सत्यमेव जयते

File No: 21/123/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division
****

Date **26/12/2025**

To,

Mr. Rakesh Kumar Seth
M/s TARC LIMITED
2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016
tarcltd63@gmail.com

Subject: **Expansion of Group Housing Colony (License No. 137 of 2023 dated 05.07.2023, License No. 99 of 2025 dated 13.06.2025, License No. 100 of 2025 dated 17.06.2025 and License No. 15 of 2025 dated 29.01.2025) at revenue estate of Village - Maidawas, Sector- 63A, Gurugram, Haryana by M/s TARC Limited- For Grant of Environmental Clearance-reg.**

Sir/Madam,

This has reference to above mentioned proposal No. IA/HR/INFRA2/553812/2025 received on 01.10.2025 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.	EC25B3813HR5364924N
(ii) File No.	21/123/2025-IA.III
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Sector	INFRA-2
(vii) Name of Project	Expansion of Group Housing Colony at revenue estate of Village - Maidawas, Sector- 63A, Gurugram, Haryana by M/s TARC Limited
(viii) Name of Company/Organization	TARC LIMITED
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	MoEF&CC

(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. The project/activity is covered under item 8(b) 'Township/Area Development Project' of the Schedule to the EIA Notification, 2006 as amended, and requires appraisal at the State level. However, due to the temporary absence of SEIAA/SEAC in Haryana, instant proposal was considered in the Ministry. As per the provisions of the Ministry OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 for appraisal 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 155th meeting held during 20-21 November, 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:

i. The project an expansion.
ii. The project is located at revenue estate of Village - Maidawas, Sector- 63A, Gurugram, Haryana. The geographical coordinates of the project sites are 28°26'3.70"NLatitude and 77° 5'57.68"E Longitude.
iii. Earlier, PP had obtained EC granted vide letter dated 18.10.2024 issued by MoEFCC
iv. PP obtained Terms of Reference (ToR) vide letter dated 08.09.2025.

S. No.	Particulates	As per EC Granted	Expansion	Area after Expansion
1	Total Dwelling Units (In Nos.)	402	116	518
	Service personal (In Nos.)	42	90	132
2	EWS Units (In Nos.)	72	20	92
3	No. of Floors (In Nos.)	GF+44+B1+B2	2 floor	GF+46+B1+B2
4	No. of Towers (In Nos.)	5	1	6
5	Total Population (In Nos.)	3454	1166	4620
6	Total Water Requirement (In KLD)	301	92	393
7	Total Fresh Water Requirement (In KLD)	200	51	251
8	Total Recycled Water (In KLD)	101	41	141.65
9	Total Wastewater Generated (In KLD)	226	88	314
10	Capacity of STP (In KLD)	283	292	575
11	Solid Waste Generation (In Kg/day)	1608	441	2049
12	Biodegradable Waste (In Kg/day)	972	-152	820
13	Non-Biodegradable Waste (In Kg/day)	636	593	1229
14	OWC Capacity (In Kg/day)	2 No. Organic waste composters (OWC) of 1200 Kg = 2 x 600 Kg	-	1200
15	Maximum Building Height (In	165	15	180

	Meter)			
16	No. of DG Set and Capacity (In KVA)	04 No. DG sets (4 x 1500)	500	3*1500 +2*1010
17	RWH Pits (In Nos.)	7	2	9
18	Solar Panel Capacity (In KW)	40	0	40
19	Total Power Requirement & Source (In KVA)	4731	2268	6999
20	Total Proposed parking (In ECS Unit)	1315	425	1740
21	Total Project Cost (In Crores)	1182.66	385.93	1568.59

vi. During construction phase, total water requirement is expected to be 10 KLD which will be met by GMDA during the construction phase, modular STP will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
vii. During operational phase, total water requirement of the project is expected to be 393 KLD and the same will be met by GMDA out of which 251 fresh water from GMDA and 142 KLD Recycled Water. Wastewater generated 314 KLD will be treated in STP of total 575 KLD capacity,283 KLD of treated wastewater will be recycled and re-used (88 KLD for flushing, 54 KLD for horticulture). About 141 KLD will be disposed in to municipal drain.
viii. About 2.049 TPD solid wastes will be generated in the project. The biodegradable waste 0.820 TPD will be processed in OWC and the non-biodegradable waste generated 1.229 TPD will be handed over to authorized local vendor.
ix. The total power requirement during construction phase is 19 KW and will be met from DHBVNL and total power requirement during operation phase is 6999 kVA and will be met from DHBVN.
x. Rooftop rainwater of buildings will be collected in 9 rain water harvesting pits.
xi. Total Parking facility 1740 ECS is proposed.
xii. Proposed energy saving measures would save power.
xiii. Impact of proposed project/activity on Air, Water, Noise, Ecology and proposed mitigation measures.

S. no.	Impact on Air, Water, Noise, Ecology	Mitigation Measures
1	Dust Emission from Construction	During construction phase the labours will be provided masks. Water sprinklers will be used for suppression of dust during construction phase.
2	Noise from construction activities	Use of Personal Protective Equipment (PPE) like earmuffs and earplugs during construction activities.
3	Noise from DG set operation	DG set rooms will be equipped with acoustic enclosures
4	Surface water contamination	Excess treated water will be either used for irrigation purposes outside the project site after proper treatment or disposed off in the sewer. CPCB standards for usage of treated wastewater will be followed.

xiv. The project is not located in Critically Polluted area.
xv. No NBWL Clearance is required for the project.
xvi. No Forest Clearance is required for the project.
xvii. No Court case pending against the project
xviii. The total cost of the project is around Rs. 1568.59 Cr.

xix. Total Green Area: 11097.069 m2 i.e. 30 % of the plot area will be developed as green area.
xx. The total outlay of the Environment Management Plan: (Capital Cost = Rs 52 Lakhs Lakh; Recurring Cost- Rs 10 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs 135 Lakhs; Recurring Cost = Rs 27 Lakhs /year). Additional Budget Rs 1 Cr. shall be spent on Aravalli planantion and Government School.
xxi. The expected timeline for completion of the project in the 2035 year tentatively from the date of start of construction.
xxii. Employment potential- 50 individuals.
xxiii. Benefit of the project: The project will generate jobs that related to un-skilled, semi-skilled as well skilled labour category. Supervisory positions will also open up for which local candidates will be considered based on merit.

6. The EAC, after detailed deliberations, observed that the present proposal pertains to an expansion project of Group Housing Colony for which EC had already been granted earlier. The PP informed that the expansion involves an increase in the total built-up area from 146,026.05 sq. m to 188457.033 sq. m.

7. Further, it was observed that the project had obtained the land License no. 99 of 2025 vide letter dated 13.06.2025 which is valid upto 12.06.2030 for 0.64375 acres, License no.137 of 2023 vide letter dated 05.07.2023 valid upto 04.07.2028 for 6.95 Acres, License no.100 of 2025 vide letter dated 17.06.2025 valid upto 16.06.2030 for 0.278 Acres and License no.15 of 2025 vide letter dated 29.01.2025 valid upto 28.01.2030 for 1.26875 Acres from the Directorate of Town & Country Planning, Haryana. Total land area for group housing colony is 36990.232 Sq. m./9.1405 acres, and Built-up area for the same is 188457.033 sq. m after expansion.

8. Further, the PP has obtained the Certified Compliance Report (CCR) from the Regional Office, Chandigarh vide letter dated 30.09.2025. PP has submitted the Action Taken Report (ATR) to the Regional Office vide letter dated 04.10.2025. The committee was satisfied with the ATR submitted by the PP and suggested PP that all the conditions shall be strictly complied with.
9. The Committee observed that the PP has proposed to develop a green area of 11,097.069 sq. m (30 % of the plot area i.e 36,990.23 sq. m). Total of 470 trees have been proposed within the plot area. The Committee found the reply submitted by the PP satisfactory. However, the Committee suggested that the PP shall undertake plantation activities using native and locally suitable tree species, selected in consultation with the local Department of Horticulture. The species chosen shall be ecologically appropriate for the region and shall contribute to enhancing the local biodiversity and green cover within the project premises.
10. The Committee also observed that the PP has submitted the Site-specific Wildlife Conservation Plan, to the DFO vide letter dated 01.10.2025. The committee suggested PP to follow-up with DFO to approve the Wildlife Conservation Plan and submit the approved plan to the Ministry. Further, the PP shall provide the implementation status of the Wildlife Conservation Plan and its budgetary allocation in consultation with the DFO.

11. Furthermore, the Committee observed that the PP has installed 4 DG set of 1,500 kVA as per the previous EC. It was noted that 2 DG sets of capacities 1,010 kVA are proposed to be installed, for backup power during the operational phase. The Committee suggested that the PP consider installing gas generator (G.G.) sets in place of DG sets.

12. It was observed that the proposed project site does not fall within a Critically Polluted Area (CPA) or Severely Polluted Area (SPA), nor is it located within 10 km of any protected area such as a National Park or Wildlife Sanctuary, or within any notified Eco-Sensitive Zone. Further, no court cases are pending against the proposed project.

13. The Committee also noted that the Project Proponent has obtained the Aravalli No-Objection Certificate (NoC) vide letter dated 25.07.2025 for a total area of 9.725 acres (comprising 6.95 acres, 1.26875 acres, 0.64375 acres, and 0.8625

acres), issued by the Deputy Commissioner, Gurugram. In addition, the Project Proponent has obtained Forest Clearance vide letter dated 06.06.2025 from the Divisional Forest Officer (DFO), Gurugram, for land measuring 11.66 acres. As per the aforesaid letters, the project land does not form part of any notified Reserved Forest or Protected Forest under the Indian Forest Act, 1927, nor does it fall within any area closed under Section 4 of the Punjab Land Preservation Act, 1900.

14. The committee also deliberated the EMP budget and observed that same is not satisfactory and suggested PP to revise the EMP, the PP based on the suggestion of the committee submitted the revised EMP, during construction phase of the Capital Cost = Rs. 385 Lakhs; Recurring Cost- Rs. 110 lakhs/ year and during operation phase Capital Cost = Rs. 560 Lakhs; Recurring Cost = Rs. 605 Lakhs /year). The Committee observed that the budget allocated for outside the project 1 Cr. The revised EMP budget was found satisfactory by the Committee.

15. Based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, the EAC recommended to grant Environment Clearance for the project under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 with the specific conditions.

16. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the **"Expansion of Group Housing Colony (License No. 137 of 2023 dated 05.07.2023, License No. 99 of 2025 dated 13.06.2025, License No. 100 of 2025 dated 17.06.2025 and License No. 15 of 2025 dated 29.01.2025) at revenue estate of Village - Maidawas, Sector- 63A, Gurugram, Haryana by M/s TARC Limited"**, 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 as in **Annexure I**:

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

Copy To

1. The Principal Secretary, Directorate, Environment & Climate Change, Haryana, IInd Floor, Bays No. 55-58, Paryatan Bhawan, Sector-2, Panchkula, Haryana-134109.
2. Deputy Director General of Forests (C), 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 (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Conditions

S. No	EC Conditions
1.1	PP shall undertake plantation activities using native and locally suitable tree species, selected in consultation with the local Department of Horticulture.
1.2	The PP shall strictly implement the proposed Wildlife Conservation Plan in coordination with the local Divisional Forest Officer (DFO), and the allocated budget shall not be diverted to any other activities.
1.3	As per Ministry's OM dated 14thJanuary, 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 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 14th January, 2025.
1.4	PP shall comply with the Environment Management Plan of budget during construction phaseof the Capital Cost = Rs. 385 Lakhs; Recurring Cost- Rs. 110 lakhs/ year and during operation phase Capital Cost = Rs. 560 Lakhs; Recurring Cost = Rs. 605 Lakhs /year). The Committee observed that the budget allocated for outside the project 1 Cr. Further, Rs. 100 Lakh additional budget to be allocated for EMP budget for nearby area/ outside the project boundary and in Aravali Green Wall Project
1.5	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.
1.6	The project proponent should only use groundwater under emergencies with permission from the Central Ground Water Authority (CGWA)/State Ground Water Authority (SGWA) and the Municipal Corporation water supply shall be initiated in the proposed site within the next few years.
1.7	Occupancy Certificate shall be issued only after getting necessary permission for required water supply from Concerned Authority.
1.8	The project proponent shall obtain the Fire safety certification from Fire Department and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of the EC letter.
1.9	The freshwater requirement shall not exceed 251 KLD during the operational phase.
1.10	As proposed, wastewater shall be treated onsite in STP of 575 KLD capacity. Treated water shall only be supply to construction site and not in public sewer.
1.11	Area for greenery shall be provided as per the details i.e., area under tree plantation will be Approx. 11097.069 sq.m (30 % of the plot area i.e 36,990.23 sq. m). The landscape planning should include plantation of 500 numbers of native tree species as proposed on mother earth. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.12	Project Proponent shall strive to enhance the Green Belt beyond 30 % and 500 trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees

S. No	EC Conditions
	planted would be uploaded on the portal https://merilife.nic.in.
1.13	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
1.14	As proposed, 09 Rainwater harvesting pits and 1 water harvesting collection tank of 500 KLD shall be provided by PP for rainwater harvesting and usage after filtration.
1.15	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
1.16	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site. The recyclable waste shall be sold to authorized vendors/recyclers.
1.17	As committed 1740 ECS space for parking areas is to be provided and 20% of Electronic vehicle charging points are to be provided. Project proponent shall essentially comply with all parking norms and standards as applicable.
1.18	Proponent shall ensure the installation of solar lights and LEDs and power saving 10% of the total power requirement. Solar PV capacity of 5% or 100 KWp of the total power load shall be installed in the project area. Energy Audit by third party shall be conducted.
1.19	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.
1.20	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.
1.21	The project proponent shall ensure that there more than one entry /exit from different directions however it should be checked that it does not create road safety hazard.
1.22	The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to 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.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. 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 lightening etc.
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.

S. No	EC Conditions
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 walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, 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

S. No	EC Conditions
	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.
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.

S. No	EC Conditions
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 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).

S. No	EC Conditions
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.
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

S. No	EC Conditions
	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.

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.

S. No	EC Conditions
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.
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 reportand 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.

S. No	EC Conditions
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.

Annexure 2

Details of the Project

<table>
<tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>a.</td><td>Details of the Project</td><td>Expansion of Group Housing Colony at revenue estate of Village - Maidawas, Sector- 63A, Gurugram, Haryana by M/s TARC Limited</td></tr>
<tr><td>b.</td><td>Latitude and Longitude of the project site</td><td>28.39122069142909,77.08409677916251
28.39187216900142,77.08533722292921</td></tr>
<tr><td>c.</td><td>Land Requirement (in Ha) of the project or activity</td><td><table><tr><th>Nature of Land involved</th><th>Area in Ha</th></tr><tr><td>Non-Forest Land (A)</td><td>2.812</td></tr><tr><td>Forest Land (B)</td><td>0</td></tr><tr><td>Total Land (A+B)</td><td>2.812</td></tr></table></td></tr>
<tr><td>d.</td><td>Date of Public Consultation</td><td>Public consultation for the project was held on</td></tr>
<tr><td>e.</td><td>Rehabilitation and Resettlement (R&R) involvement</td><td>NO</td></tr>
<tr><td>f.</td><td>Project Cost (in lacs)</td><td>156859</td></tr>
</table>

S. No.	Particulars	Details
g.	EMP Cost (in lacs)	187
h.	Employment Details	

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
This is a Group Housing Project	Product	402	116	518	Numbers	NA

Address: IA Division, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh New Delhi - 110003
Signed by
Munna Kumar Shah
Date: 26-12-2025 18:47:27
Reason: Verified and signed