

**State Environment Impact Assessment Authority, Haryana,
Bays No.55-58, Prayatan Bhawan, Sector-2 Panchkula.**

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Memo No: SEIAA/HR/2024/ 100

Dated: 22/04/2024

To

M/s Keywest Eduinfra & Services Private Limited,
Address: K-1, Green Park Main,
New Delhi-110016
E-mail : infokeywest@gmail.com

Subject: Environment Clearance for Proposed Residential Group Housing Colony on the land measuring 5.6 acres in the Revenue Estate of Village Naurangpur, Sector-80, Gurgaon, Haryana.

Ref: SIA/HR/INFRA2/462717/2024

I have been directed to intimate that your Proposal for Grant of Environment Clearance under EIA Notification dated 14.09.2006, issued by MoEF & CC, Govt to the SEIAA, Haryana through PARIVESH Web Portal vide online Proposal No. SIA/HR/INFRA2/462717/2024 was considered by State Expert Appraisal Committee (SEAC), Haryana during 287th Meeting of SEAC held on 27.02.2024 and recommended to SEIAA for Grant of Environment Clearance, whereas, the concerned file was received in the office of Authority on 28.03.2024.

In this context, it is intimated that at present, the recommendations of the State Expert Appraisal Committee (SEAC) could not be considered by SEIAA, due to non-availability of Hon'ble Chairman, SEIAA.

The recommendations of SEAC will only be considered (on seniority basis) by the Authority after the appointment of new Chairperson, SEIAA Haryana by MoEF & CC, Govt. New Delhi.

This is for your kind information, please.

Sandeep Kumar
Assitant
for Member Secretary,
SEIAA, Haryana
9/6





Government of India
Ministry of Environment, Forest and Climate Change
 (Issued by the State Level Expert Appraisal
 Committee(SEAC),
 HARYANA)



**Minutes of Agenda of 287th Meeting of the State Expert Appraisal Committee, Har
 yana State Level Expert Appraisal Committee meeting held from 27/02/2024 to 27/02/2024** **Date: 11/03/2024**

MoM ID: EC/MOM/SEAC/631639/2/2024

Agenda ID: EC/AGENDA/SEAC/631639/2/2024

Meeting Venue: Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana

Meeting Mode: Physical

Date & Time:

27/02/2024	10:30 AM	05:00 PM
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1. Opening remarks

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting. The following members joined the meeting:- 1. Sh. Prabhaker Verma(Attended through VC) Member, 2. Dr. Vivek Saxena, IFS, Member, 3. Sh. Rajbir Bondwal, IFS (Rtd), (Attended through VC) Member, 4. Dr. Sandeep Gupta, Member and 5. Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana Member Secretary

2. Confirmation of the minutes of previous meeting

The Minutes of 286th meeting were discussed and approved. In this meeting 18 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

3. Details of proposals considered by the committee

Day 1 -27/02/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Group Housing Project at Sector – 99, Village Kherki Majra - Dhankot, Gurugram, Haryana by M/s Vatika Sovereign Park Private Limited by VATIKA SOVEREIGN PARK PRIVATE LIMITED located at GURUGRAM, HARYANA

Proposal For	Fresh EC
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Proposal No	File No	Submission Date	Activity (Schedule Item)
<u>SIA/HR/INFRA2/456255/2023</u>	SEAC/HR/2023/017	21/12/2023	Building / Construction (8(a))

3.1.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456255/2023 dated 21/12/2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000 /- vide DD No.392333 dated 13.12.2023.

Table 1 – Basic Detail

Name of the Project: EC of Group Housing Project at Sector 99, Village Kherki Majra-Dhankot, Gurugram, Haryana by M/s Vatika Sovereign Park Private Limited		
Sr. No.	Particulars	Detail
Online Proposal no.SIA/HR/INFRA2/456255/2023		
	Latitude	28°27'49.01"N
	Longitude	76°57'56.91"E
	Plot Area	42213.771 sqm (10.43 Acre)
	Area under sector road	1,738.79sqm
	Net Plot Area	40,474.975 sqm
	Proposed Ground Coverage	6,311.974 sqm
	Proposed FAR	70812.703 sqm
	Non FAR Area	37,389.15 sqm
	Total Built Up area	108201.859 sqm
	Total Green Area with Percentage	12142 sqm (30 % of net plot area)
	Rain Water Harvesting Pits	10 Nos
	STP Capacity	300 KLD
	Total Parking	786 ECS
	Maximum Height of the Building	80.15 m

	<p>this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.</p> <p>xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.</p> <p>xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.</p> <p>xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.</p> <p>xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.</p>
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3.6. Agenda Item No 6:

3.6.1. Details of the proposal

Proposed Residential Group Housing Colony on the land measuring 5.6 acres in the revenue estate of Village Naurangpur, Sector-80, Gurgaon by KEYWEST EDUINFRA & SERVICES PRIVATE LIMITED located at GURU GRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
<u>SIA/HR/INFRA2/462717/2024</u>	SEAC/HR/2024/058	13/02/2024	Building / Construction (8(a))

3.6.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/462717/2024 dated 13.02.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.011224 dated 12.01.2024.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Residential Group Housing Colony on the land measuring 5.6 acres in the Revenue Estate of Village Naurangpur, Sector-80, Gurgaon, Haryana by M/s Keywest Eduinfra & Services Private Limited		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/462717/2024		
	Latitude	28°22'26.66"N
	Longitude	76°57'39.41" E

	EMP Budget		275.12 lacs
			45.19 lacs
	Incremental Load in respect of:	i) PM _{2.5}	0.046 g/m ³
		ii) PM ₁₀	
		iii) SO ₂	
		iv) NO ₂	
		v) CO	
31.	Construction Phase:		250 KVA
			10 KLD, Water Tanker Authorized by GMDA/H SVP
			4 Nos.

The case was taken up in 287th meeting held on 27.02.2024. The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit of even date mentioning therein as under:

That, no litigation pending against the project or land.

That, the project submitted for Environment clearance on concept basis.

That, the proposed solar SPV will be increased from 40 kwp to 120 kWP.

That, the proposed tree to plant will be increased from 283 to 300 trees.

That, DG sets to be installed will be of hybrid technology.

That, there is no National Parks/ Wildlife Sanctuaries within 10 km radius of the proposed project.

That, TDR certificate is attached as **Annexure 1**.

That, Location of STP, RWH plan is attached as **Annexure 2**.

That, AAI NOC is not required as color coded map of AAI the building height is within permissible limit

That, Sewer assurance is attached as **Annexure 3**.

That, Tree cutting permission from forest department is not required. Clarification letter is attached as **Annexure 4**.

That, Revised EMP is attached as **Annexure 5**.

That, Structure vetting certificate is attached as **Annexure 6**.

PP further submitted EMP details of the project:

Table 2 – EMP Detail

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	9.93	2.18

