of Effluent Treatment Plant (ETP)/ Sewage Treatment Plant (STP)	:	✓
	(a) Required or Not (b) Installed or Not (c) Detail of STP/ETP Provided (if required) with detail of all components and technology used. (d) Whether structurally adequate or not (e) Whether operating STP/ETP Satisfactorily (f) Whether provided online chemical dosing system/pH meter.	:	STP ETP Required 3 Nos of STP as per EC Installed 2 Nos of STPs ACF, MSF, Collection tank Not adequate Not working Not Provided
5	Mode of Discharge of effluent	:	Domestic: On land Trade: -
6	Name of Water recipient body if any	:	-
7	Detail of land in case effluent is discharged for percolation/ irrigation purpose with justification for its 100% utilization.	:	-
8	Status of ZLD as per CPCB directions if applicable.	:	-
9	Whether provided flow meters on outlet & inlet of ETP/STP	:	Not Provided
10	Whether provided separate electricity meter on ETP/STP	:	-

11	Whether maintained Log Book for consumption of Electricity/Chemicals/Quantity of effluent.	:	Not Provided
12	Status of online monitoring system, if applicable.	:	-
13	General Remarks.	:	-

E Hazardous Waste Management

1	Category of Hazardous Waste generated as per rules.	:	-
2	Type & Qty. of Hazardous Waste generated	:	(i) Incinerable (ii) Recyclable (iii) Disposable For landfill (iv) Total
3	Stock-Pile Quantity of Hazardous Waste	:	-
4	Mode of Disposal & treatment of Hazardous Waste	:	-
5	Size of Hazardous Waste storage site	:	-
6	Display Board for Hazardous Waste at Factory Gate Provided or not	:	-
7	Whether agreement made with the service provider for disposal of hazardous waste (if yes, give detail with validity)	:	-
8	Details of Hazardous Waste transported to service provider	:	-

F Hazardous Chemicals Handling & Management and PLI Act, 1991

1	List & Qty. of Hazardous Chemical handled & used (if any) with threshold quantity	:	-
2	Whether prepared on site emergency plan and taken Insurance policy under PLI Act, 1991.	:	-
3	Name of insurer agency with date & validity of policy.	:	-
4	Whether Hazardous chemicals handling & storage facility is adequate	:	-
5	Remarks Unit is required to install 3 Nos of STP as per EC obtained but found two Nos of STP installed which are in abandoned conditions. Unit found discharging untreated effluent on land.	:	-
Signature of the representative of the unit Name Designation & Address Inspection		:	Signature of the Officer/Officers of the Board who conducted Name & Designation



FORM J
(See Rule 20)

Report No.:-968

Dated - August 29, 2023

I, hereby, certify that I Narender Hooda as Board Analyst, duly appointed under sub section (3) of section 53 of Water (Prevention and control of Pollution) Act, 1974(6 of 1974) received on the 22nd day of August, 2023 from Sh. Hitesh Meena, ADC, Dr. Sunil Dave, Sc-F, CPCB & Sh. Aparnesh Kumar, Sc-B, HSPCB, a sample of liquid effluent of M/s Esencia Ansal Properties & Infrastructure Ltd., Sec-67, Gurgaon, collected on 22.08.2023 from the Untreated effluent collected from discharge on land for analysis. The Sample was in a condition fit for analysis reported below:-

I further certify that I have analyzed the afore-mentioned sample on 22/08/2023 to 29/08/2023 and declare the result of analysis to be as follow:-

Sr. No.	Parameter	From the Untreated effluent collected from discharge on land, Ansal, Esencia	Method of Testing
1.	Colour	Blackish	As per relevant parts of IS:3025 (Part-I) 1987 & relevant parts and Standard Methods for the Examination of water and waste water APHA(24 th edition) 2023
2.	Odour	Bad	
3.	pH Value	7.5	
4.	Conductivity μ S/cm	1020	
5.	Total Suspended Solids mg/l	184	
6.	B.O.D.(3 Days at 27 ^o C) mg/l	76	
7.	Chemical Oxygen Demand mg/l	368	
8.	Oil & Grease mg/l	6.8	

The condition of the seals, fastening and container on receipt was as follow:

Container had its seals found intact in order; slip on the container had the signature of the representative of the industry and the board representative.

Signed this on **29th day of August, 2023**

Haryana State Pollution Control Board Laboratory,
Sector-16 A, Faridabad


Board Analyst

To

The Member Secretary, HSPCB, Panchkula/ Regional Office, HSPCB, Gurgaon North

Endst. No. HSPCB/LAB/F/2023/ 5470-5471

Dated: 29/08/2023

This test report relate only to the particular sample submitted for testing

Regional Office, Gurugram (N)
Haryana State Pollution Control Board
Vikas Sadan, Opposite- New Court, Gurugram
Website: - www.hspcb.gov.in Tel: 0124-2332775, 2972341
Email ID: - hspcbrogrn@gmail.com

Dated:-15.09.2023

To

M/s Ansal Properties & Infrastructure Ltd.
For the project:- Esencia, Village- Badshahpur, Sector- 67, Gurgaon, Haryana
Email Id:-santosh.thakur@ansalapi.com

Sub: Show Cause Notice for Closure & Prosecution action under section 41/43/44 /45A & 33-A of Water (Prevention & Control of Pollution) Act, 1974 for violation of Section 24/25/26 of Water (Prevention & Control of Pollution) Act, 1974 and levy of Environmental Compensation as per policy order dated 29.04.2019, 20.12.2019 & 22.12.2021.

Whereas subject to the provision of section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and section 21/22 of Air Act, 1981, no person shall without the previous consent of the State Pollution Control Board;

- (a) operate or take any step to operate any industry, operation or process or any treatment & disposal system or an extension or addition there to which is likely to discharge sewage or trade effluent into stream or well or sewer or on land;
- (b) Bring into use any new or altered outlet for the discharge of sewage;
- (c) Begin to make any new discharge or sewage;

Whereas, site was inspected on 22.08.2023 by the constituted committee comprising of Sh. Hitesh Kumar Meena, ADC, Gurugram, Dr. Suneel Dave, Sc-F, CPCB & Sh. Aparnesh Kumar, Scientist B, Gurugram Region (N) in O.A No. 382/2023 titled as Chairman Legal Committee Esencia Residents Welfare Association Versus State of Haryana and during inspection samples were collected from untreated effluent collected from discharge on land and sent to HSPCB's Laboratory, Faridabad for analysis and as per analysis report No. 968 dated 29.08.2023 released by Board Analyst, HSPCB Laboratory, Faridabad the result of effluent discharging found exceeding the prescribed limits as fixed vide order no-HSPCB/WC-2/2162-2169 dated 02.07.2020. The detail is given below:-

Sr. No.	Parameters	Results (mg/l)	Limits (mg/l)
1	BOD, mg/l	76	10
2	TSS, mg/l	184	20
3	COD, mg/l	368	50

Whereas, you have not complied with the conditions of Environmental Clearance obtained vide No. SEIAA/HR/2018/1064 dated 20.08.2018.

Whereas, Show Cause Notice was issued to the unit vide this office letter No. I/156088/2023 dated 07.03.2023 but till date no reply received in this office.

From the above it is clear that the domestic effluent is being discharged and is thus causing water pollution and contamination of underground water table of the nearby area.

Whereas, the SPCBs are also required to ensure installation and regular operation of the requisite pollution control facilities in the polluting industries/STPs.

Whereas, you are liable to pay the environmental compensation in terms of the direction of the board issued vide office order no. HSPCB/PLG/2019/6043-75 dated 29.04.2019, No. HSPCB/PLG/2019/743-763 dated 20.12.2019 & No. HSPCB/PLG/2021/2343-2350 dated 22.12.2021 as assessed by the Board as per methodology defined therein.

Whereas, you are hereby given Show Cause Notice for **15 days** as to why action under section 33-A & 41/43/44/45A of water (Prevention & Control of Pollution) Act, 1974 for violation of section 24/25/26 of Water (Prevention & Control of Pollution) Act, 1974 may not be initiated against your unit and Environmental Compensation may not be levied for non compliance of the above mentioned observations /deficiencies.

In case you fail to comply with the observations/incompletion/ deficiencies mentioned within the above mentioned stipulated time period, it will be presumed that you have nothing to say in this regard and accept the status as above which will warrant action under section 33-A & 41/43/44/45A of Water Act 1974 for violation of section 24/25/26 of Water Act, 1974 without giving any further notice.

Explanations: For the avoidance of doubts, it is hereby declared that the power to issue directions under section 33-A Water Act, 1974 includes the power to direct:

- (a) The Closure, prohibition or regulation of any industry operation or process or
- (b) The stoppage or regulation of supply of electricity, water or any other service.

For the avoidance of doubts Section 43/44 of Water (Prevention & Control of Pollution) Act, 1974 reads as under as follows:-

“Who so ever contravenes the provisions is punishable with imprisonment or a term which shall not be less than one year and six months, but which may extend to six years and with fine”.

CC:-

A copy of above is forwarded to the Chairman, Haryana State Pollution Control Board, Panchkula for information and further necessary action, please.

**APARNESH
KUMAR**

**Scientist B,
Gurugram Region (N)**

Digitally signed by APARNESH
KUMAR
Date: 2023.09.15 22:34:03 +05'30'

KULDEEP KSINGH

**Regional Officer,
Gurugram Region (N)**

Digitally signed by KULDEEP
SINGH
Date: 2023.09.15 22:34:17 +05'30'



FORM J
(See Rule 20)

Report No.: -968
Dated - August 29, 2023

I, hereby, certify that I Narender Hooda as Board Analyst, duly appointed under sub section (3) of section 53 of Water (Prevention and control of Pollution) Act, 1974(6 of 1974) received on the 22nd day of August, 2023 from Sh. Hitesh Meena, ADC, Dr. Sunil Dave, Sc-F, CPCB & Sh. Aparnesh Kumar, Sc-B, HSPCB, a sample of liquid effluent of M/s Esencia Ansal Properties & Infrastructure Ltd., Sec-67, Gurgaon, collected on 22.08.2023 from the Untreated effluent collected from discharge on land for analysis. The Sample was in a condition fit for analysis reported below:-

I further certify that I have analyzed the afore-mentioned sample on 22/08/2023 to 29/08/2023 and declare the result of analysis to be as follow:-

Sr. No.	Parameter	From the Untreated effluent collected from discharge on land, Ansal, Esencia	Method of Testing
1.	Colour	Blackish	As per relevant parts of IS:3025 (Part-I) 1987 & relevant parts and Standard Methods for the Examination of water and waste water APHA(24 th edition) 2023
2.	Odour	Bad	
3.	pH Value	7.5	
4.	Conductivity µS/cm	1020	
5.	Total Suspended Solids mg/l	184	
6.	B.O.D.(3 Days at 27 ^o C) mg/l	76	
7.	Chemical Oxygen Demand mg/l	368	
8.	Oil & Grease mg/l	6.8	

The condition of the seals, fastening and container on receipt was as follow:
Container had its seals found intact in order; slip on the container had the signature of the representative of the industry and the board representative.
Signed this on **29th day of August, 2023**

Haryana State Pollution Control Board Laboratory,
Sector-16 A, Faridabad

Narender Hooda
Board Analyst

To

The Member Secretary, HSPCB, Panchkula/ Regional Office, HSPCB, Gurgaon North

Endst. No. HSPCB/LAB/F/2023/ 5470-5471

Dated: 29/08/2023

This test report relate only to the particular sample submitted for testing