



सत्यमेव जयते

File No: 21/58/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated: 04/02/2026



To,

Shri Raj Singh
M/s EMERALD LANDPLANNER LLP
Emerald House, Sector-88, Keri Road, Faridabad, Haryana-121002, Faridabad, FARIDABAD,
HARYANA, 121002
eiaemeraldlandplannerllp@gmail.com

Subject: Setting Up Mix Land Use colony (30% Residential & 70% Commercial) over an area measuring 4.5625 acres under TOD policy License no. 128 of 2024 dated 24.10.2024 in the revenue estate of Village Faridabad, Sector-20, Faridabad, Haryana by M/s Emerald Land planner LLP. – For Grant of Environmental Clearance - reg.

Sir/Madam,

This has reference to above mentioned proposal No. IA/HR/INFRA2/515317/2024 received on 21.12.2024 online through PARIVESH Portal for seeking Environmental Clearance (EC) as per the provisions of EIA Notification, 2006 as amended under the Environment (Protection) Act, 1986.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC24C3803HR5496551N
(ii) File No.	21/58/2025-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Environment Clearance for Setting Up Mix Land Use colony (30% Residential & 70 % Commercial) over an area measuring 4.5625 acres under TOD policy License no. 128 of 2024 dated 24.10.2024 in the revenue estate of Village Faridabad, Sector-20, Faridabad, Haryana.
(viii) Name of Company/Organization	EMERALD LANDPLANNER LLP

For Emerald Landplanner LLP

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- (ix) Location of Project (District, State)
(x) Issuing Authority
(xi) Applicability of General Conditions
(xii) Applicability of Specific Conditions

FARIDABAD, HARYANA
MoEF&CC
no
no

3. The project/ activity is covered under category 'B' of item 8(a) 'Building Construction Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. The PP has submitted the application before SEIAA, Haryana. However, due to the temporary absence of SEIAA / SEAC in Haryana, this application was forwarded to Ministry on 21.03.2025, as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 and this proposal has been appraised at the Central level by sectoral EAC.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 149th meeting held from 20.08.2025 to 21.08.2025.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

- The proposed project is a green field project.
- The project is proposed to be located at of Village Faridabad, Sector-20, Faridabad, Haryana and geographical co-ordinates of project site are 28°25'15.13" N and 77°18'32.26" E.
- The total plot area is 18,463.78 sq. m, FAR area is 59,441.62 sq. m and total built-up area of 1,05,448.14 sq. m. The project will comprise of 3B+G+38 floors. Total 80 (Main Dus) and 14 EWS flats shall be developed. Maximum height of the building is 151.7 m.

Sr. No.	Particulars	Total	Unit
1	Total Plot area	18463.78	SQMT
2	Net Plot area	16706.80	SQMT
3	Proposed Built Up Area	105448.14	SQMT
4	No. of main DU's	80	No.
5	No. of EWS units	14	No.
6	Max Height	151.7	M
7	Max No of Floors	3B+G+38	No.
8	Expected Population	11405	No.
9	Total Cost of Project	280	CR
AREAS			
10	Permissible Ground Coverage Area (60 % of net planned area)	10024.080	SQMT
11	Proposed Ground Coverage Area (41.37 % of net planned area)	7638.81	SQMT
12	Permissible FAR Area (3.5)	65490.65	SQMT
13	Proposed FAR Area	59441.62	SQMT
14	Proposed Non FAR Areas (Basement, Balconies, Mumty Machine Rm, etc.)	46006.52	SQMT
15	Proposed Total Built Up Area	105448.14	SQMT
Water			

For Emerald Landplaner LLP

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16	Total Water Requirement	497	KLD
17	Fresh water	142	KLD
18	Treated water Requirement	355	KLD
19	Waste water Generation	240	KLD
20	STP Capacity	300	KLD
21	Additional treated water requirement	139	KLD
Rain Water Harvesting			
22	Proposed RWH	5	No.
Parking Details			
23	Required Parking	639	ECS
24	Proposed Total Parking	963	ECS
25	Basement 1	395	ECS
26	Basement 2	273	ECS
27	Basement 3	295	ECS
GREEN AREA			
28	Proposed Green Area (15.5 % of total plot area)	2862.16	SQMT
WASTE GENERATION			
29	Total Solid Waste Generation	1.72	TPD
30	Organic Waste	0.81	TPD
POWER			
31	Total Power requirement	4792.96	KW
32	DG set backup	6550	KVA
33	No. of DG sets	6 (5x1010+1x1500)	Nos.
34	Solar Capacity	105	KW

iv. The total proposed landscape area is 2862.16 sq. m which is 15.5 % approx. of total plot area i.e. 18463.78 sq. m, therefore no. of trees required are approx. 230 (@1 tree per 80 m²). The total no. of trees proposed is 235. There are 20. No of trees present at the project site which will be cut/transplanted with prior permission of forest department.

v. The total water requirement during the construction phase is 11 KLD for labors, which will be met by Tanker supply from GMDA. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force while the water requirement.

vi. During operation phase will be 497 KLD which will be met by 142 KLD of fresh water from FMDA and 355 KLD treated water from in house STP and nearby STP. Total waste water generated from the project will be 240 KLD which will be treated in house STP of 300 KLD capacity. 216 KLD Treated water from STP and 139 KLD additional treated water from nearby STP will be recycled and reused for flushing (134 KLD), DG cooling (7 KLD), HVAC Makeup (200 KLD) landscape (14 KLD). No Excess treated water will be discharged into public sewer.

vii. Total Solid Waste generated will be about 1.72 TPD in the project. The biodegradable waste (0.81 TPD) will be processed in OWC and the non-biodegradable waste generated (0.91TPD) will be handed over to authorized local vendor.

viii. The total power requirement during construction phase is 250 KVA and will be met from Dakshin Haryana Bijli Vitran Nigam Limited (DHBVNL) and total power requirement during the operation phase is 4792.96 KW and will be met from Dakshin Haryana Bijli Vitran Nigam Limited (DHBVNL). DG sets of

- capacity 6550KVA (5x1010+1x1500) KVA will be used as power backup.
- ix. Solar panels of 105 KW capacity, LED based solar lighting and other energy saving fixtures (Transformers, Pumps, Motors etc.) shall be provided.
 - x. Rooftop rainwater of buildings will be collected in 5 RWH pits of total 85 cum capacity for harvesting after filtration.
 - xi. Parking facility for 963 ECS is proposed to be provided against the requirement of 639 ECS respectively (according to local norms).
 - xii. The project is not proposed to be located in a Critically Polluted Area (CPA).
 - xiii. The project is located at a distance of 5.56 Km, in NW direction from Asola Bhatti Wildlife Sanctuary.
 - xiv. The proposed project does not requires NBWL and Forest clearance.
 - xv. Site will be enclosed with 10 m high barricade around the project boundary which will act as a wind breaker.
 - xvi. The project is expected to be completed by 5 years from the date of grant of EC.
 - xvii. The total cost of the project is around Rs. 280 Crore.
 - xviii. About 1164 people are expected to be employed as a result of the project.
 - xix. Environment benefits of the project include - Green belt, RWH & other EMP will aid in maintaining the environment. Social benefits of the project include - Direct & indirect employment and increase in residential facilities will increase social condition. Economic benefits of the project include - Influx of population will aid in government revenue.
 - xx. Budget for Environment Management Plan during Construction and Operation phase with capital and recurring cost are given below:

	Capital (Rs. in Lakhs)	Recurring (Rs. in Lakhs)	Total EMP (Rs. in Lakhs)
Construction Phase	69.5	7.3	76.8
Operation phase	127	30.4	157.4
An additional 35 lakhs will be allocated for the adoption of a nearby village school and 10 lakhs for wildlife conservation, making a total expenditure of 45 lakhs.			

6. The committee has noted that this proposal was considered by the SEAC, Haryana in its 308th meeting held on 27.12.2024, wherein various queries were raised by the committee. Thereafter, PP submitted their response to the SEAC. Accordingly, this project was again appraised by SEAC-1 in its 311th Meeting held on 29.01.2025, after deliberation, the SEAC recommended to the SEIAA for granting Environmental Clearance for this proposed project. Now, due to the temporary absence of SEIAA/SEAC in Haryana, this proposed project has transferred to the Ministry. Subsequently, this proposal has been considered by EAC.
7. The committee observed that the total plot area is 18,463.78 sq. m, and total built-up area of 1,05,448.14 sq. m. The project will comprise 3B+G+38 floors. The total proposed landscape area is 2,862.16 sq. m which is 15.5 % approx. of total plot area i.e. 18463.78 sq. m. The total no. of trees proposed is 235. 20 trees present at the project site which will be cut/transplanted with prior permission of forest department.
8. Furthermore, the committee observed that the proposed project is the land owner is M/s Emerald Landplanner LLP. It has been submitted that there is no construction has been carried out in the project.
9. The committee also observed that Water Assurance, Sewer Assurance, STP treated water assurance for construction has been obtained by PP. Further Forest NOC has also been obtained. Also based on observation of SEAC, PP has increased the capacity of solar power generation and the proposed project shall be ZLD. The project proposes 30 number of trees to be felled/transplanted with prior permission of the forest department.

10. The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, recommended granting Environment Clearance for this project under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

11. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change accords Environmental Clearance to the Setting Up Mix Land Use colony (30% Residential & 70% Commercial) over an area measuring 4.5625 acres under TOD policy License no. 128 of 2024 dated 24.10.2024 in the revenue estate of Village Faridabad, Sector-20, Faridabad, Haryana by M/s Emerald Land planer LLP., under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity are enclosed as Annexure 1.

12. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Haryana forest department, Government of Haryana, Van Bhawan, C-18, Sector-6, Panchkula, Haryana- 134109.
2. The Deputy Director General of Forests (C), Regional Office, Ministry of Environment, Forest and Climate Change, Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh – 160030
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Haryana State Pollution Control Board (Head Office), C-11, Sector-6, Panchkula, Haryana - 134109, Haryana
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Building / Construction)


1. Specific Conditions

S. No	EC Conditions
1.1	As per Ministry's OM dated 14 th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of the requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14 th January, 2025
1.2	PP shall comply with Environment Management Plan of budget construction phase-Capital Cost : Rs. 69.5 Lakhs, Recurring cost : 7.3 Lakhs/Yr and Operation Phase- Capital Cost : Rs. 127 Lakhs, Recurring cost : Rs. 30.4 Lakhs/Yr. An additional 35 lakhs will be allocated for the adoption of a nearby village school.

For Emerald Landplaner LLP

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S. No	EC Conditions
1.3	As committed, the PP shall allocate 10 lakhs for wildlife conservation plan.
1.4	No trees shall be cut with out the permission of forest department prior to construction activity (as applicable).
1.5	Freshwater requirements shall not exceed 142 KLD during the operational phase. Approval/Permission of the CGWA/SGWA shall be obtained before drawing ground water for the project activities. SPCB concerned shall not issue CTO till the PP obtains such permission.
1.6	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
1.7	As proposed, wastewater shall be treated onsite in STP (Moving Bed Biofilm Reactor (MBBR)Technology) of 300 KLD capacity and only treated wastewater from adjoining STPs shall be used for construction activity.
1.8	PP shall avoid to releasing the treated water into public drains instead of the PP shall reuse the water for nearby construction activities.
1.9	The project proponents would commission a third-party study on the implementation of conditions related to the quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.10	Area for greenery shall be provided as per the details provided in the project document i.e., the area under plantation/greenery should be 2,862.16 sq. m out of total plot area of 18463.78 sq. m, which is equivalent to 15.5% of total plot area. The landscape planning should include the plantation of 300 numbers of native tree species as 50proposed. A minimum of 01 tree for every 80 sq. m of the total land area of the project should be maintained taking the existing trees into account.
1.11	Project Proponent shall strive to enhance the Green Belt beyond 15.5% and that the 300 trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.12	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 5 Rainwater harvest pits should be proposed and use.
1.13	As committed, biodegradable waste shall be utilized through the 2 nos. OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.14	As committed Parking facility is 963 ECS and to be provided along with 20% of EV charging points of total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable.
1.15	Proponent shall ensure the installation of solar panels 200 KWp for renewal energy (~4-5 % of power consumption).

For Emerald Landplanner LLP

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S. No	EC Conditions
1.16	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.
1.17	The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.). State Highway, nearby PWD roads for widening works within 500 mts from the project site.
1.18	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and bona fide Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition
1.19	The project proponent shall ensure that there is more than one entry / exit from different directions however it should be checked that it does not create road safety hazards.
1.20	The PP shall constitute the Environment Monitoring Cell (EMC) with qualified environmental person for taking care of the project during construction and operation phase of the project.
1.21	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.
1.22	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.

Standard EC Conditions for (Building / Construction)

I. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.

For Emerald Landplaner LLP

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S. No	EC Conditions
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECSBC-2024/ENS (ECSBC-2024) prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking

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S. No	EC Conditions
	walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

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S. No	EC Conditions
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated

S. No	EC Conditions
	waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Sustainable Building Code (ECSBC-2024/ENS (ECSBC-2024) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECSBC-2024/ENS (ECSBC-2024, shall comply with the State ECSBC-2024/ENS (ECSBC-2024.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECSBC-2024/ENS (ECSBC-2024 specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

For Emerald Landplanner LLP

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S. No	EC Conditions
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

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7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

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S. No	EC Conditions
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. Specific Conditions

S. No	EC Conditions
12.1	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.

Additional EC Conditions

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
NA as This is a building construction project	NA as This is a building construction project	0	NA as This is a building construction project	Road	NA as This is a building construction project



For Emerald Landplanner LLP

(Signature)
 Authorised Signatory

Signed by
 Munna Kumar Shah
 Date: 04-02-2026 18:04:2
 Reason: Verified and signed