



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



**Minutes of Agenda of 312th Meeting of the State Expert Appraisal Committee, Har
 yana State Level Expert Appraisal Committee meeting held from 05/02/2025 to 05/02/2025**
Date: 10/02/2025

MoM ID: EC/MOM/SEAC/239132/1/2025

Agenda ID: EC/AGENDA/SEAC/239132/1/2025

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

Meeting Mode: Physical

Date & Time:

05/02/2025	11:00 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:

Sr. No.	Name	Designation
1.	Shri Prabhaker Verma (Joined through VC)	Member
2.	Sh.Rajbir Bondwal, IFS (Rtd). (Joined through VC)	Member
3.	Dr. Sandeep Gupta	Member
4.	Sh.Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary

2. Confirmation of the minutes of previous meeting

The Minutes of 311th meeting were discussed and approved. In Agenda of this meeting, 18nos. of projects, received on PARIVESH Portal, were taken up for scoping, appraisal and grading as per agenda circulated.

3. Details of proposals considered by the committee

Day 1 -05/02/2025

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Proposed IT Park colony located at village – Begampur khatola, Sector-74, Gurugram ,Haryana developed by M/s Galaxy Magnum Projects Ltd. by GALAXY MAGNUM PROJECTS LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/521002/2025	SEAC/HR/2024/302	29/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.1.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/521002/2025 dated 29.01.2025 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 000276 dated 10.01.2025 during the submission of ToR. The ToR was granted to the project on 20.01.2025

Table 1 – Basic Detail

Name of the Project: Proposed IT Park colony over an area measuring 14.50615 acres in the revenue estate of Village Begampur khatola, Sector-74, Gurugram, Haryana by M/s Galaxy Magnum Projects Ltd.		
Sr. No.	Particulars	Details
	Online Proposal Number	SIA/HR/INFRA2/521002/2025
	Category of project	8 (b) “Building & Construction”
	Latitude	28°24'31.59"N
	Longitude	77° 0'40.11"E
	Total Plot Area	58,704.618m ²
	Proposed Ground Coverage	15,879.599m ²
	Proposed FAR	98,743.226m ²
	Non FAR Area	1,10,521.75 m ²
	Total Built Up area	2,09,264.98m ² .
	Total Green Area with %	8,805.693m ² (15% of plot area)
	Rain Water Harvesting Pits (with size)	14nos.
	STP Capacity	550 KLD

	Total Parking		1975ECS
	Organic Waste Converter		1600 kg/day (2*500+1*600 kg)
	Maximum Height of the Building (m)		122.7m
	Power Requirement		10518KW
	Power Backup		09 X 1825 kVA
	Population		10,970Person
	Total Water Requirement		604KLD
	Fresh Water Requirement		249KLD
	Treated Water		355KLD
	Total Waste Water Generated		405KLD
	Total Solid Waste Generated		3128Kg/day
	Biodegradable Waste		1251 Kg/day
	Non-Biodegradable Waste		1877Kg/day
	Basement		3 nos.
	Total no. of towers		3
	Stories		G+26 Floor
	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
	Total Cost of the project:	i) Land Cost	644.36crore
		ii) Construction Cost	
	CER		35.00
	EMP Budget		Total EMP Budget: 329 I
	Incremental Load in respect of:	i) PM 2.5	0.02771g/m3
			0.04088g/m3
			0.097 g/m3
			0.13857 g/m3
			0.0000041 mg/m3

	Construction Phase:		Temporary electrical connection & 01 DG of 125 KV	
			Fresh Water – 25 KLD for drinking tion. Source: Fresh water – (HSVP)/Tubewell n Water – (HSVP)/Tubewell	
			1 Nos	
			01 Nos of Anti-sog gun	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

- v That , we have obtained License No. 90 of 2011 dated 30/09/2011 in the name of M/s Parkwood Gurgaon IT Park Pvt. Ltd. and others which is valid up to 29/09/2015 for 14.50625 Acre and renewal of license no.90 of 2011 dated 11/12/2024 which is renewed upto 29/09/2029 from DTCP ,Haryana.
- v That, we have obtained change of Developer from M/s Parkwood Gurgaon IT Park Pvt. Ltd and others. to M/s Galaxy Magnum Projects Ltd. in respect of License No. 90 of 2011 vide memo no. LC-1515-II/JE(RK) 2024/30739 on dated 01/10/2024 from Directorate of Town & Country Planning, Haryana.
- v That, we have obtained name of change of company by ROC (Registrar of company) from Galaxy Magnum Projects Private Limited to Galaxy Magnum Projects Limited vide SRN AA9571152 on dated 05/09/2024.
- v That, we have obtained zoning from DG, TCP vide DRG.NO. 2799 on dated :30/09/2011.
- v That, we have obtained Forest NoC from Divisional Forest Officer vide memo no. Y30-H6H-E240 dated 20.01.2025.
- v That, we have obtained Fresh water Assurance from GMDA on dated 24.01.2025 and sewerage assurance from GMDA vide memo no. GMDA/SEW/2025/68 on dated: 24.01.2025.
- v That, we have received Structure stability Certificate vide Empanelment ID: TPR-182A-2023 on dated 06.02.2023.
- v That, we will be proposing 8,805.693m² (15% of plot area) of green area within our project of 58,704.618m².
- v That NOC from airport authority of India is not applicable to the project as per colour coding zone map of New Delhi (CCZM) copy of same is attached as **Annexure -A**
 - Permissible Top Elevation from Sea Level-370 M AMSL or below as per colour Legend Point No.11.
 - Ground Level at project site- 246 M
 - Permissible height of building-125 M
 - Height of building- 122.7 M
 - Hence, NOC from Airport Authority of India is not required for above mentioned project.
- v That Sultanpur National park and Asola Bhatti wildlife sanctuary is at distance of approx. 12.4 Km in NW direction and approx. 14.8 Km in NE direction respectively.
- v That, we are proposing organic waste convertor (OWC) having the capacity of 1600 kg/day (2*500+1*600) kg/day.
- v That we will be proposing solar power capacity of 60KW as per HAREDA Norms.
- v That there is no litigation pending against project.

Table 2- EMP Detail

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs per Year)	Description	Capital Cost (in Lakhs)	
Sanitation and Wastewater Management (Modular STP)	5.00	04.00	Waste Water Management (Sewage Treatment Plant)	50.00	
Garbage & Debris disposal	0.00	02.00	Solid Waste Management (Dust bins & OWC)	35.00	
Tree Plantation	20.00	05.00	Tree Plantation	20.00	
Air, Noise, Soil, Water Monitoring	0.00	01.00	Monitoring for Air, Water, Noise & Soil	00.00	
Rainwater harvesting system (14 pits)	20.00	01.00	Rainwater harvesting system	00.00	
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	02.00	Stack height for D.G sets and its acoustics	40.00	
CER Activity (Govt. School)	35	0			
Aravalli Plantation	20	0			
Total	150	15		145	
Particular		Amount			
Government School (CER)		35.00 Lakhs			
Aravali Plantation		20.00 Lakhs			
Component	Capital Cost (INR Lakh)		Recurring Cost (INR Lakh/Yr)		
During Construction Phase.	95		15		
During Operation Phase	145		19		
Budget for nearby Government School	35.00		0.00		
Aravalli Plantation	20.00		0.00		
Total	295.00		34.00		

Grant Total	329 Lakhs
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3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding License, Change of Developer, Change of Developer, Zoning Plan, Forest NOC, Fresh Water Assurance, Structure Stability Certificate, Green Area, AAI NOC, Wildlife Sanctuary, OWC, Litigation, Solar Power as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

1. Sh.Deepak S/o Om Parkash.
2. Kuldeep, Rajpal, Vinod Ss/o Sh. Sant Singh,
3. Sh. Man Singh, S/o Sh. Dharam Singh,
4. Sh. Prem Singh, Parmveer, Premraj, Paras Ram Ss/o Mohan Lal,
5. Sh. Suresh S/o Mulchand,
6. Smt. Puja Sharma W/o Sh. Navdeep,
7. Smt. Tejender Kaur w/o Harpreet Singh &
8. M/s Galaxy Magnum Projects Limited (in view of Certificate issued under Companies Act, 2013) as per License No.90 of 2011 dated 30.09.2011 issued by Department of Town & Country Planning renewed upto 29.09.2029 vide Memo No. LC-1515-JE(RK)/2024/39212 dated 11.12.2024; Approval of Change of Developers issued by DTCP, Haryana vide Memo No. LC-1515-II/JE(RK)/2024/30738-39 dated 01.10.2024

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.1.5. Recommendation of SEAC

Recommended

3.1.6. Details of Environment Conditions

3.1.6.1. Specific

N/A

3.1.6.2. Standard

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b)

Townships/ Area Development Projects / Rehabilitation Centres

Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.

1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 1.	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.
1 2.	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.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.

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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
1 0.	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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster

	Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
8.	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.
9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
10.	The PP shall install electric charging points for charging of electric vehicles.
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14.	The PP shall not carry any construction below the HT Line passing through the project, if any.
1	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the

5.	building.
1 6.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 7.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 8.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
1 9.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 0.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 1.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 2.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 3.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 4.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 5.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 6.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 7.	As proposed 8,805.693m² (15% of plot area) shall be provided for green area development.
2 8.	14 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
2 9.	The PP shall provide 60 KW Solar Power at the project site.
3 0.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 1.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of

2.	HSPCB.
3.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Revision & Expansion in "Residential Plotted Colony" Project by M/S COUNTRYWIDE PROMOTERS PVT L TD located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/521102/2025	SEAC/HR/2024/201	29/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.2.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/521102/2025dated 29.01.2025for obtaining **Environment Clearance for Revision & Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 332293dated 18.09.2024 during the submission of ToR. The ToR was granted to the project on 30.09.2024.

Table 1 – Basic Detail

Name of the Project: Revision & Expansion of “Residential Plotted Colony” Project at Sector 102 & 102A, Village Dhankot & Kherkimajra, Gurugram, Haryana M/s Countrywide Promoters Pvt. Ltd.				
S. No.	Particulars	Details		
		Previous EC	Proposed	Total
	Online Proposal Number	SIA/HR/INFRA2/521102/2025		
	Latitude	28°28'36.70"N		
	Longitude	76°58'22.51"E		
	Total Plot Area	5,41,085.090 sqm	40,075.955 sqm	5,81,161.046 sqm
	Net Planned Area	5,05,930.1 sqm	41,694.7 sqm	5,47,624.8 sqm
	Total Saleable Area (Including Plot Area and Commercial Area)	2,46,496.47 sqm	26,071.43 sqm	2,72,567.9 sqm
	Proposed FAR (including Additional Purchasable, TD	3,75,732.85 sqm	4,12,963.98 sqm	7,88,696.83 sqm

	<i>R, TOD & Green Building FAR *Subject to choice of individual plot owners)</i>			
	Non FAR Area	77,364.09 sqm	1,68,411.39 sqm	2,45,775.48 sqm
	Total Built up area	4,53,096.9 sqm	5,81,375.4 sqm	10,34,472.3 sqm
	Total Green Area with %	1,94,249.28 sqm	9,502.00 sqm	2,03,751.28 sqm
	Total Parking	1267 ECS	-11 ECS	1256 ECS
	Power Requirement	14.13 MVA	1.87 MVA	16 MVA
	Power Backup	04 No. of DG sets (Capacity: 4 x 1,500 kVA)		
	Total Water Requirement	2502 KLD	228 KLD	2730 KLD
	Fresh Water Requirement	1286 KLD	76 KLD	1362 KLD
	Treated Water	1216 KLD	152 KLD	1368 KLD
	Waste Water Generated	1586 KLD	124 KLD	1710 KLD
	Organic Waste Converter (OWC)	02 numbers(1 x 1000 kg + 1x 150 kg)		
	STP Capacity	1,900 KLD	200 KLD	2,100 KLD
	Solid Waste Generated	9931.27 Kg/day	1845.73 Kg/day	11,777 Kg/day
	Organic Waste Converter	1X350 KG + 1X1000 KG + 1X150 KG		
	Number of Plots	General: 886 EWS: 222	General: 127 EWS: 32	General: 1013 EWS: 254
	No. of DUs for Group Housing	317	100	417
	Maximum Height	25 m	127.5 m	152.5 m
	Population	24,841 individuals	9,030 individuals	33,871 individuals
	Total Cost of the project:	i) Land Cost	Total Project cost (complete project): ₹1044.665 Cr. Total Cost for Expansion: ₹48.165 Cr	
		ii) Construction Cost		
		iii) Misc. Cost		
	Incremental Load in respect	PM2.5	0.041 µg/m ³	

	of:	PM10	0.101 µg/m ³
		SO2	0.142 µg/m ³
		NO2	0.678 µg/m ³
		CO	0.47 µg/m ³
	EMP Budget	EMP Budget for Expansion Part: ₹116/- Lakhs Capital cost: ₹59/- Lakhs Recurring cost: ₹13/- Lakhs Adoption of School in nearby Village: ₹34/- Lakhs Wildlife Action Plan: ₹10/- Lakhs EMP budget Sanctioned in Previous EC: ₹1192/- Lakhs Total EMP Budget for complete project: ₹1308/- Lakhs	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That, we have proposed Revision & Expansion of “Residential Plotted Colony” Project by addition of 9.903 acres licensed (165 of 2024) land parcel beyond existing 133.70525 acres licensed land (58 of 2010, 45 of 2011 and 41 of 2021) and now total land admeasuring 143.60825 acres located at Village Dhankot & Kherkimajra, Sector-102 & 102 A, Gurugram, Haryana for better planning aspects.
2. That, “Residential Plotted Colony” Project secured initial EC vide memo no.: SEIAA/HR/2010/957 dated 09.11.2010 for development on a licensed (58 of 2010) land measuring 108.068 acres and latest EC for revision & Expansion vide EC no. EC23B039HR116754 having F. No. SEIAA/HR/2022/220 dated 09.06.2023 for addition of 7.03125 903 acres’ licensed (41 of 2021) land parcel over plot area of 541085.091 sqm (133.70525 acres) whereas second EC obtained as expansion of EC vide No. SEIAA/HR/2013/1383 dated 12.12.2013 for addition of total licensed (45 of 2011) land parcel of 18.606 acres over plot area of 512631.49 sqm (126.674 acres) in consonance of gradual securing of license.
3. That, the development work initiated after issuance of initial Consent to Establish (NOC) vide no. HSPCB/TAC/2011/6301 dated 22.12.2011 for 108.068 acres and Expansion of CTE vide no. HSPCB/Consent/:2821213GUNOCTE1319677 dated 15.01.2015 for 18.606 acres, which further unified vide No. HSPCB/Consent/:329962318GUNOCTE5610747 dated 25.09.2018 and last validated vide HSPCB/Consent/: 329962323GUNOCTE38896447 dated 28.07.2023 for total land area 133.70525 acres.
4. That, about 60 % of the existing project land parcel has been developed along with operational club facility and gradual occupation initiated as individual plot wise OC issued over 128 developed general plots and accordingly CTO obtained vide No.HSPCB/Consent/:329962321GUNOCTO15934507 dated 11.10.2021, which renewed time to time and last CTO validated up to 30.09.2026 for total land area 541085.091 sqm and built-up area 1,21,988.7 sqm vide no. HSPCB/Consent/: 329962324GUNOCTO70934773 dated 18.07.2024.
5. That, internal services work of 79 acres stands completed and verified by STP, Gurugram as per report dated 24.08.2017 and DTCP granted part completion certificate for 66.50 Acres on 03.10.2017.
6. That, application for revision & expansion submitted under para 7 (ii) on 23.09.2024 i.e. within validity period of EC (valid up to 09.06.2033) and falls under category 8(b)

- therefore scoping required as per MoEF&CC notification dated 17.02.2020 where all expansion proposal of existing project having earlier prior EC shall require ToR approval for EIA-EMP Report submission.
7. That, we have obtained Forest NOC for 9.903 Acres of land via SRN No. TG4-90F-DYV3 and NVN-2KY-Y8C9 dated 24.05.2024, for 7.0312 acres via SRN No. UMW-AAB-TNB1 dated 10.03.2021, for 18.6 acres via letter no. 2337-G dated 03.10.2013 and for 108.068 acres via letter no. 1170-G dated 05.07.2013. Aravali NOC permission obtained for 9.903 Acres vide SRN no. 116 dated 27.08.2024, for 7.0312 acres vide SRN no. 33 dated 11.08.2021 and for 126.674 acres vide SRN no. 3531 dated 30.10.2013. Water supply connection obtained vide memo No. 14839 from HUDA Division no. III Gurugram dated 11.10.2012 and water supply source is GMDA. RWH exemption Permission has been obtained from CGWA vide Memo No. 21-4/NWR/CGWA/2008-1922 dated 04.01.2012. Latest approval of electrification plan has been granted by DHBVN vide Memo no. Ch-36/OLNC-HT/GGN/EP-396 dated 20.05.2024.
 8. That, we have not executed any construction work at site under additional licensed land parcel as neither any Group housing work initiated nor development work started on area that is subject to under revision owing to pending subject application of EC and construction will be commenced only after obtaining EC and subsequent CTE (NOC) for the proposed revision and expansion.
 9. As per project planning, Net Planned Area proportionately increased since area under undetermined use now reduced from existing 3.482 acres to 3.082 acres after overall planned layout of 143.60825 acres. Further, the balance area used for increment of number of plots along with provision of 14 new A1 Type plots without compromising area under different types of plots. Accordingly 127 general plots under Type A, A1, B, C, C2, F, F1 & F4 and 32 EWS plots increased whereas B1, C1, F2, F3, and D remain unaffected and that is why the term Revision and Expansion used under EC application.
 10. Also undeveloped overall 836 general plots shall benefit from increased FAR ratio as per amended HBC 2017 along with additional purchasable FAR subject to choice of respective individual plot allottee since licensee company shall allocate plots to customer for individual development after completion of laying of services work along with Green area development.
 11. That, the revised project planning approved with release of layout along with license no. 165 of 2024-dated 28.11.2024. Further, as per stipulated condition no. 3 of layout, Approval of Revised Demarcation-cum-Zoning Plan for complete 143.60825 acres released from DTCP, Haryana vide memo no. ZP-650-II/SD (RD)/2025/1613 dated 13.01.2025.
 12. That, Sultanpur National Park is situated towards west south western direction at the distance of 6.8 km whereas Asola Bhatti Wildlife Sanctuary is situated towards eastern direction at the distance of 18.8 km from the project site.
 13. That, Revenue Rastas falling under the existing part of the plotted colony, which kept free for circulation/movement with no construction on the Revenue Rastas. Further, Road damage recovery charges already deposited to MCG as per their estimation for ROW permission for laying services across revenue rastas for existing part. Further, no encroachment proposed on the Revenue Rastas falling under the expansion land.
 14. That, certified compliance Report (CCR) has been issued vide F. No. 4-1318/2013/RO(NZ)/eFile dated 11.09.2024 from regional office, MoEF&CC Chandigarh and action taken compliance with respect to observations raised vide the CCR is also submitted on 01.10.2024.
 15. That, budget of Rs.116 Lakhs allocated under Environment Management Plan (EMP) for the expansion.
 16. That, at present sewage load is about ~170 KLD and two separate STP of 100 KLDs each are operational.

17. That, we have proposed two number of STP having capacity of 600 KLD and 1500 KLD and sha
18. That, ultimate habitation to be developed at gradually slow rate in future since individual plot ow
19. That, at present about ~90 kg/day wet Solid waste being generated from overall solid waste rangi
20. That, Biodegradable waste estimated to be 5300 kg to 7070 Kg/day for complete project, which v
21. That, parking provision of developed plots already provided as per norms of HBC 2017 and bala
22. That, total **52 KW** of energy planned to conserve through installation of solar panels. 12 KW SP
23. That, 3,067 trees saplings and 15,000 shrubs are planted under already developed landscape area
24. That, the Green area sanctioned as per previous EC dated 09.06.2023 is increasing from 1,94,249
25. That, the individual plot owners will be required to plant 1 tree per plot as per MoEF&CC OM u
26. That, there is a 400 kVA EHV transmission line passing through the project for which ROW will
27. That, we undertake to obtain NOC w.r.t. Fire, Structural stability and AAI NOC only for develop
28. That, the soil percolation rate of the Gurugram region for Ground Water Recharge through Rainw
29. That there is no litigation pending regarding land or any other issues against the above Residential
30. That, sewer and storm water connection to be obtained after laying GMDA's trunk services and A

EMP Budget

Table 1: EMP Budget Sanctioned in Previous EC

Component	Cost(₹ in Lakhs)
Budget for EMP activities in Construction Phase	594
Budget for EMP activities in Operation Phase	598
Total EMP Budget sanction in EC dated: 09.06.2023	1192

Table 2: EMP Budget Inside the Project for Expansion Part (Construction phase)

Sr.No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/bar ricading, wheel washing, water sprinkling etc.)	3	0.2
2	Anti-smog gun(s) & AQM sensors	3	1
3	Mobile toilets, septic tank, waste manage ment etc.	1	0.3
4	Environment monitoring & compliances	-	1.5
5	Environment Management Cell	-	3
TOTAL		7	6

Table 3: EMP Budget Inside the Project for Expansion Part (Operation phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	22	3
3	Solid Waste Management (Organic Waste Convertor and Waste Bins)	6	0.5
4	Tree Plantation	20	2
5	Environment Management Cell, Environmental Monitoring & Compliances	4	1.5
TOTAL		52	7

Table 4: EMP Budget Outside the Project for Expansion Part

S. No.	Activities	Total cost (₹)
1	Development & Maintenance activities in nearby Govt. School	34,00,000
2	Wildlife Action Plan	10,00,000
Total Budget for EMP activities outside project		44,00,000

Table 5: Total EMP Budget for Complete Project

S. No.	Particulars	Cost (₹ in lakhs)
	Total EMP Budget sanctioned in Previous EC	1192.00
	Total EMP Budget for Expansion Part (i + ii + iii)	116.00
i.	EMP Budget (Capital cost)	59.00
ii.	EMP budget (Recurring cost)	13.00
iii.	EMP budget for nearby area/ outside the project boundary	44.00
	Total EMP Budget Complete Project (A + B)	1308.00

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding License, CTE, CTO, STP, EMP, Plot Area, Numbers of Plots, Layout Plan, Wildlife Sanctuary, CCR, Revenue Rasta, OWC, Biodegradable Waste, F.A.R., Trees, Green Area, AAI NOC, Soil Percolation Rate, Litigation, Sewer and StormWater as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Revision and expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

1. M/s Countrywide Promoters Pvt. Ltd.
2. M/s Shivnand Real Estate Pvt. Ltd.,
3. M/s Precision Infrastructure Pvt. Ltd.,
4. M/s Private Infraprojects Pvt. Ltd.,
5. M/s Druzbs Overseas Pvt. Ltd.,
6. M/s Realtech Pvt. Ltd.
7. M/s Merit Marketing Pvt. Ltd.,
8. M/s Eventual Builders Pvt. Ltd.,
9. M/s Sunglow Overseas Pvt. Ltd.,
10. M/s BPTP Ltd.,
11. M/s Saraswati Promoters Pvt. Ltd
12. M/s Mega Infraprojects Pvt. Ltd.
13. M/s Sarasawati Kunj Intrastructure Pvt. Ltd.,
14. M/s Precision Infrastructure Pyt. Ltd.
15. M/s Satpal-Rajkumar Ss/o Raghunath,
16. M/s Bijender Sahrawat-Jitender Singh Sahrawat Ss/o Mahender Singh,
17. Mohinder Singh- Ranbir Singh- Saryawan- Chandrabhan Surender Pal Ss/o Risal Singh,
18. Santra Devi Wd/o &
19. Gyan Parkash- Jaivir Singh-Jasvir Singh Ss/o Ramchander,
20. Narender Pal-Naresh Kumar Ss/o Sunder Lal

in collaboration with M/s Countrywide Promoters Pvt. Ltd.

as per License No.165 of 2024 (valid upto 27.11.2029) issued vide Endst No.LC-2330-E/JE(AK)-2024/37182 dated 29.11.2024, License No.58 of 2010 dated 03.08.2010 (renewed upto 02.08.2025) issued vide Endst. No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020, License No.45 of 2011 (renewed upto 16.05.2025) dated 17.05.2011 issued vide Endst No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020 and License No.41 of 2021 dated 23.07.2021 (valid upto dated 22.07.2026) issued vide Endst No.LC-2330-C-JE(DS)-2021/ dated 23.07.2021 by Department of Town & Country Planning, Haryana and LoI issued by Department of Town & Country Planning, Haryana vide Memo No.LC-2330-E/JE(AK)-2024/9962 dated 16.03.2024.

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.2.5. Recommendation of SEAC

Recommended

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

N/A

3.2.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.

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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.

Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.
Specific Conditions	
1.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should

	be properly designed as per Norms.
2.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
8.	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.
9.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
12.	The PP shall keep the ROW below the HT Line passing through the project, if any.

1 3.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 4.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 5.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
1 6.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 7.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 8.	The PP shall install Digital Water Level Recorder for monitoring the water recharge.
1 9.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 0.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 1.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 2.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 3.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 4.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 5.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 6.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 7.	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).
2 8.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
2 9.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.

3 0.	Water intensive and/or invasive species should not be used for landscaping.
3 1.	As proposed, the PP shall provide 2,03,751.28 sqm (37.21% of net planned area) for green area development among which about 12% of the net planned area i.e. 65,714.976 sqm shall be developed as Block Green area.
3 2.	The PP shall provide 52 KW Solar Power at project site.
3 3.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 4.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 5.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 6.	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Proposed Expansion of Group housing project Windchant at Village- Chouma, Sector-112, Gurugram Haryana by EXPERION DEVELOPERS PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/520023/2025	SEAC/HR/2024/151	29/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.3.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/520023/2025 dated 29.01.2025 for obtaining **Environment Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 049854 dated 29.04.2024 during the submission of ToR. The ToR was granted to the project 17.07.2024.

Table 1 – Basic Detail

Name of the project: EC for Proposed Expansion of Group housing project Windchant at Village Chouma, Sector-112, Gurugram Haryana by M/s Experion Developers Private Limited		
S. No.	Particulars	Details

1.	Online Proposal Number	SIA/HR/INFRA2/520023/2025
2.	Category of project	8 (b) "Building & Construction Projects"
3.	Latitude	28°31'0.41"N
4.	Longitude	77° 0'53.03"E
5.	Total Plot Area in Sq Mt	4842.056
6.	Proposed Green Area	996.83 (20.59 %)
7.	Built up area	32151.11 Sq Mt
8.	Estimated Population	805
9.	Total water requirement	68 KLD
10.	Fresh water requirement	45 KLD
11.	Treated water requirement (Flushing & Horticulture)	23 KLD
12.	Wastewater generation	44 KLD
13.	STP capacity	60 KLD
14.	Total solid waste generated	260 Kg/Day
15.	Biodegradable Waste	170 Kg/Day
16.	Organic Waste Converter	2 No of OWC of 100Kg each Capacity
17.	Non – Biodegradable Waste	90 Kg/Day
18.	Maximum Height of building	130 m
19.	Total power requirement	888 KVA (DHBVN)
20.	DG Sets	1 x500 KVA + 1x250 = 750 KVA
21.	Rainwater Harvesting System	3 RWH pits
22.	Total Parking	114 ECS
23.	No. of Dwelling Units	76
24.	Convenient Shops	05
25.	Basement	03
26.	Maximum Number of Floors	G+30

27.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
28.	Total Project Cost		₹ 170.49 Cr
29.	EMP Cost		₹ 5.44 Cr Capital Cost – 2.15 Cr Recurring Cost – 1.29 Cr EMP for school and nearby village- 2.0 Cr
30.	Incremental Load in respect of :	PM 2.5	0.03585 g/m3
		PM10	0.06146 g/m3
		SO ₂	0.15366 g/m3
		NO ₂	0.05122 g/m3
		CO	0.0000028 mg/m3
31.	Construction Phase	Power Source	DHBVN
		Water Requirement & Source	Freshwater – 10 KLD Construction – 20 KLD (Assurance For Treated water from GMD A Obtained)
		STP (Modular)	1 Nos
		Anti-Smoke Gun	02 Nos of Anti Smoke Gun

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared for the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

1. That, no construction for the proposed expansion project has been started and the construction will be commenced only after obtaining the Environment Clearance.
2. The Earlier EC is being granted on 27 Dec 2012 for Built up area 2,43,005 sq.m.
3. We are also submitting the comparative chart with details of previous EC and proposed Expansion. (attached as annexure).
4. The CCR has been obtained for the project from HSPCB Vide letter No. HSPCB/GRN/2024/Dated 30.12.2024, and we have submitted the action taken report against the observations raised in CCR. (Annexure attached)
5. The Occupancy Certificate for existing project is already taken. (OC Attached as annexure).
6. We are hereby submitting the final NGT Court order copy application no. 648/2023, that states application is accordingly dismissed as withdrawn with aforesaid liberty. (Final copy of order is attached as annexure).
7. Land license for the proposed project has been taken from DTCP LC-1488-C-Asstt. (AK)/2019/22190 Dated 4-9-2019 and the same is extended till 30.9.2029 vide Memo no LC-1488-C/JE(AK)/2024/29829. (Copy attached as annexure)
8. All the required NOCs (i.e., land license, zoning plan, Aravali NOC, AAI NOC, Forest NOC and assurances for fresh water, sewer, storm connection, power connection) from the concerned departments has been taken.
9. The proposed expansion project will have separate services like STP, WTP, OWC, Transformer and DG Sets.

10. The Fire NOC for proposed expansion will be taken after approval of plans.
11. We are submitting revised landscape plan, in which we have increased the plantation species of Peepal Plant (Ficus religiosa) & Bargad Plant (Ficus benghalensis) i.e., 2 of each.
12. The green area for the proposed expansion project is 996.836 sq.m which is 20.59% of the plot area.
13. Proposed Solar PV for the project is approx. 20 KW which is now being increased to approx. 25 KW for the expansion project.
14. The 2 No. of OWC will be installed of Capacity 100 Kg each.
15. The EMP has been revised.
16. That the treated water from the nearby STP/CSTP will be used for the construction purpose.
17. That, no revenue rasta is passing through the project site.
18. That no HT line is passing through the project site.
19. That no Nallah is present at the project site. Hence, there is no obstruction in the natural drainage.
20. There is no tree on the proposed land area.
21. That, the height clearance NOC from Airport Authority of India is obtained.
22. There is no wildlife sanctuary falling in the 10 km of the study area of the project.
23. That project will be operational after obtaining the permission for fresh water supply from the competent authority. Assurance in this regard has been obtained from Gurugram Metropolitan Development Authority.
24. That the project details being submitted in the proposal is same in online as well as hard copy. That all the data and information furnished in the application, enclosures and other documents for obtaining Environment Clearance of the above said project is true to my knowledge and are factually correct.

Comparative Statement with Previous EC

S. No.	Description	As per Earlier EC application (in sq m.)	Details of Proposed Expansion	Total Area in Sq Mt
1.	Total Plot area	94,821.74 Sq Mt	4842.056 Sq Mt (Additional Land)	99,663.796 Sq Mt
2.	Built Up Area in Sq mt	2,43,005 Sq Mt	32151.11 Sq Mt	2,75,156.11 Sq Mt
3.	No. of Units	721	76+5 Convenient Shops	797
4.	Total Population Including Visitor	3553	805	4358
5.	Green Area in Sq Mt	28470.875 Sq Mt (3.03%)	996.836 Sq Mt (20.59 %)	29,467.711 Sq Mt
6.	No of Parking	1602	114	1716
7.	RWH Pits	24	3	27
8.	Total solid waste generation	1508 KG	260 kg	1768
9.	Total power requirement	4500 KVA	888 KVA	5388 KVA

10.	Total water requirement	645 KLD	68 KLD	713
11.	Fresh water requirement	303 KLD	45 KLD	348
12.	Treated water requirement	342 KLD	23 KLD	365
13.	Wastewater generation	380 KLD	44 KLD	424
14.	STP	475 KLD	60 KLD	Existing and Proposed have separate STP i.e 475 KLD Existing & 60 KLD for proposed expansion
15.	No of Floors	G+27	G+30	
16	Max Height	91 Mt	130 Mt	
17.	DG Set Details	3x1500 KVA & 1x1010 KVA total Capacity of DG Set-5510 KVA	2 Generator sets i.e 1 x 500 KVA + 1 x 250 = 750 KVA	Separate DG for Existing Project and Proposed Expansion

Table 2 – EMP Detail
Environment Management Plan:
EMP in Construction Phase

S.no	Component	Capital Cost (Rs In Lacs)	Recurring Cost (Rs In Lacs)/Annum
1	Barricading of Construction Site	10.0	8.0
2	Anti - Smog Gun with Complete Assembly	5.00	5.0
3	Dust Mitigation Measures	10.0	8.0
4	Mobile STP	5.0	3.0
5	Wheel Washing	4.0	2.0
6	Waste Storage Bins - Labour Camp/Site Offices	2.0	1.5
7	Traffic Management Signages	4.0	2.0
8	Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		15.0
9	EMP cost of Construction phase (material handling, green net, tarpaulin cover to cover the construction material)	20.0	10.0

	Total	60.0/-	54.5/-
EMP in Operation Phase			
S.no	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	50	20
2.	Rain water Harvesting Pits	30	15
3.	Acoustic enclosure/stack for DG sets	10	05
4.	Solid Waste Management (collection, handling & transportation) and 2 Number of Organic Waste Converter of capacity 100 Kg each	20	05
5.	Plantation of Trees	50	20
6.	Six Monthly Compliances as Per EIA Notification		10
	Total	160	75
Revised CER: Budget for adoption of school & Development activity in nearby Village			
S. No.	Activities	Capital Cost (Lakhs)	
1.	Adoption of Government school in village Chouma and Bajghera, for Installation of Smart classroom, Plantation & Greenbelt development and installation of RO Renovation of community center of Village Chouma and Bajghera.	200 Lakhs	
	Total	200 Lakhs	
Total EMP Budget			
S. No.	Particular	Capital Cost (INR lakhs)	Recurring Cost (INR lakhs)
1.	During Construction Phase	60.0	54.5
2.	During Operation Phase	160.0	75.00
3.	EMP budget for Adoption of School and Community Center	200.0	-
	Total	420/-	129.5
	Total Environment Management Plan	549.5/-	

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Construction Status, CCR, OC, Fire NOC, STP, OWC, Zoning Plan, HT Lines, Litigation Distance WLS/NBS, Solar Power, Green Area With Block Plantation, Percolation Data, Ground Quality Report, License, Earlier EC, Power Assurance, Sewer Assurance, Water Assurance, Treated Waste Water, Structure Stability Certificate, Forest NOC, Aravali NOC as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

1. M/s Jovial Buildtech Pvt. Ltd.,

2. M/s Gold Developers Pvt. Ltd. (now known as M/s Experion Developers Private Limited) C/o Experion Developers Private Limited as per License No.99 of 2019 dated 04.09.2019 (valid upto 03.09.2024) issued by Department of Town & Country Planning vide Endst No.LC-1488-C-Asstt.(AK)/2019/21190 dated 04.09..

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.3.5. Recommendation of SEAC

Recommended

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

N/A

3.3.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
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.
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.
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.

4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
1	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform

0.	to Environmental (Protection) prescribed for air and noise emission standards.
1 1.	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.
1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 1.	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.
1 2.	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.

1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
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.
Green Cover	
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).

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.
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.
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.
Transport	
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.
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.
3.	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..
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.

8.	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 share holders/ 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.
9.	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.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.

1 0.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
1 1.	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.
1 2.	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).
1 3.	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.
1 4.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	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.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
17.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.

1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed, the PP shall provide 996.83 sqm (20.59% of Plot Area) for green area development.
3 3.	03 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall provide 25 KW solar power at the project site.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the

	MeriLiFE Portal (http://merilife.nic.in).
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Industrial Plotted Colony falling In Sectors-M9, M10, M13 And M14 of Manesar in revenue estate of Village Bans Haria And Bans Kushla, Tehsil Harsuru, District Gurugram, Haryana being developed By M/s Worldwide Resorts And Entertainment Pvt. Ltd. by WORLDWIDE RESORTS AND ENTERTAINMENT PRIVATE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/518874/2025	SEAC/HR/2024/214	29/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.4.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/518874/2025 dated 29.01.2025 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 512741 dated 06.12.2024 paid during the submission of ToR. The ToR was granted to the project on 14.10.2024.

Table 1 – Basic Detail

Name of the Project: Industrial Plotted Colony Project “The Golden City” in the revenue estate of Village: Bans Hariya, Bans Kushla, Sector-M9, M10, M13 and M14 of Manesar & District: Gurugram, Haryana		
Online Proposal No. SIA/HR/INFRA2/518874/2025		
Sr. No.	Particulars	Details
	Latitude	28° 23' 31.752" N to 28° 22' 50.072" N
	Longitude	76° 53' 20.949" E to 76° 53' 39.163" E
	Total Plot Area	171.32187 Acre / 693315.01 SQM
	Net Planned Area	169.09687 Acre / 684309.689 SQM
	Proposed Industrial Component	59.5248 Acre / 240888.091 SQM (35.02%)

	Proposed Residential & Commercial Component	50.380743 Acre / 208338.303 SQM (29.79%)
	Proposed FAR of Residential Affordable Group Housing	339935.39 sqm (239.99%)
	Non-FAR	84694.60 sqm
	Total Built-up Area	424630 sqm
	Green Area	138732.33 sqm (20.01%)
	Rainwater Harvesting Pits	171 Nos (84.37 cum each for recharge)
	STP Capacity	04 Nos of STP's 370 KLD, 410 KLD, 2000 KLD, 1060 KLD [Total capacity 3840 KLD]
	Parking Required	1360 ECS
	Parking Provided	2722 ECS
	Organic Waste Converter	03 Nos OWC-5000
	Maximum Height of the Building (m)	60 m
	Power Requirement	29 MWh
	Source	DHBVN, Gurugram
	Power Backup	6340 KVA (2 x 2000 + 1 x 1500 + 1 x 500 + 1 x 200 + 1 x 140 KVA)
	Total Water Requirement	3827 KLD
	Fresh Water Requirement	2526 KLD
	Recycled/Treated Water Requirement	1301 KLD
	Waste Water Generated	2976 KLD
	Solid Waste Generated	21149 kg/day
	Biodegradable Waste	12690 kg/day
	Number of Towers	20 Nos
	Basement	01 Nos
	Stories	G/S+19 Floors
	R+U Value of Material used (Glasses)	U = 3.5 W/sqm k, R = 0.91

	Total Cost of the project:	2435.65 Cr
	EMP Cost	11.20 Cr
Incremental Load in respect of:	PM 2.5	0.06 g/m3
	PM 10	0.11 g/m3
	SO _x	0.47 g/m3
	NO _x	3.80 g/m3
	CO	1.45 mg/m3

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

1. That the **License No.136 of 2022** dated 08.09.2022 and approval of Zoning plan has been obtained vide DRG. No. DTCP – 8734 dated 10.11.2022 from Directorate of Town & Country Planning, Haryana to Flip Probuild Pvt. Ltd., Gloss Probuild Pvt. Ltd., Gull Probuild Pvt. Ltd., Logical Developers Pvt. Ltd., Gable Probuild Pvt. Ltd., Gravel Probuild Pvt. Ltd., Grebe Probuild Pvt. Ltd., Griddle Probuild Pvt. Ltd., Grog Probuild Pvt. Ltd., Gyankunj Construction Pvt. Ltd., Kamdhenu Projects Pvt. Ltd., Rosegate Estate Pvt. Ltd., Yukti Projects Pvt. Ltd., Zonex Estates Pvt. Ltd., Gaiety Probuild Pvt. Ltd., Prosperous Buildcon Pvt Ltd. in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd. for setting up of industrial plotted colony over an area measuring 118.15 acre. **(Annexure-1)**
2. That earlier as the plot area of the land pertaining to license no. 136 of 2022 was 118.15 acre, which was below threshold value required for obtaining environmental clearance, therefore, there was no applicability of obtaining environmental clearance from SEIAA Haryana at that time.
3. That CTE has been obtained vide letter no. HSPCB/Consent/: 329962323GUSOCTE36648927 dated 06/06/2023 from Haryana State Pollution Control Board for the plot area of 118.15 acre and total built-up area of 5000 sqm. **(Annexure-2)**
4. That **License no. 06 of 2024** dated **19.01.2024** from Directorate of Town & Country Planning, Haryana to Flip Probuild Pvt. Ltd., Gloss Probuild Pvt. Ltd., Gull Probuild Pvt. Ltd., Logical Developers Pvt. Ltd., Gable Probuild Pvt. Ltd., Gravel Probuild Pvt. Ltd., Grebe Probuild Pvt. Ltd., Griddle Probuild Pvt. Ltd., Grog Probuild Pvt. Ltd., Gyankunj Construction Pvt. Ltd., Kamdhenu Projects Pvt. Ltd., Rosegate Estate Pvt. Ltd., Yukti Projects Pvt. Ltd., Zonex Estates Pvt. Ltd., Gaiety Probuild Pvt. Ltd., Prosperous Buildcon Pvt Ltd. in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd. for setting up of industrial plotted colony over an additional area measuring 53.171 acre. **(Annexure-3)**
5. That the resulting total plot area after the grant of both license is 171.32187 Acre. Therefore, we have applied for the grant of terms of reference (TOR) vide proposal no. SIA/HR/INFRA2/495785/2024 dated 07.10.2024 as the total plot area falls within the threshold of more than 50 ha required for obtaining environmental clearance under 8(b) schedule of EIA notification, 2006.
6. That Terms of Reference (TOR) has been obtained from SEAC, Haryana vide TOR Identification no. TO24B3813HR5713781N dated 14/10/2024. **(Annexure-4)**
7. That we have obtained all other relevant NOCs like Forest Clarification from DFO Gurugram, Aravalli NOC from DC Gurugram, Power Assurance from DHBVN, Gurugram, Water and Sewer Assurance from GMDA, Structural stability certificate.

(Annexure-5)

8. That the project is an industrial plotted colony which includes the industrial plots, residential plots under DDJAY, Commercial Plots and the Affordable Group Housing Colony.
9. That the project involves the sale of the industrial plots, residential plots under DDJAY, Commercial Plots to individuals.
10. That the building plans approval for the development of Affordable Group Housing Colony is pending for approval with DTCP, Haryana.
11. That the construction activity is proposed in the Affordable Group Housing Colony only and the laying of services in the complete project.
12. That the height clearance NOC from the Airport Authority of India is not applicable to our project as the maximum building height is 60 m and the permissible height of building as per the colour legend point no. 11 of CCZM map of AAI for obtaining height clearance NOC is 136 m. **(Annexure-6)**
13. That we will install 171 Nos of RWH pits each having capacity 84.37 cum for ground water recharge.
14. That we will install 04 Nos of STP's [370 KLD, 410 KLD, 2000 KLD, 1060 KLD] at the project site having combined capacity 3840 KLD.
15. That we will install 03 Nos of OWC-5000 for the safe disposal of biodegradable waste generated at the project site and the non-biodegradable waste will be handed over to authorized recycler after the execution of agreement before the start of operational phase of the project.
16. That the total cost of project is 2435.65 Cr certified by Chartered Accountant. **(Annexure-7)**
17. That we will install solar system of 450 KW at the project site in operational phase.
18. That greenbelt plan showing 138732.33 sqm (20.01%) green area of the total project site. We will develop 12% block plantation with 3 m gap between the trees in the green area proposed. **(Annexure-8)**
19. That the revised list of trees as suggested by SEAC, Haryana for the development of green belt at the project site has been attached. **(Annexure-9)**
20. That the land is devoid of any trees. Hence, there is no requirement of cutting trees at the project site. However, we will obtain tree felling permission from the concerned department and compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained.
21. That Sultanpur Wildlife sanctuary is falling at a distance of 6.90 km from the project site. Therefore, there is no requirement of obtaining NBWL clearance in this regard. However, we will spend a total budget of 15.0 Lacs as a part of wildlife activity plan from the concerned Divisional Wildlife Officer, Gurugram.
22. That we have proposed 11.20 Cr (0.45%) as the total EMP budget for construction and operational phase of the project. **(Annexure-10)**
23. That provision of Smart Classrooms in the nearby Govt. School, Gurugram as suggested by SEAC/SEIAA Haryana, shall be done with a budget of 50.0 Lac.
24. That adequate row distance has been adopted both sides adjacent to GAIL gas-pipeline passing through the project site.
25. That there is no revenue rasta passing through the project site.
26. That there is no HT line passing through the project site.
27. That water quality test report from NABL laboratory has been done. All the parameters are found within the permissible limits as per drinking water standards IS 10500: 2012. **(Annexure-11)**
28. That the proportionate of Sand, Silt and Clay is 47.3%, 28.1%, 24.6% as per the soil quality test report obtained from NABL laboratory. As the content of Sand is high therefore the percolation rate is approximately 7-8 inch or more per hour.
29. That there is no litigation pending on our project.

Table 2 - EMP BUDGET

Table: EMP Cost already incurred–Construction Phase (Existing 118.15 Acre)

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S. No.	Item	Rs. Lac.	Item	Rs. Lac./year
	Online Continuous Monitoring System PM10 and PM2.5 sensors cloud based	5.00	Monitoring of air, noise, water and soil	1.00
2.	Sanitation facilities for construction workers – Provision of Modular STP	20.00	Maintenance of modular STP	2.00
2.	Dust suppression Measures – Wheel Wash Facility, Water Sprinkling and Provision of Anti- Smog Gun at the project site	100.00	Dust suppression & sanitation	10.00
3.	Covered storage for construction material	20.00	Garbage and debris disposal	2.50
4.	Sedimentation trap for rainwater	5.00	Maintenance of Sedimentation Trap	0.50
5.	Green Belt Development	20.00	Green Belt maintenance	2.50
	Total	170.0	Total	18.50

Table: Proposed Environmental Management Budget
Construction Phase and Operational Phase

During Construction Phase			During Operation Phase		
Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)	Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)
Anti Smog Gun and Water for Dust suppression	20.00	2.00	Waste Water Management (STP)	250.00	25.00
Wastewater Management	10.00	1.50	Solid Waste Management	50.00	15.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	250.0	10.00
Provision of rainwater sump	10.00	1.50	Monitoring for Air, Water, Noise.	0.00	2.00
Green Belt Development	25.00	2.50	RWH pits	200.00	3.00
Material Covering	15.00	0.50	Provision of DG Stack Height	50.00	2.00
3 m High Barricading	20.00	2.00	Adoption of School in the nearby area	50.00	0.00

Total	Rs 100.00	Rs. 11.00		Rs. 850.0	Rs. 57.0
Table: Total EMP Budget (Existing + Proposed)					
<u>Component</u>	<u>Capital Cost (INR Lakh)</u>	<u>Recurring Cost (INR Lakh/Yr)</u>			
During Construction Phase (Existing)	170.00	18.50			
During Construction Phase (Proposed)	100.00	11.00			
During Operational Phase	800.00	57.00			
Provision of Smart Classrooms / upgradation of basic facilities in the Govt. School as suggested by SEIAA, Haryana	50.00	0.00			
Total	1120.00	86.50			

3.4.3. Deliberations by the committee in previous meetings

N/A

3.4.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding license, earlier EC, Plot Area, CTE, TOR, Aravalli NOC, Forest NOC, Water and Sewer Assurance, Industrial Plots, Building Plans, AAI NOC, RWH, STP, OWC, Project Cost, Green Area, Block Plantation, Solar Power, Trees, Wildlife Sanctuary, Emp, Ht Line, Revenue Rasta, Water Quality Test Report, Litigation as well the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Flip Propbuild Pvt. Ltd.,
M/s Gloss Propbuild Pvt. Ltd., Gull
M/s Propbuild Pvt. Ltd.
M/s Logical Developers Pvt. Ltd.,
M/s Gable Propbuild Pvt. Ltd.,
M/s Gravel Propbuild Pvt. Ltd.,
M/s Grebe Propbuild Pvt. Ltd.,
M/s Griddle Propbuild Pvt. Ltd.,
M/s Grog Propbuild Pvt. Ltd.,
M/s Gyankunj Construction Pvt. Ltd.,
M/s Kamdhenu Projects Pvt. Ltd.,
M/s Rosegate Estate Pvt. Ltd.,
M/s Yukti Projects Pvt. Ltd.,
M/s Zorex Estates Pvt. Ltd.,
M/s Gaiety Propbuild Pvt. Ltd.,
M/s Prosperous Buildcon Pvt. Ltd.
M/s Active Promoters Pvt. Ltd.,

**M/s Globule Propbuild Pvt. Ltd.,
M/s Sankalp Promoters Pvt. Ltd.,
M/s Sriyam Estates Pvt. Ltd.,
M/s Gaff Propbuild Pvt. Ltd.,
M/s Guffaw Propbuild Pvt.
M/s Rosegate Estates Pvt. Ltd.,
M/s Monarch Buildcon Pvt. Ltd.,
M/s Sriyam Estates Pvt. Ltd.,
M/s Sarvodaya Buildcon Pvt. Ltd.,
in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd.,
As per Licence no. 06 of 2024 dated 19.01.2024 (valid up to 18.01.2029) issued vide Endst No.LC-4711-B-JE(SB)/2024/2219 dated 19.01.2024 and License No.136 of 2022 dated 08.09.2022 (valid upto 07.09.2027) issued vide Endst. No.LC-4711/Asstt.(MS)/2022/27450 dated 09.09.2022 by Department of Town & Country Planning, Haryana.**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.4.5. Recommendation of SEAC

Recommended

3.4.6. Details of Environment Conditions

3.4.6.1. Specific

N/A

3.4.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for

	the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.

1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 1.	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.
1 2.	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.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines

5.	of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.

Waste Management

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.
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.
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.
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.
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.	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.
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.
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.
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.
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.

Green Cover

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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.

9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
1	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of

2.	Environment, Forest and Climate Change (MoEF&CC).
1 3.	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.
1 4.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.

7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
8.	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.
9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
10.	The PP shall install electric charging points for charging of electric vehicles.
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14.	The PP shall not carry any construction below the HT Line passing through the project, if any.
15.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
17.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
18.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment)

1.	Rules, 2022 relevant for the project.
2.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 3.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 4.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 5.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 6.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 8.	As proposed 138732.33 sqm (20.01%) shall be provided for green area as well as shall also develop 12% block plantation with 3m gap between the trees in the green area.
2 9.	171 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 0.	The PP shall install solar system of 450 KW at the project site in operational phase.
3 1.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 2.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 3.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

Proposed Residential plotted colony in Block-E having project area 61,423.45 Sq. M./15.178 acre at Sector-57, District-Gurugram, Haryana developed by M/s. Orchid Infrastructure Developers Private Limited. by ORCHID INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity

			(Schedule Item)
SIA/HR/INFRA2/519898/2025	SEAC/HR/2025/316	23/01/2025	Building / Construction (8(a))

3.5.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/519898/2025 dated 23.01.2025 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. 021356 dated 21.10.2025.

Table 1 – Basic Detail

Name of the Project: Proposed Residential plotted colony in Block-E at Sector-57, District-Gurugram, Haryana developed by M/s. Orchid Infrastructure Developers Private Limited.		
Sr. No.	Particulars	Details
	Online Proposal Number	SIA/HR/INFRA2/519898/2025
	Latitude	28°25'15.29"N
	Longitude	77° 4'1.49"E
	Total Plot Area	Total Project Area - 61,423.45 m2 Area under Plots -40,827.59 m2
	Proposed Ground Coverage	25,809.53 m2
	Total Proposed FAR	1,03,238.12 m2
	Total Non-FAR Area	40,482.22 m2
	Total Built Up area	1,43,729.46 m2
	No. of Plots	147 Nos.
	Total Green Area	13,382.79 m2
	Rain Water Harvesting Pits	15 Pits
	STP Capacity	250 KLD
	Total Parking	Proposed -1288 ECS
	Organic Waste Converter	Total 2 nos. of OWC of capacity 700 kg/day (1*500 kg/day +1*200 kg/day)
	Maximum Height of the Building (m)	16.5 m
	Power Requirement	2500 KW & DHBVN
	Power Backup	2000 KVA

				3Nos. (2*750 KVA +1*500 KVA)
	Total Population			2,671
	Water Requirement			296 KLD
	Fresh Water Requirement			173 KLD
	Treated Water			123 KLD
	Waste Water Generated			194 KLD
	Solid Waste Generated			1346Kg/day
	Biodegradable Waste			538 Kg/day
	Number of Towers/Floors			G/S+4
	R+U Value of Material used (Glass)			U Value: 5.5 w/sqm k SHGC: 0.9
	Total Cost of the project:	i) Land Cost		Total Cost of Project: Rs.415.08 Cr.
		ii) Construction Cost		
	CER			50 Lakh
	EMP Budget			EMP Budget: Rs. 229.00 Lakhs
	Incremental Load in respect of:		PM 2.5	0.00994 (g/m3)
			PM 10	0.01665 (g/m3)
			SO ₂	0.03977 (g/m3)
			NO ₂	0.0216 (g/m3)
			CO	0.0000044 (mg/m3)
	Construction Phase:	Power Back-up		1 No. of DG set
		Water Requirement & Source		Fresh water –10 KLD for drinking & sanitation. Treated wastewater 25-30 KLD for construction Source: Fresh water –GMDA/HSVP Construction Water –GMDA/HSVP
		STP (Modular)		1 Nos. of 5 KLD
		Anti-Smog Gun		01 Nos of Anti-smog gun

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

- Ø M/s Orchid Infrastructure Developers Pvt. Ltd. Is the legal and rightful owner in possession of these 147 plots (E1 to E142 & E144 to E148), which it has aggregated gradually from various individuals and Parties in a duly approved, licensed and developed colony in sector - 57 Gurugram, Haryana. The same has been reinforced through Court Degree (Civil Suit no. 1176/2022) dated 12.04.2022 i.e Suit for Declaration with consequential relief of Permanent Injunction. The land pocket measuring 15.178 acres falls under 55, 57 and 59 of 1994.
- Ø That the total green area is 13,382.79 Sq. M (@21.8% of project area) whereas Block Plantation 5807.689 Sq.M (Green-1,2,5&7) and Avenue Plantation: 7575.101 Sq.M. **(Copy of landscape is attached as Annexure-A.)**
- Ø That the solar panel capacity will be 45 KW.
- Ø That we are proposing the 2 Nos. of OWC which is having total capacity of 700 Kg/day (1*500 Kg/day +1*200 Kg/day).
- Ø That NoC from Airport Authority of India (AAI) regarding height clearance is not applicable to project because proposed building height is less than 30 meter.
- Ø That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 17.0 km in NW direction and approx. 9.2 km in NE direction respectively.
- Ø That there is no Revenue Rasta, HT Line inside project site.
- Ø That we have obtained assurance for Sewer Connection from GMDA with memo No. GMDA/SEW/2024/609 Dated-26.11.2024. **(Copy of Sewer Connection is attached as Annexure-B)**
- Ø That we have obtained assurance for treated water for construction from GMDA with memo No. GMDA/SEW/2024/608 Dated-26.11.2024. **(Copy of treated water is attached as Annexure-C)**
- Ø That we have obtained assurance for Drinking water for construction and operation from GMDA on dated-30.01.2025. **(Copy of Drinking water is attached as Annexure-D)**
- Ø That we have applied for power assurance whose receiving has been attached as an **Annexure-E.**
- Ø That we have obtained Forest Clarification/NOC from Divisional Forest Officer, through SRN R2C-NW1-L7F7 on dated 18.11.2024.
- Ø That we have obtained Aravali Clarification/NOC from Deputy Commissioner, Gurugram though letter no.160/MB on dated 18.12.2024.
- Ø That there is no litigation pending against this project.
- Ø That at time of application area under Plots was given as 40,809.540 m² now it is 40,827.59 m².

S. N	During Construction Phase			During Operational Phase		
	Description	Capital Cost	Recurring Cost	Description	Capital Cost	Recurring Cost
		(Rs. in Lakhs)	(Rs. in Lakhs per Year)		(Rs. in Lakhs)	(Rs. in Lakhs per Year)
1	Sanitation and Wastewater Management (Modular STP)	10	2	Waste Water Management (Sewage Treatment Plant)	20	2
2	Garbage & Debris disposal	10	2	Solid Waste Management ((Dust bin	8	2

				s & OWC)		
3	Tree Plantation	15	2	Tree Plantation	20	2
4	Air, Noise, Soil, Water Monitoring	10	1	Monitoring for Air, Water, Noise & Soil	-	5
5	Rainwater harvesting system	15	1	Rainwater harvesting system	-	5
6	Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20	2	Stack height for DG Sets and acoustics	20	5
	Sub-Total	80	10	Total	68	21
	Total	229				
Particular				Amount		
Government School (CER)				30.00 Lakhs		
Aravali Plantation				20.00 Lakhs		
S.N	Particulars		Capital Cost (Rs. in Lakhs)		Recurring Cost (Rs. in Lakhs /Year)	
1	During Construction Phase		80		10	
2	During Operational Phase		68		21	
3	CER Activity (School) & Aravalli plantation		50		0.0	
Sub-Total			198		31	
Total			229			

3.5.3. Deliberations by the committee in previous meetings

N/A

3.5.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Building Plan, Green area with Block Plantation, OWC, No Litigation Distance WLS, HT Line, Revenue Rasta, Structure Stability Report, Percolation Data, Fire NOC, Groundwater Quality Report, Litigation, Forest NOC, Power Assurance, Treated Water, Aravali NOC, AAI NOC, Solar Power as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Orchid Infrastructure Developers Pvt. Ltd. as per Court Decree (Civil Suit no.1176/2022) dated 12.04.2022 i.e Suit for Declaration with consequential relief of Permanent Injunction decided by Civil Judge (Senior Division), Gurugram

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.5.5. Recommendation of SEAC

Recommended

3.5.6. Details of Environment Conditions

3.5.6.1. Specific

N/A

3.5.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.

1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.

Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is

4.	not satisfactory.
1 5.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	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.
Specific Conditions	
1.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve.
2.	Standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	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.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
17.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
20.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
22.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed, the PP shall provide 13,382.79 Sq.M (@21.8% of project area) whereas Block Plantation shall be 5807.689 Sq.M (Green-1,2,5&7) and Avenue Plantation shall be 7575.101 Sq.M.
3 3.	15 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall install solar panel capacity of 45 KW.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.6. Agenda Item No 6:

3.6.1. Details of the proposal

Proposed Commercial Colony for an area measuring 3.818 Acres (License No. 163 of 2023 Dated 17.08.2023) in Sector-32, Sohna, Gurugram, Haryana. by ST PATRICKS REALTY PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/518799/2025	SEAC/HR/2025/317	24/01/2025	Building / Construction (8(a))

3.6.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/518799/2025 dated 24.01.2025 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. 015517 dated 22.01.2025.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Proposed Commercial Colony for an area measuring 3.818 Acres (License No. 163 of 2023 Dated 17.08.2023) in Sector-32, Sohna, Gurugram, Haryana by M/s St. Patrick's Realty Pvt. Ltd and Others.		
Sr. No.	Particulars	Quantity
	Online Proposal Number	SIA/HR/INFRA2/518799/2025
	Latitude	28°16'44.49" N
	Longitude	77°4'29.01" E
	Plot Area (m ²)	15450.90
	Proposed Ground Coverage (m ²)	3349.99
	Proposed FAR (m ²)	28,874.41
	Proposed Non-FAR Area (m ²)	41825.64
	Total Built Up area (m ²)	70700.05
	Total Green Area with Percentage (m ²)	3482.638 m2 (22.54 % of the plot area)
	Rain Water Harvesting Pits (No.)	4
	STP Capacity (KLD)	125
	Total Parking (ECS)	585

	Organic Waste Converter (Nos.)	350 kg/day (2*175 kg/day)	
	Maximum Height of the Building (m)	116.2	
	Power Requirement (KW)-	2999	
	Power Backup (KVA)	2250 (1x1500+ 1 x 750)	
	Total Water Requirement (KLD)	161	
	Fresh Water Requirement (KLD)	76	
	Treated Water (KLD)	85	
	Waste Water Generated (KLD)	98	
	Solid Waste Generated (TPD)	0.69	
	Biodegradable Waste (TPD)	0.33	
	Number of Residential Apartment	357	
	No. of Shops	38	
	Basement	3	
	Stories	3B+G+26	
	Total Cost of the project:	Rs. 425.8 Crores	
	EMP Budget	Rs. 79.79 lacs	
		Rs. 22.04 lacs	
		Rs. 35 lacs	
	Incremental Load in respect of:	PM 2.5	0.013 g/m ³
		PM 10	0.022 g/m ³
		SO ₂	0.00086 g/m ³
		NO ₂	0.357 g/m ³
		CO	0.000311 mg/m ³
	Status of Construction		Construction has not been started on project site.
	Construction Phase:	Power Back-up	250 kVA
		Water Requirement & Source	Treated water tanker supply

		STP (Modular)	Yes
		Anti-Smog Gun	4 no.

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

- That, License No.163 of 2023 has been obtained vide Endst. No. LC-5068-JE(SB)-2023/27030 dated 18.08.2023 valid up to 16/08/2028.
- That, Zoning plan has been obtained vide DRG.NO. DG, TCP-9491 dated 18.08.2023.
- That, Power Assurance has been obtained from DHBVN vide Memo. No. Ch-67/DGR-26B dated 04.12.2024.
- That, the project is on concept basis.
- That, Water assurance has been obtained from HSVP vide Memo. No. 333550 dated 10.12.2024.
- That, Forest NOC has been obtained vide Reference No. (SRN):- V2L-BX6-AC38 dated 11.04.2023.
- That, Aravali NOC has been obtained vide Letter no. 51/M.B. dated 19.05.2023.
- That, IGBC pre-Certification has been obtained in November 2024 from LEED (v4.1LEED V4.1 BD+C: CS).
- That, we have increased solar from 90 kWp to 100 kWp.
- That, Structure vetting certificate has been Obtained from IIT Delhi vide Ref: IITD/IRD/CW16394 dated 11.12.2024.
- That, Project cost is 425.8 Cr. CA certificate is attached as **Annexure 1**.
- That, 350 kg/day (2x 175 kg/day) OWC will be installed for treatment of biodegradable wastes.
- That, proposed green area is 3482.638 m² area i.e. (22.54 % plot area). Revised landscape plan is attached as **Annexure 2**.
- That, Soil investigation report, Ground Water Quality has been carried out and submitted along with Complete report.
- That, no litigation is pending against the project.
- That, No Revenue Rasta, HT Line passes through 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	10.98	2.42
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2

DUST MITIGATION MEASURES	1.5	0.25
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	32.48	6.67
ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	25	6.75
RAIN WATER HARVESTING SYSTEM Rain Water Storage	14	2.10
SOLID WASTE STORAGE BINS & COMPOSTER	5.95	3.93
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING) EXCLUDING PARK AND LAWN DEVELOPMENT	2.36	0.59
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	47.31	15.37
BUDGET OUTSIDE THE PROJECT SITE CER		
COMPONENT	Capital Cost (in lacs)	
Adoption of school in nearby village	35	

3.6.3. Deliberations by the committee in previous meetings

N/A

3.6.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Forest & Aravali NOC, Water Assurance, Power Assurance, AAI NOC, Fire NOC, Structural Stability Certificate, License, Green Area, Project Cost, Ground Water Quality Report, Ground Water Quality, Litigation, Revenue Rasta, HT Line as well as the submissions made by the PP. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “Gold Rating” and was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to: M/s MLT Propmart Pvt. Ltd.

in collaboration of M/s St. Patricks Reality Pvt. Ltd. as per License No.163 of 2023, dated 17.08.2023 (valid upto 16.08.2028) issued vide Endst. No.LC-5068/JE(SB)-2023/27030 dated 18.08.2023 issued by DTCP, Haryana

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.6.5. Recommendation of SEAC

Recommended

3.6.6. Details of Environment Conditions

3.6.6.1. Specific

N/A

3.6.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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 0.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
1 0.	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.
1 1.	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.
1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.

1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.

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.
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.
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.
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.	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.
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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities

6.	should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
1 7.	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.
1 8.	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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
8.	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.

9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
10.	The PP shall install electric charging points for charging of electric vehicles.
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14.	The PP shall not carry any construction below the HT Line passing through the project, if any.
15.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
17.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
18.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
21.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
23.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

2 5.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 6.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 7.	As proposed 3482.638 m2 (22.54 % of the plot area) shall be provided for green area development out of which 8% shall be earmarked for Block Plantation.
2 8.	04 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
2 9.	The PP shall increase solar power from 90 kWP to 100 kWP.
3 0.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 1.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 2.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3 3.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.7. Agenda Item No 7:

3.7.1. Details of the proposal

Revision & Expansion in Crystal City Logistics Park - 1 (Warehouse/Logistic & Industrial Shed) Project by CRYSTAL CITY DEVELOPERS PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/519597/2025	SEAC/HR/2024/305	28/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.7.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/519597/2025 dated 28.01.2025 for obtaining Environment Clearance for Revision & Expansion under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 212526 dated 10.01.2025 during the submission of ToR. The ToR was granted to the project on 20.01.2025.
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Table 1 – Basic Detail

Name of the Project: Revision & Expansion in Crystal City Logistics Park – 1 (Warehouse/Logistic & Industrial shed) Project at 62 Milestone, Village Rathiwas, Bhudka, Tehsil Manesar & Village Bhodakalan, Tehsil Pataudi, Gurugram, Haryana M/s Crystal City Developers Pvt. Ltd.

S. N o.	Particulars	Details		
		Previous EC	Proposed	Total
	Online Proposal Number	SIA/HR/INFRA2/519597/2025		
	Latitude	28°16'20.34"N		
	Longitude	76°51'11.71"E		
	Total Plot Area	3,79,139.26 sqm	18,135.69 sqm	3,97,274.95 sqm
	Net Plot Area	3,72,550.40 sqm	18,135.26 sqm	3,90,685.66 sqm
	Proposed ground Coverage	1,69,254 sqm	37,717.02 sqm	2,06,971.02 sqm
	Proposed FAR	2,01,823.76 sqm	34,659.26 sqm	2,36,483.02 sqm
	Total Built up area	2,01,823.76 sqm	34,659.26 sqm	2,36,483.02 sqm
	Total Green Area with %	55,980 sqm	2,820.00 sqm	58,800.00 sqm
	Total Surface Parking area	56,049.34 sqm	2,600.66 sqm	58,650.00 sqm
	Power Requirement	8000 kVA or 6400 KW	1250 kVA or 1000 KW	9250 kVA or 7400 KW
	Power Backup	1X125 kVA + 1X630 kVA + 6X250 kVA + 10X500 kVA + 2X1000 kVA		
	Total Water Requirement	743 KLD	38 KLD	781 KLD
	Fresh Water Requirement	307 KLD	17 KLD	324 KLD
	Treated Water	436 KLD	21 KLD	457 KLD
	Waste Water Generated	430 KLD	24 KLD	454 KLD
	STP Capacity	540 KLD	60 KLD	600 KLD
	Solid Waste Generated	3,500 Kg/day	165 Kg/day	3,665 Kg/day
	Bio-degradable Waste	2,221 Kg/day		
	Organic Waste Convertor	2X1000 KG/day + 1X250 KG/day *as per requirement according to footfall		
	RWH pits	92 Pits + 2 ponds	5 Pits + 2 ponds	97 Pits + 4 Ponds

	Maximum Height		19 m	2.00 m	21.00 m
	Population		13,550 individuals	760 individuals	14,310 individuals
	Total Cost of the project:	i) Land Cost	Total Project cost (complete project): ₹476.6747 Cr.		
		ii)Construction Cost			
		iii) Misc. Cost			
	Incremental Load in respect of:		PM2.5	0.052 µg/m ³	
			PM10	0.069 µg/m ³	
			SO2	0.125 µg/m ³	
			NO2	0.783 µg/m ³	
			CO	0.311 µg/m ³	
	EMP Budget		●EMP Budget for Expansion part: ₹117.4/- Lakhs Capital cost: ₹45.7/- Lakhs Recurring cost: ₹31.7/- Lakhs Adoption of School in nearby Village: ₹40/- Lakhs ●EMP budget Sanctioned in Previous EC: ₹783.66/- Lakhs ●Total EMP Budget: ₹901.06/- Lakhs		

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That, the project has previously obtained Environmental Clearance vide letter no. **EC22B039HR145471**; dated **27.04.2022** to develop Warehouse/Industrial storage/Logistic/Assembling Park Project on total land measuring 3,79,139.26 sqm and built up area of 2,01,823.76 sqm (**Annexure 1**).
2. That, previous EC included development of 9 sheds (B-1000, B-2000, B-3000, B-4000, B-5000, B-6000, B-7000, B-8000 & B-9000).
3. That, the project development was commenced after obtaining CTE from HSPCB dated **17.06.2022** (**Annexure 2**).
4. That, CTO dated **30.08.2024** has been obtained for 2 blocks (B4000 & B5000) over an achieved built up area of 33,562.5 sqm (**Annexure 3**).
5. That, there is change in project planning with incorporation of additional land parcel; total plot area will be 3,97,274.95 sqm and the total built up area to be achieved for the complete project is 2,36,483.02 sqm. Now, 10 blocks will be developed incorporating B10000.
6. That, the project has obtained Change in Land use permission and Zoning plan from DTCP, Haryana (**Annexure 4a & 4b**).
7. That, a part of planned area under project is under ownership of Village Panchayat and Revenue Rastas. In order to successfully execute the planning, a separate land parcel from our land ownership is offered to panchayat in exchange of the said panchayat and revenue rasta.

8. That, the project planning is done on concept basis and drawings as per current planning are yet to be approved.
9. That, as the proposed Built up area is greater than 1,50,000 sqm, the project is coming under schedule 8(b) of EIA Notification, 2006. TOR letter vide TOR identification no. TO25B3813HR5215400N dated **20.01.2025** has been obtained and EIA report has been submitted in this regard (**Annexure 5**).
10. That, Certified compliance report vide F. No.: 16-26/2023/ENV/eFile is obtained from IRO, MoEF&CC and action taken report with respect to observations raised in CCR has been submitted on **01.02.2025** (**Annexure 6**).
11. That, the project has obtained Forest NOCs from Divisional Forest Officer (**Annexure 7**).
12. That, Aravali NOC is not applicable for the project.
13. That, project has obtained Structure Stability Certificate from DTCP empanelled Structure Consultant (**Annexure 8**).
14. That, Ground Water extraction is proposed to fulfil freshwater requirement for the operation phase of the project and NOC from HWRA has been obtained in this regard (**Annexure 9**).
15. That, the installation of fire equipment is under progress and approval on fire scheme will be obtained once complete project is developed.
16. That, the Power Supply for the project will be provided by DHBVN and approval on electrification plan is obtained in this regard (**Annexure 10**).
17. That, the Green area sanctioned as per previous EC dated 27.04.2022 is increasing from 55,980 sqm to 58,800 sqm as per current planning. Total proposed green area for the complete project is approximately 15.05% of net plot area. Approximately 12% of the net planned area i.e. 46,882.28 sqm will be developed under Block Green area (**Annexure 11**).
18. That, approximately 20% of proposed green area i.e. 11,500 sqm has been developed in the project currently.
19. That, Eucalyptus trees are proposed to be planted on the periphery of proposed ponds.
20. That, few trees present near project boundary will be retained and merged within proposed greenbelt development.
21. That, Solar panels of capacity 400 KW will be installed in the project for energy conservation.
22. That, budget of Rs. 117.4 Lakhs has been allocated under Environment Management Plan (EMP) for the expansion part of the project. A total budget of Rs. 901.6 Lakhs is estimated under EMP activities for complete project (**Annexure 12**).
23. That, Organic Waste Convertors (OWC) of capacity 2X1000 KG + 1X250 KG will be installed at site.
24. That, the soil percolation rate of the Gurugram region for Ground Water Recharge through Rainwater Harvesting is considered as 5 LPS as per HWRA Guidelines.
25. That, the project has proposed a rainwater harvesting system comprising 97 pits & 4 ponds to cater storm water management and ground water recharge in the project. RWH ponds offer better retention and seepage for rainwater harvesting. The proposed ponds will cater ground water recharge through bores as well as direct seepage into the ground thereby increasing efficiency of storm water management system in the project.
26. That, no HT Line passes through the project site.
27. That, there are no legal cases pending against the project land or the Project Proponent.
28. That, there are no Wildlife Sanctuaries, Eco-sensitive Areas, or Notified Protected Areas within 10 km of the project radius.

Table 2 - EMP Budget

Table 1: EMP Budget Sanctioned in Previous EC dated: 27.04.2022

S. No.	Particulars	EMP Budget (₹ in Lakhs)
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	EMP Budget (Capital cost)	708.58
	EMP budget (Recurring cost)	61.58
	EMP budget for activities outside the project boundary	13.5
	Total Cost EMP Budget sanctioned in Previous EC	783.66 Lakhs

Table 2: EMP Budget Inside the Project for Expansion Part (Construction phase)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/barricading, water sprinkling etc.)	1.00	0.50
2	Wheel wash arrangement during construction phase	0.5	0.1
3	Mobile toilets, septic tanks, waste management etc.	0.2	0.1
4	Environment monitoring, compliances & Environment Management Cell	-	5.00
TOTAL		1.7	5.70

Table 3: EMP Budget Inside the Project for Expansion Part (Operation phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	20.00	3.00
2	Rainwater Harvesting Pits & Ponds	7.00	2.00
3	Solid Waste Management	5.00	1.00
4	Environmental Monitoring & Compliances	-	5.00
5	Tree plantation	12.00	5.00
6	Environment Management Cell	-	10.00
TOTAL		44.00	26.00

Table 4: EMP Budget Outside the Project for Expansion Part

S. No.	Activities	Total cost (₹)
1.	Adoption & infrastructural development of Govt. School in nearby village	40,00,000
Total EMP Budget for outside project activities		40,00,000

Table 5: Total EMP Budget for Complete Project

S. No.	Particulars	EMP Budget
A.	Cost for Expansion (i + ii + iii)	117.4 Lakhs
	i) EMP Budget (Capital cost)	45.7 Lakhs
	ii) EMP budget (Recurring cost)	31.7 Lakhs
	iii) EMP budget for activities outside the project boundary	40 Lakhs
B.	Cost Sanctioned in Previous EC	783.66 Lakhs
	Total Cost for Complete Project (A + B)	901.06 Lakhs

3.7.3. Deliberations by the committee in previous meetings

N/A

3.7.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding previous EC, CTO, CLU, Revenue Rastas, Building Plan, Built up area, Certified Compliance Report, Aravali NOC, Forest NOC, Structure Stability Certificate, Water assurance, Power Assurance, Green Area, Trees, Solar Power, OWC, Soil Percolation, Storm Water, HT Line, Wildlife Sanctuaries Litigations as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environment Clearance for Revision & Expansion to:-**

M/s Crystal City Developers Pvt. Ltd. (as per CLU issued by DTCP vide Memo No. CLU/GN-3156-B/CTP/36252/2023 dated 26.10.2023 and CLU vide Memo no. CLU/GN-3156C/CTP/37498/2023 dated 03.11.2023 in addition to CLU vide Memo No. CLU/GN-3156A/CTP/12663/2022 dated 10.05.2022).

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.7.5. Recommendation of SEAC

Recommended

3.7.6. Details of Environment Conditions

3.7.6.1. Specific

N/A

3.7.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.

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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.

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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.

2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.

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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	The project proponent shall ensure that the individual tenants shall obtain relevant consents, NOCs, permissions wrt manufacturing/assembling process involved in operation as per applicable conditions of HSPCB/concerned authorities.
3.	It shall be ensured that individual tenants install ETP units based on the effluent standards and wastewater characteristics.

4.	The project proponent shall ensure treated water from the ETP shall not re-used in greenbelt.
5.	It shall be ensured that individual tenants adhere to all standards and guidelines as issued by CAQM wrt GRAP and dust mitigation measures along with necessary air quality control measures as applicable from time to time.
6.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
7.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
8.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
9.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
10.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
11.	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.
12.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
13.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
15.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite

	stern action as deemed appropriate from the Competent Authority.
1 6.	The PP shall not carry any construction below the HT Line passing through the project, if any.
1 7.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 8.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 9.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
2 0.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
2 1.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
2 2.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 3.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 4.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 5.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 6.	Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
2 7.	No tree cutting has been proposed in the instant project. 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.
2 8.	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.
2 9.	Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms and pond.
3 0.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.

3 1.	Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.
3 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
3 3.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 4.	As proposed 58,800.00 sqm (15.05% of net plot area) area shall be provided for green area development. Approximately 12% of the net planned area i.e. 46,882.28 sqm will be developed under Block Green.
3 5.	97 Rain Water Harvesting Pit for Groundwater Recharge and 4 RW Recharge Ponds for collection of Rain Water shall be provided at project site.
3 6.	The PP shall provide 400 KW of Solar Power at the project site.
3 7.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 8.	The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.8. Agenda Item No 8:

3.8.1. Details of the proposal

Common Effluent Treatment Plant, Bhiwani proposed by Haryana Shahari Vikas Pradhikaran (HSVP) having capacity 5 MLD at Industrial Area Sector 26, Bhiwani, Haryana by HARYANA SHAHERI VIKAS PARIYOJNA (HSVP) located at BHIWANI, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/457851/2024	SEAC/HR/2024/032	09/01/2024	Common Effluent Treatment Plants (CETPs) (7(h))

3.8.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457851/2024 dated 09.01.2024 for obtaining Environment Clearance (under violation) under Category 7(h) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No.011816 dated 24.03.2022. The case was taken up in 285th meeting held on 31.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has

been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

Table 1 – Basic Detail

Name of the project: Proposed Common Effluent Treatment plant of capacity 5 MLD located at Industrial Area Sector 26, Bhiwani, Haryana by HSVP.		
Sr. No.	Particulars	Quantity
	Online Proposal Number	SIA/HR/INFRA2/457851/2024
	Latitude	28°47'49.07"N
	Longitude	76° 9'49.10"E
	Plot Area	7,891.37 sq.m.
	Proposed Ground Coverage	NA
	Proposed FAR	NA
	Non FAR Area	NA
	Total Built Up area	NA
	Total Green Area with %	2925 sq.m. (37% of total plot area)
	Rain Water Harvesting Pits	Not proposed
	Project Capacity	5 MLD
	Total Parking	NA
	Organic Waste Converter	NA
	Maximum Height of the Building (m)	NA
	Power Requirement	5211 KW
	Power Backup	250 KVA
	Total Water Requirement	15 KLD

	Fresh Water Requirement		12.25 KLD
	Treated Water		2.75 KLD
	Waste Water Generated		1.8 KLD
	Hazardous Waste Generated		45.8 cum/day CETP sludge
	Biodegradable Waste		NA
	Number of Building Blocks/Plots		NA
	Dwelling Units/ EWS		NA
	Basement		NA
	Stories		NA
	Total Cost of the project:		Rs. 13.32 Crores
	EMP Budget	Capital Cost	Rs. 28.7 lacs
		Recurring Cost	Rs. 8 lacs
		CER	Rs. 32.28 lacs
	Incremental Load in respect of:	PM 2.5	0.08
		PM 10	0.054 g/m ³
		SO ₂	0.46 g/m ³
		NO ₂	1.25 g/m ³
		CO	-
	Status of Construction		Construction has been completed
	Construction Phase:	Power Back-up	DG set
		Water Requirement & Source	Treated water tanker supply
		STP (Modular)	-
		Anti-Smog Gun	-

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That M/s Haryana Shehri Vikas Pradhikaran (HSVP) has proposed Common Effluent Treatment Plant of capacity 5 MLD at Industrial Area Sector 26, Bhiwani, Haryana.

2. That construction of the project was started on January 2021 and was stopped on April, 2022.
3. That an application was submitted to SEIAA, Haryana dated 04.02.2022 for issue of ToR under violation category for 5MLD Capacity CETP at industrial area, Bhiwani as per the guideline issued vide letter F. No 22-37/2018.IA.III dated 19.04.2021 by MOEF&CC being a case of violation.
4. That Project was appraised by SEIAA in its 139th meeting held on 19.04.2022 for issue of TOR for EIA study. ToR letter was issued vide letter no. SEIAA (139)/HR/2022/848 dated 28.04.2022 under violation category.
5. That Final EIA Report was submitted on PARIVESH portal on 09.01.2024.
6. That the project was considered in 285th SEAC meeting held on 31.01.2024 but due to stay order by Hon'ble Supreme Court dated 02.01.2024, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC. But now as per the latest order of the Hon'ble Supreme Court on 06.01.2025 regarding SoP for violation cases, the case has been re-appraised in the 312th SEAC meeting.
7. That the total violation period of the project is 400 days.
8. That construction of the project has been completed.
9. That the total cost of the project is Rs.13.32 Crores. That Project Cost as per project constructed till 04.02.2025 is Rs.11.37 Crores. The cost certificate is attached as **Annexure I.**
10. That as the project is non-operational, thus no revenue has been generated from the project till date.
11. That Penalty proposed on the project is Rs.5,68,500 (0.5% of Rs.11.37 crores as per MoEF&CC OM dated 07.07.2021).
12. That total environment damage cost is Rs.45 Lakhs. The detailed environmental damage cost along with implementation of Natural & Community Resource Augmentation Plan is attached as **Annexure II.**
13. That bank guarantee of Rs. 45 lakhs will be submitted to Haryana State Pollution Control Board.
14. That the project will involve the treatment of effluents coming from industrial units of Industrial area sector 21 & 26 Bhiwani. There are about 171 Plastic & Fiber, chemical, steel and other general Industries. The treated water will further be used for horticulture & agricultural purpose to maximum extent and excess shall be disposed to Haluwas minor.
15. That to meet the treated water parameters, the CETP shall be based on Sequential Batch Reactor process. The treated wastewater will achieve BOD <1mg/l and COD <10 mg/l. Standard operating procedure for CETP based on SBR technology is attached as **Annexure III.**
16. That 500 no. of trees are proposed to be planted within the project site. List of species is attached as **Annexure IV.**
17. That there is no HT line crossing our project.
18. That there is no litigation pending on the project.
19. That nearest airport is located at a distance of approx. 5 km and the project is not high rise building thus AAI NOC is not applicable to our project.
20. That as the project is located in the industrial area, thus Forest NOC is not applicable for our

project.

21. That the proposed project does not fall in the Aravali zone thus Aravali NOC is not applicable.

22. That there is no Wildlife Sanctuary/National Park located within 10km radius of the project.

EMP Detail

S.No.	Activity	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs/ Year)	Basis for cost-estimates
1.	Air Pollution Control Measures, Fire Fighting System	2.5	1.0	The capital cost would include cost of providing adequate height of the stack, ladder and platform on DG Sets and recurring cost would include cost of stack monitoring.
2.	Solid/Hazardous Waste Management	2.5	1.5	Capital cost would include cost of providing storage space for hazardous waste (a new Haz waste storage room) and membership of TSDF Fee. Recurring cost would include cost of sludge handling, loading, and unloading, transportation and landfill at the Hazardous Waste Landfill site
3.	Green Belt Development	1.7	0.5	Capital Cost Includes cost of Propagating Materials and Plantation. Recurring cost includes cost of Maintenance of Green Belt
4.	Occupational Health & Safety	1.5	0.5	Capital Cost Includes cost of PPE's provided to the employees and Health Checkups. Recurring cost includes cost of annual checkup and maintenance
5.	Continuous monitoring treated effluent at the outlet of CETP	10.0	2.5	Capital cost would include cost of online monitoring equipment. Recurring cost includes operation & maintenance.
6.	Ambient Air, Soil, Noise, Water Quality monitoring, Laboratory equipment's etc.	10.5	2.0	The capital cost would be incurred for lab equipment's and recurring costs includes lab consumables and monitoring cost.
Total		28.7	8.0	
CER Activities		23.5	8.78	
Total		52.2	16.78	

Penalty and Environment Damage Cost

Certified project cost for project constructed	Rs.11.37 Cr.
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Penalty @ 0.5%	Rs. 5.68 Lakhs
Environmental Damage Cost Assessment	Rs. 45 Lakhs
Bank guarantee will be submitted to Haryana State Pollution Control Board.	Rs 45 Lakhs

ENVIRONMENT DAMAGE COST ASSESSMENT

S. No.	Parameters	Cost (in Lakhs)
1.	Air Environment	3.11
2.	Water Environment	17.04
3.	Noise Environment	6.67
4.	Land Environment	0.27
5.	Solid Waste Management	1.25
6.	Green Belt	4.78
7.	Risk Hazard/Occupational Health & Safety	8.5
8.	Economic Benefit	3.39
	Total cost	Rs.45 Lakhs

NATURAL & COMMUNITY RESOURCE AUGMENTATION PLAN BUDGET

S.No.	Description	Implementation Budget (in Lakhs)
1.	Develop greenery in vicinity of project site along external roads, greenbelts, parks, etc. in consultation with local authorities	9.5
2.	Distribution of dry and wet bins to the near village for segregation of waste and its proper management	5
3.	Awareness camps for local community on waste minimization and water conservation	2.5
4.	Construction of separate toilet for boys and girls in the nearest village school	9
5.	Up-gradation of Community Centre of the nearest village	8
6.	Solar lights in the nearby villages	11
	Total	45 Lakhs

3.8.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :31/01/2024

Deliberations of SEAC 1 :

The case was taken up in 285th meeting held on 31.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

3.8.4. Deliberations by the SEAC in current meetings

The reply of alongwith the documents were placed before the committee. A detailed discussion was held on the submissions made by PP, Penalty Amount, Plan submitted by PP towards Remediation Plan and Natural and Community Resource Augmentation, as well as the documents submitted regarding Trees, HT line, Litigation, AAI NoC, Forest NOC, Aravali NOC, Wildlife Sanctuary/National Park.

After detailed discussion, the committee recommended for penalty amount of **Rs.5.68 lakh** as per SOP dated 07.07.2021. The aforesaid amount will be submitted in the form of Demand Draft in HSPCB in compliance with MoEF&CC, GoI OM dated 28.07.2022. Further, SEAC also recommended an amount of **Rs.45 lac** towards Remediation Plan and Natural and Community Resource Augmentation Plan to be spent within a span of three years. The Project Proponent also to submit a Bank Guarantee of **Rs.45 lac** equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with the HSPCB prior to the grant of EC as recommended by the SEAC and which shall be finalized by the regulatory authority/SEIAA.

Based on the information furnished by the project proponent, it is further **recommended to SEIAA** that appropriate action may be taken on the Environment Damage Compensation as per Environment Protection Act, 1986 with relevant notification and in view of the various orders passed by Hon'ble NGT and updated relevant provisions on the violation and non-compliances as well as keeping in view above referred reply and documents submitted by the PP/Consultant.

After deliberations the Committee was of the unanimous view that this case be **recommended to the SEIAA** for granting **Environmental Clearance (under violation)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India along with the specific and general stipulations keeping in view recent order of Hon'ble Supreme court of India on dated 06.01.2025 regarding violation matter of SoP dated 07.07.2021, to **Haryana Shahri Vikas Pradhikarn, Bhiwani**. The **Environmental Clearance (under violation)** is recommended to be granted to the project with following specific and general stipulations:

3.8.5. Recommendation of SEAC

Recommended

3.8.6. Details of Environment Conditions

3.8.6.1. Specific

N/A

3.8.6.2. Standard

7(h)	Common Effluent Treatment Plants (CETPs)
Statutory compliance	
1.	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.
2.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
3.	The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area)
4.	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.
5.	The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water / from the competent authority concerned in case of drawl of surface water required for the project.
6.	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.
7.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
Air quality monitoring and preservation	
1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Diesel generating sets shall be installed, in the downwind directions.
2.	Appropriate Air Pollution Control (APC) system shall be provided for fugitive dust from all vulnerable sources, so as to comply prescribed standards.
Water quality monitoring and preservation	
1.	The project proponent shall install 24x7 continuous effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
2.	Total fresh water use shall not exceed the proposed requirement as provided in the project details. Prior permission from competent authority shall be obtained for use of fresh water.

3.	There shall be flow meters at inlet and outlet of CETP to monitor the flow. Suitable meters shall be provided to measure the quantity of effluent received, quantity of effluent recycled/reused and discharged.
4.	The units and the CETP will maintain daily log book of the quantity and quality of discharge from the units, quantity of inflow into the CETP, details of the treatment at each stage of the CETP including the raw materials used, quantity of the treated water proposed to be recycled, reused within the Industrial park/units, quantity of the treated effluent discharged. All the above information shall be provided on- line of the web site exclusively prepared for the purpose by the CETP owner. The website shall be accessible by the public. The financial and energy details of the CETP will also be provided along with details of the workers of the CETP.
5.	The CETP operator will maintain an annual register of member units which will contain the details of products with installed capacities and quality and quantity of effluents accepted for discharge. This will form a part of the initial and renewal applications for consent to operate to be made before the State Pollution Control Board.
6.	No changes in installed capacity, quality or quantity of effluents as agreed upon in the initial MOU between the operator and the member units, addition of any new member units shall be carried without prior approval of the ministry
7.	The Unit shall inform the State Pollution Control Board at least a week prior to undertaking maintenance activities in the recycle system and store/dispose treated effluents under their advice in the matter.
8.	The unit shall also immediately inform the Pollution Control Board of any breakdown in the recycling system, store the effluents in the interim period and dispose effluents only as advised by the Pollution Control Board.
9.	The MoU between CETP and member units shall indicate the maximum quantity of effluent to be sent to the CETP along with the quality.
10.	The unit shall maintain a robust system of conveyance for primary treated effluents from the member units and constantly monitor the influent quality to the CETP. The Management of the CETP and the individual member shall be jointly and severally responsible for conveyance and pre-treatment of effluents. Only those units will be authorized to send their effluents to the CETP which have a valid consent of the Pollution Control Board and which meet the primary treated standards as prescribed. The CETP operator shall with the consent of the State Pollution Control Board retain the powers to delink the defaulter unit from entering the conveyance system.
11.	The effluent from member units shall be transported through pipeline. In case the effluent is transported thorough road, it shall be transported through CETP tankers only duly maintaining proper manifest system. The vehicles shall be fitted with proper GPS system.
12.	Before accepting any effluent from member units, the same shall be as permitted by the SPCB in the consent order. No effluent from any unit shall be accepted without consent from SPCB under the Water Act, 1974 as amended.
13.	Treated water shall be disposed on land for irrigation. An irrigation management plan shall be drawn up in consultation with and to the satisfaction of the State Pollution Control Board.
14.	The Project proponents will build operate and maintain the collection and conveyance system to transport effluents from the industrial units in consultation with and to the satisfaction of the State Pollution Control Board and ensure that the industrial units meet the primary effluent standards prescribed by the State Pollution Control Board.
15.	The State Pollution Control Board will also evaluate the treatment efficiency of the Effluent Treatment Plant (ETP) and its capability of meeting the prescribed standards. The final scheme of treatment would be such as is approved by the Pollution Control Board in the Consent to Establish.
16.	The project proponents will create an institutional arrangement for the involvement of individual members in the management of the CETP
Noise monitoring and prevention	

1.	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.
2.	Noise from vehicles, power machinery and equipment on-site should not exceed the prescribed limit. Equipment should be regularly serviced. Attention should also be given to muffler maintenance and enclosure of noisy equipment's.
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.
Waste management	
1.	ETP sludge generated from CETP facility shall be handled and disposed to nearby authorized TSDF site as per Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
2.	Non-Hazardous solid wastes and sludge arising out of the operation of the CETP shall be adequately disposed as per the Consent to be availed from the State Pollution Control Board. Non-Hazardous solid wastes and sludge shall not be mixed with Hazardous wastes.
3.	The CETP shall have adequate power back up facility, to meet the energy requirement in case of power failure from the grid.
4.	The site for aerobic composting shall be selected and developed in consultation with and to the satisfaction of the State Pollution Control Board. Odour and insect nuisance shall be adequately controlled.
5.	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.	The solid wastes shall be segregated, managed and disposed as per the norms of the Solid Waste Management Rules, 2016.
Energy Conservation measures	
1.	Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly;
2.	Provide LED lights in their offices and residential areas
Green Belt	
1.	Green belt shall be developed in area as provided in project details, with native tree Green belt shall be developed in an area equal to 33% of the plant area with a native tree species in accordance with CPCB guidelines. The greenbelt shall inter alia cover the entire periphery of the plant.
Public hearing and Human health issues	
1.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
2.	Adequate infrastructure, including power, shall be provided for emergency situations and disaster management.
3.	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.
4.	Occupational health surveillance of the workers shall be done on a regular basis.

Miscellaneous	
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 MoEF&CC/SEIAA website where it is displayed.
2.	The copies of the 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.
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.
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.
5.	The company shall have a well laid down environmental policy duly approve 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 shareholder's/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.
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.
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.
8.	Self-environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.
9.	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.
10.	The criteria pollutant levels or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
11.	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 operation by the project.
12.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
13.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
14.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).

1 5.	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.
1 6.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 7.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 8.	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.
1 9.	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.
2 0.	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.
Specific Conditions	
1.	Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
2.	The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
3.	No tree cutting has been proposed in the project. 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.
4.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5.	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.
6.	Consent to establish / operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

7.	The PP shall develop the CETP as the Zero liquid discharge unit.
8.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
9.	The PP shall take all preventive measures and shall not allow to mix the Rain Water/storm water with the hazardous waste/CETP Effluent.
10.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
11.	The PP shall make treatment plan for Chromium, phenol etc. for better working of CETP.
12.	The Individual plot holder shall primarily treat their effluents as per the quality of outflow.
13.	The PP shall ensure the transportation of effluent from the member unit through closed pipe system after primary treatment.
14.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
15.	As proposed 2925 sq.m. (37% of total plot area) shall be provided for green area development.
16.	The PP shall provide solar power at the project site as per HAREDA norms.
17.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
18.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “ Ek Ped Maa Ke Naam ” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
19.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
20.	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.9. Agenda Item No 9:

3.9.1. Details of the proposal

Affordable Group Housing Colony by ELITE HOUSING ESTATE MAINTENANCE SERVICES LLP located at FARIDABAD, HARYANA			
Proposal For		Amendment in EC	
Proposal No	File No	Submission Date	Activity

			(Schedule Item)
SIA/HR/INFRA2/520952/2025		28/01/2025	Building / Construction (8(a))

3.9.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/520952/2025 dated 28.01.2025 for obtaining **Amendment in 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.509849 dated 30.01.2025.

Table 1 – Comparison Chart

S. N O.	PARTICULARS	PREVIOUS EC DATED 20.12.2024	REVISED PLANNING	AMENDMENT	REMARKS	The case was taken up in 312 th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee disc
1	Total Plot Area	35,511.11 sqm	-	-	No Change	
2	Proposed Built-up Area	1,05,325.98 sqm	1,05,150.75 sqm	(-) 175.23 sqm	Decrease	
3	Proposed Ground Coverage	7,238.37 sqm	7,127.51 sqm	(-) 261.41 sqm	Decrease	
4	Total Proposed FAR	83,433.12 sqm	83,588.23 sqm	(+) 155.10 sqm	Increase	
5	Total Proposed Non-FAR	21,892.86 sqm (No Basement)	21,562.52 sqm (Including Basement: 6,574.72 sqm)	(-) 312.33 sqm	Decrease	
6	Proposed Green Area	7,173.04 sqm	7,467.96 sqm	(+) 294.92 sqm	Increase	
7	Parking Provision	686 ECS + 1,264 Two wheeler parking	716 ECS + 1,403 Two wheeler parking	(+) 30 ECS + 139 Two wheeler parking	Increase	
8	No. of Basement(s)	-	01 level	(+) 01 level	Increase	
9	No. of Floors	Max. S+24	Max. B+S+24	Inclusion of Basement	Increase	
10	No. of Buildings	16 Residential Towers 02 Commercial Blocks, 01 Community Hall, 01 Creche, 01 Guard Room	-	-	No Change	
11	No. of Dwelling Units	1,264	-	-	No Change	
12	Population	8,190 individuals	-	-	No Change	

13	Total Water Requirement	620 KLD	-	-	No Change	usse
14	Fresh Water Requirement	428 KLD	-	-	No Change	d the
15	Treated Water Requirement	192 KLD	-	-	No Change	case
16	Wastewater Generation	500 KLD	-	-	No Change	and
17	STP Capacity	755 KLD	-	-	No Change	raise
18	Solid Waste Generation	3,482 kg/day	-	-	No Change	d
19	Power Requirement	3,240 kVA	-	-	No Change	som
20	Power Backup (DG Sets)	1 x 500 kVA + 4 x 600 kVA + 3 x 750 kVA	-	-	No Change	e obse
*Source of Comparison: EC Letter dated 20.12.2024 VS Approved Drawings dated 05.12.2024						rvati
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h an affidavit dated 06.02.2025 mentioning therein as under:

1. That, Land License No. 82 of 2024 [Endst No. LC-5254-JE (MK)-2024/20945] has been issued by DTCP, Haryana dated 11.07.2024 for the complete land area measuring 8.775 acres. **(Annexure A)**
2. That, Zoning Plan of the project site has been approved by DTCP, Haryana vide (DRG No. DTCP 10349) dated 11.07.2024 for the complete land area measuring 8.775 acres. **(Annexure B)**
3. That, Environmental Clearance was previously obtained from SEIAA, Haryana vide EC Identification No. EC24C3801HR5261802N dated 20.12.2024 on Concept Basis for the development of Affordable Group Housing Colony over a plot area measuring 35,511.11 sqm (8.775 acres), having Built-up Area measuring 1,05,325.98 sqm. **(Annexure C)**
4. That, later there were some changes in the project planning leading to a reduction in the sanctioned built-up area of the project and a basement has been incorporated in the planning.
5. That, Drawings of the project were sanctioned by DTCP, Haryana dated 05.12.2024 on the revised planning **(Annexure D)**
6. That, therefore Amendment in Environmental Clearance dated 20.12.2024 is now being sought w.r.t the following changes in accordance with the Approved Drawings:
 - i) That, there is no change in the Total Plot Area of the project ie; 35,511.11 sqm
 - ii) That, a single-level basement has been included in the project having an area measuring 6,574.72 sqm, resulting in the alterations in the Non-FAR of Residential and Commercial Components.
 - iii) That, accordingly the Proposed Built-up Area has reduced from 1,05,325.98 sqm (Previous EC dated 20.12.2024) to 1,05,150.75 sqm
 - iv) That, Proposed Ground Coverage has decreased from 7,238.37 sqm (Previous EC) to 7,127.51 sqm as per Approved Site Plan
 - v) That, due to the reduction in the proposed Ground Coverage, the balance area has been incorporated in the Proposed Green Area, that has increased from 7,173.04 sqm

- (Previous EC) to 7,467.96 sqm as per Approved Site Plan
- vi) That, there is an increase in the proposed parking provisions, that is now 716 ECS + 1,403 Two wheeler parking as per the Approved Site Plan.
7. That, the proposed Green Area as per the revised planning is 7,467.96 sqm (Approx. 21.03% of Total Plot Area), that is approx. 294.92 sqm more than the total Green Area sanctioned in the previous EC ie; 7,173.04 sqm. Out of this, Block Green Plantation will be done over an area measuring 2,840.89 sqm (Approx. 8% of Total Plot Area). The revised Landscape Plan in this regard is attached as **Annexure E**
 8. That, there is no change in the no. of Dwelling Units, Water Requirements, STP Capacity, and estimated Solid Waste Generation of the project. Further, rest of the parameters and details of the EC Letter dated 20.12.2024 shall remain the same.
 9. That, services will be laid across the 2 karam wide Revenue Rasta passing through the project site. Permission for the same has been obtained from HSVP vide Memo No. 3083 dated 29.08.2024 (**Annexure F**)
 10. That, the project will be availing additional 15% FAR under IGBC Green Building Concept. IGBC "Platinum" Pre-Certificate is attached as **Annexure G**
 11. That, Forest NOC has been obtained from Divisional Forest Officer, Govt. of Haryana dated 03.04.2024 for the complete land measuring 8.775 acres (**Annexure H**)
 12. That, Aravalli NOC is not required since the project site is located in Faridabad District.
 13. That, NOC for Height Clearance has been obtained from Airport Authority of India (AAI) dated 29.07.2024 (**Annexure I**)
 14. That, Assurance has been obtained for Fresh Water Supply, Sewer Discharge, and Storm Water Discharge from HSVP dated 29.08.2024 (**Annexure J**)
 15. That, Power Assurance has been obtained from DHBVN dated 29.08.2024 (**Annexure K**)
 16. That, the project site lies outside the eco-sensitive zone of Wildlife Sanctuaries. Asola Bhati Wildlife Sanctuary is located at approx. 8.80 km from the project site. There are no other Wildlife Sanctuaries, National Parks or Notified Protected Areas within the 10 km radius of the Project Site. (**Annexure L**)
 17. That, a total EMP Budget of ₹530.0/- Lakhs was sanctioned in the previous EC dated 20.12.2024, which includes an amount of ₹106.0/- Lakhs for activities outside the Project Premise (**Annexure M**)
 18. That, two units of Organic Waste Convertors (OWC) of capacities 1,100 kg each, as sanctioned in the previous EC will be installed for the treatment of biodegradable waste generated at the project site.
 19. That, Solar Photovoltaic Panels of capacity 80 kW will be installed in the project premises, as sanctioned in the previous EC.
 20. That, there is no legal case pending against the proposed land or the Project Proponent.

3.9.3. Deliberations by the committee in previous meetings

N/A

3.9.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding project background, nature of amendment, approved drawings, EMP, and Landscape Plan, as well as the submissions made by the PP and the documents submitted.

3.9.5. Recommendation of SEAC

Recommended

3.9.6. Details of Environment Conditions

3.9.6.1. Specific

Recommendation	
1.	The committee discussed the matter and recommended the amendment/modification in earlier Environment Clearance Letter (EC Identification No. EC-24-C-3801-HR-5261802-N) issued to M/s Elite Housing Estate Maintenance Services LLP vide letter dated 20.12.2024 as per above project details and all other contents and conditions mentioned in the said Environment Clearance Letter will remain same.

3.10. Agenda Item No 10:

3.10.1. Details of the proposal

Amendment in Environment Clearance for "proposed Expansion of Godowns/ Warehouse for other than Agriculture Produce Ware House located at Village Pathredi & Bhudka, Tehsil Manesar, Distt. Gurugram M/s Embassy Industrial Parks Pvt. Ltd." by EMBASSY INDUSTRIAL PARKS PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Transfer of EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/520917/2025	SEAC/HR/2025/318	28/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.10.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/520917/2025 dated 28.01.2025 for obtaining Transfer of Environment Clearance under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 892642 dated 28.01.2025.
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3.10.3. Deliberations by the committee in previous meetings

N/A

3.10.4. Deliberations by the SEAC in current meetings

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under: That, EC is granted for the project vide EC Identification No. EC23B000HR169580 and F. No. SEIAA/HR/2022/124, dated 27 April 2023 for the plot area 328452.69 sqm and built-up area 244892.35 sqm to M/s Embassy Industrial Parks Private Limited.

- That, Amendment in Environment Clearance has been applied vide proposal no. SIA/HR/INFRA2/519651/2025 and the project is recommended by SEAC, Haryana vide 311th SEAC meeting.
- That, the name of the project proponent has been changed from M/s EMBASSY INDUSTRIAL PARKS PRIVATE LIMITED to M/s HORIZON INDUSTRIAL PARKS PRIVATE LIMITED vide Corporate Identification Number (CIN) U60231KA2009PTC050991 dated 02.12.2021 by Government of India, Ministry of Corporate Affairs. Copy of the same is attached as **Annexure 1**.
- That, Name in the CLU was changed from GMDA vide memo no. 2912 dated 10.07.2023. Copy of the same is attached as **Annexure 2**.
- That, Name change in Consent to Operate has been applied. Copy of the same is attached as **Annexure 3**.

3.10.5. Recommendation of SEAC

Recommended

3.10.6. Details of Environment Conditions

3.10.6.1. Specific

Recommendation	
1.	A discussion was held on the documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for Transfer of EC from: M/s Embassy Industrial Parks Private Limited to M/s Horizon Industrial Parks Private Limited Whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

3.11. Agenda Item No 11:

3.11.1. Details of the proposal

Amendment in Environmental Clearance of Group Housing at Sector - 92 Gurugram, Haryana by M/s Ramprasa Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd). by SARE GURUGRAM PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Amendment in EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/52121/2025	SEAC/HR/2025/319	29/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.11.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/521211/2025 dated 29.01.2025for obtaining **Amendment in Environment Clearance** underCategory 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 002346dated 21.01.2025.

3.11.3. Deliberations by the committee in previous meetings

N/A

3.11.4. Deliberations by the SEAC in current meetings

Background:

- The proposed project is the Amendment in Environmental Clearance of Group Housing at Sector-92 Gurugram, Haryana by M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd).
- Land has been licensed by DTCP Haryana vide License No. 42 of 2010 memo no. LC-1636/JE (DS)/2022/27553 to M/s Ramprastha Developers Pvt Ltd and others.
- A developer agreement was done between the M/s Ramprastha Developers Pvt Ltd and others with M/s Ramprastha Sare Realty Pvt. Ltd.
- Then Environmental Clearance vide letter no SEIAA/HR/2017/118 dated 10.03.2017 was obtained in the name of M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd.)
- Thereafter, License has been transferred from M/s Ramprastha Developers Pvt Ltd and others to M/s Sare Gurugram Pvt. Ltd. vide order dated 29.07.2024.
- Consent to Establish was Obtained by HSPCB vide Consent No. HSPCB/Consent/ : 329962317GUSOCTE4037592 on 11.06.2017.
- Project execution was initially delayed due to pending approvals. Furthermore, the COVID-19 pandemic caused additional delays, temporarily halting construction activities.
- Then with the due course of time, the company faced financial difficulties and the company went into a Corporate insolvency resolution process 09.03.2021.
- Thereafter, in the 7th Committee of Creditor (CoC) Meeting held on 17.12.2021, it was informed by Resolution Professional to the members of CoC that Resolution Plans were received from 6 (Six) PRAs. The CoC, in its commercial wisdom after examining the feasibility and viability of the 6 (Six) Resolution Plans, approved the Resolution Plan of 'Consortium of KGK Realty (India) Private Limited' ("Successful Resolution Applicant" / "SRA") with 100% votes in its favour in terms of Section 30 (4) of the Code.
- KGK Realty (India) Limited is the Lead Member of the KGK-Dhoot Consortium having 74% share and Dhoot infra has 26% share. KGK Realty is the flagship group company for real estate project development, whereas Dhoot Infra is a real estate company based out of Gurugram, and is part of the Dhoot Group.
- The resolution plan was duly approved by Honourable National Company Law Tribunal, Delhi bench vide its order dated 24.04.2023. The approved resolution plan was implemented on 24.07.2023 with payment to creditors and taking over control of the company.
- Now, due to a change in Concept planning, amendment in Earlier Environment Clearance is proposed. The plot area of the project will remain the same and the built-up area will be reduced from 2,10,229.311 m2 to 1,86,179.22 m2.
- Activities proposed in the project will be Residential Tower, Club, Nursery school and Community Building.

Table 1 – Comparative Chart

Particulars	Unit	Details As per EC dated 10.03.2017/ As per earlier plan submitted	After Amendment	Remarks
Plot Area	m ²	69,654.38		No Change
Ground Coverage				
Ground Coverage (Permissible)- 35%	m ²	24,379.03	24,379.03	No Change
Ground Coverage (Proposed) (12.23%)	m ²	10,797.35	8,517.17	Decrease
Permissible FAR (175%)	m ²	1,21,895.16	1,21,895.17	No Change
Extra FAR (GRIHA)-12%	m ²	-	8,358.53	Increase
Total FAR Permissible	m ²	1,21,895.16	1,30,253.69	Increase
FAR proposed-A	m²	1,21,501.89	1,15,983.24	Decrease
Free from FAR				
Nursery School (0.2 acre) B	m ²	-	203.61	Increase
Non-FAR				
Other NON FAR - C (Stair cases, Mumty & Machine room , Guard room)	m ²	9404.724	5867.13	Decrease
Basement Non FAR				
First Basement Area	m ²	39,661.35	32,874.943	Decrease
Second Basement Area	m ²	39,661.35	31,250.298	Decrease
Total Basement Area-D	m²	79,322.69	64,125.24	Decrease
Built-up Area (A+B+C+D)	m²	2,10,229.31	1,86,179.22	Decrease

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. The current proposal is on conceptual planning as the building plan is not approved yet.
2. No construction was initiated at the site as Project execution was initially delayed due to pending approvals. Furthermore, the COVID-19 pandemic caused additional delays, temporarily halting construction activities. Then with the due course of time, the company faced financial difficulties and the company went into a Corporate insolvency resolution process 09.03.2021.
3. Thereafter, in the 7th Committee of Creditor (CoC) Meeting held on 17.12.2021, it was informed by Resolution Professional to the members of CoC that Resolution Plans were received from 6 (Six) PRAs. The CoC, in its commercial wisdom after examining the

feasibility and viability of the 6 (Six) Resolution Plans, approved the Resolution Plan of 'Consortium of KGK Realty (India) Private Limited' ("Successful Resolution Applicant" / "SRA") with 100% votes in its favour in terms of Section 30 (4) of the Code.

4. KGK Realty (India) Limited is the Lead Member of the KGK-Dhoot Consortium having 74% share and Dhoot infra has 26% share. KGK Realty is the flagship group company for real estate project development, whereas Dhoot Infra is a real estate company based out of Gurugram, and is part of the Dhoot Group.
5. The resolution plan was duly approved by Hon. National Company Law Tribunal, Delhi bench vide its order dated 24.04.2023. The approved resolution plan was implemented on 24.07.2023 with payment to creditors and taking over control of the company.
6. No Revenue rasta is passing through the project.
7. No High Tension Line is passing through the site.
8. There is no litigation pending against the project.
9. The project is located at a distance of 4.89 Km from Sultanpur national Park and a cost of Rs. 10.0 Lakhs has been allotted for Wildlife Activity Plan.
10. There are 89 no of trees existing at the site that will be transplanted with due permission and necessary guidelines shall be followed as per the Forest Department

PP submitted another affidavit dated 06.02.2025 stating therein as under:

1. Land has been licensed by DTCP Haryana vide License No. 42 of 2010 memo no. LC-1636/JE (DS)/2022/27553 to M/s Ramprastha Developers Pvt Ltd and others.
2. A developer agreement was done between the M/s Ramprastha Developers Pvt Ltd and others with M/s Ramprastha Sare Realty Pvt. Ltd.
3. Then Environmental Clearance vide letter no SEIAA/HR/2017/118 dated 10.03.2017 was obtained in the name of M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd.)
4. Thereafter, License has been transferred from M/s Ramprastha Developers Pvt Ltd and others to M/s Sare Gurugram Pvt. Ltd. vide order dated 29.07.2024. Zoning has been obtained from DTCP vide DRG no.- DG,TCP 04110 dated 22.09.2013.
5. Forest NOC has been obtained from Deputy conservator of Forest, Gurgaon, Haryana vide reference 3383G dated 01.01.2014.
6. Aravali NOC has been obtained from Deputy Commissioner, Gurgaon vide Letter No. 42/SK dated 08.01.2014.
7. Fresh water assurance for the operation phase has been obtained from HUDA vide memo no. 96/Drg dated 27.05.2014.
8. Consent to Establish (CTE) is obtained vide No. HSPCB/Consent/: 329962317GUSOCTE4037592.
9. Power assurance is Obtained vide memo no.96/Dg.PLC dated 27.05.2014 from DHBVN.
10. Structure stability certificate has been obtained by a structural Engineer.
11. CA certificate has been prepared by Chartered Accountant S Husan & Associates for the project cost of Rs. 480.50 Crores.

Table 2 – EMP Detail

Environment Management Cost: Construction Phase

S.No.	Description	Capital Cost (Rs in Lakhs)	Timeline of Capital cost	Recurring Cost (Rs In Lakhs/year)
Construction Phase Cost				
i	Anti - Smog Gun with Complete Assembly	40.00	During the time of construction	4.0
ii	Barricading of 10 m along the boundary a	15.00		1.5

	nd fixed sprinkling			
iii	Water sprinkling	1.00		0.1
iv	Tarpaulin or green net on scaffolding	10.00		1.0
v	Wheel Washing Facility	2.00		0.2
vi	Display board for Dust Mitigation	0.50		
vii	Dust Audits conducted at every 15 days			2.5
2	Waste Storage Bins - Labour Camp/Site Offices	1.00		0.1
3	Mobile STP	10.00		1.0
4	Noise Management	2.00		0.2
5	Environment Monitoring			3.0
	Total construction	81.50		13.6

Environment Management Cost: Operation Phase

S.No.	Description	Capital Cost (Rs in Lakhs)	Timeline of Capital cost	Recurring Cost (Rs In Lakhs/year)
Operation Phase Cost				
1	Landscaping-Plantation of Trees	850.00	48 months	85.0
2	Sewage Treatment Plant	150.00	48 months	15.0
3	Rainwater Harvesting Pits	42.50	36 months	4.3
4	Acoustic enclosure/stack for DG sets	65.00	36 months	6.5
5	Solid Waste Management (collection, handling & transportation) and 3 Number of Organic Waste Converter	35.00	36 months	3.5
6	Wildlife Activity Plan-Aravalli Safari & Green wall	10.00	36 months	
7	Six Monthly Compliances as Per EIA Notification			12.00
	Total	1152.50		126.25

CER: Budget for adoption of school in nearby Village

S.No.	Activities	Cost (Rs. in lakhs)
1	Adoption of Government primary School, Dhorka Village, Gurugram, Haryana for Infrastructure development,	35.00

3.11.5. Recommendation of SEAC

Recommended

3.11.6. Details of Environment Conditions

3.11.6.1. Specific

Recommendation	
1.	The committee discussed the matter and recommended the amendment/modification in earlier Environment Clearance issued vide letter no. SEIAA/HR/2017/118 dated 10.03.2017 issued in the name of M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd.) as per above project details and all other contents and conditions mentioned in the Environment Clearance Letter dated 10.03.2017 will remain same.

3.12. Agenda Item No 12:

3.12.1. Details of the proposal

Proposed Residential Colony under New Integrated Licensing Policy (NILP) "Privana North" over an area measuring of 18.838 acres falling in the residential colony under NILP measuring of 116.29625 Acres at Sector-76 & 77, Gurugram, Haryana being developed by M/s DLF Limited and Others. by DLF LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/521150/2025	SEAC/HR/2025/315	29/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.12.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/521150/2025 dated 27.01.2025 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.524476 dated 23.01.2025 during the submission of ToR. The ToR was granted to the project on 27.01.2025.

Table 1 – Basic Detail

Name of the Project: Proposed Residential Colony under New Integrated Licensing Policy (NILP) “Privana North” over an area measuring of 18.838 acres falling in the residential colony under NILP measuring of 116.29 625 Acres at Sector-76 & 77, Gurugram, Haryana being developed by M/s DLF Limited and Others.

Sr. No.	Particulars	Details
	Online Proposal Number	SIA/HR/INFRA2/521150/2025
	Latitude	28°23'12.23"N
	Longitude	76°59'35.09"E
	Total Plot Area	76,234.56 m ²
	Proposed Ground Coverage	15,549.00 m ²
	Total Proposed FAR	356,937.00 m ²
	Total Non-FAR Area	348,113.00 m ²
	Total Built Up area	705,050.35 m ²
	Total Green Area	14,455.00 m ²
	Total Number of Dwelling Units	1146
	Rain Water Harvesting Pits	18 Pits
	STP Capacity	825 KLD
	Total Parking	Proposed - 3774ECS
	Organic Waste Converter	Total 2 nos. of OWC of capacity 2000 Kg/day (2*1000 Kg/day)
	Maximum Height of the Building (m)	179.4 m
	Power Requirement	12,600 KW
	Power Backup	7*2000 KVA
	Total Population	9,029
	Water Requirement	870 KLD
	Fresh Water Requirement	562 KLD
	Treated Water	308 KLD
	Waste Water Generated	682 KLD
	Solid Waste Generated	4233 Kg/day

	Biodegradable Waste		1693 Kg/day
	Number of Towers/Floors		6 (A to F)
	Number of Stories		51 (1 st Stilt floor + 48 Residential Floor + 1 Service Floor + 1 Penthouse)
	R+U Value of Material used (Glass)		U Value: 2.2 w/sqm k SHGC: 0.27
	Total Cost of the project:	i) Land Cost	Total Cost of Project: Rs. 4752 Cr.
		ii) Construction Cost	
	CER		55.00 Lakh
	EMP Budget		EMP Budget: Rs. 972.00 Lakhs
	Incremental Load in respect of:	PM 2.5	0.2834 g/m ³
		PM 10	0.4591 g/m ³
		SO ₂	1.13359 g/m ³
		NO ₂	1.64371 g/m ³
		CO	0.00017 mg/m ³
	Construction Phase:	Power Back-up	Temporary Connection
		Water Requirement & Source	Fresh water –10 KLD for drinking & sanitation. Treated wastewater 20 KLD for construction Source: Fresh water –GMDA/HSVP Construction Water –GMDA/HSVP
		STP (Modular)	1 Nos of 5 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

- v The project had received license No. 219 of 2023 Dated: 25.10.2023 which is valid upto dated; 24.10.2028 for 116.29625 acres from the Directorate of Town & Country Planning, Haryana.
- v That we obtained zoning plan for 116.29625 acres vide drawing No.10216 dated 13.05.24. **(Copy of same is attached as an Annexure-A).**
- v That We have earlier obtained Environmental Clearance (EC) for two phases i.e., Proposed Residential Colony under NILP over an area measuring 116.29625 acres at Village Kherki Daula & Sikohpur, Sector 76 & 77, Gurugram, Haryana by DLF Limited and

others on dated 03.06.2024. **(Copy of same is attached as anAnnexure B)** and Proposed Residential Colony under New Integrated Licensing Policy (NILP) “Privana West” over an area measuring of 12.572 acres falling in the residential colony under NILP measuring of 116.29625 Acres, Sector-76 & 77, Gurugram, Haryana on dated 18.07.2024 **(Copy of same is attached as anAnnexure-C).**

- v The green area is 14455.00 Sqm. (20.01 % of the Net Plot Area) whereas block Plantation will be 8674 Sq.M. (12.01% of Net Plot Area) and Avenue Plantation will be 5781 Sq.M (8% of Net Plot Area).
- v That we will increase the solar capacity from 40 KWp to 80 KWp.
- v That we are proposing the 2 Nos. of OWC which is having total capacity of 2000 kg/day Each one having 1000 kg/day.
- v That the application for shifting the HT line has been submitted to the concerned department. No construction work will be undertaken under the HT line until the required permission for its relocation is granted.
- v That we have obtained power approval from DHBVN with memo No. 04/Drg.PLC Dated- 22.11.2023.
- v That we have obtained assurance for Sewer Connection from GMDA with memo No. GMDA/SEW/2023/1006 dated - 10.10.2023.
- v That we have obtained assurance for Drinking water connection from GMDA on dated- 06.10.2023.
- v That we have obtained assurance for treated waste water for construction activities on dated 18.12.2023.
- v That we have obtained Structure stability Certificate from structure Engineer.
- v That we have obtained Forest Clarification/NOC from Divisional Forest Officer, through (SRN) UGU-NVT-YG4K on dated 27.09.2023, (SRN) G3Y-JAU-TW7C on dated 27.09.2023, (SRN) NKY-WGP-VTMY on dated 30.06.2023 and (SRN) K0Q-LW0-AR3J on dated 30.06.2023.
- v That we have obtained Aravali Clarification/NOC from Deputy Commissioner, Gurugram though letter no.97/MB on dated 25.08.2023 & letter no.1373/SK02 dated 11.06.2014.
- v That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 12.2 km in NW direction and approx. 17.1 km in NE direction respectively.

Table 2 – EMP Detail

During Construction Phase			During Operational Phase		
Description	Capital Cost	Recurring Cost	Description	Capital Cost	Recurring Cost
	(Rs. in Lakhs)	(Rs. in Lakhs per Year)		(Rs. in Lakhs)	(Rs. in Lakhs per Year)
Sanitation and Wastewater Management (Modular STP)	5	20	Waste Water Management (Sewage Treatment Plant)	124	13
Garbage & Debris disposal	0	10	Solid Waste Management ((Dust bins & OWC)	40	4
Tree Plantation	18	6	Tree Plantation	2	6
Air, Noise, Soil, Water Monitoring	0	10	Monitoring for Air, Water, Noise & Soil	0	4

Rainwater harvesting system	0	0	Rainwater harvesting system	99	16
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	400	30	Stack height for DG Sets and acoustics	100	10
CER Activity (School)	35	0			
Aravalli Plantation	20				
Total	478	76	Total	365	53
Sub-Total	972				
Particular			Amount		
Government School (CER)			35.00 Lakhs		
Aravalli Plantation			20.00 Lakh		
Component		Capital Cost (INR Lakh)		Recurring Cost (INR Lakh/Yr)	
During Construction Phase.		423		76	
During Operation Phase		365		53	
Budget for nearby Government School		55.00		0.00	
Total		843		129	
Grant Total		972			

3.12.3. Deliberations by the committee in previous meetings

N/A

3.12.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding HT Lines, OWC, Tree Cutting, No Litigation Distance WLS/NBS, Construction Status, Solar Power, Green Area with Block Plantation, Percolation Data, Ground Quality Report, Fire NOC, Zoning Plan, License, Earlier EC, Power Assurance, Sewer Assurance, Water Assurance, Treated Waste Water, Structure Stability Certificate, Forest NOC, Aravali NOC as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government

of India with the following specific and general stipulations to:

1. M/s Milda Buildwell Pvt. Ltd.,
2. M/s Vikram Electric Equipment Pvt. Ltd.,
3. Sh.Rajkumar S/o Sh.Dayanand,
4. Sh.Mahinder Singh S/o Dal Singh,
5. Sh.Ishwar Singh-Bastiram, Krishan Kumar Yadav, Mahenderpal Singh, Devender Singh Yadav, Giriraj Yadav, Virender Singh Yadav Ss/o Surajmal Yadav,
6. Sh.Harsh Yadav, Dherya Yadav Ss/o Surinder Singh Yadav,
7. Sh.Rakesh Kumar S/o Amrital,
8. M/s Nadish Real Estates Developers Pvt. Ltd.,
9. Sh.Malkhan Singh,
10. Shri Shribhagwan,
11. Sh.Vijaypal,
12. M/s Naja Estates Developers Pvt. Ltd.,
13. M/s Balaji Tirupati Infrastructure Pvt. Ltd.,
14. M/s Invecon Pvt. Ltd.,
15. M/s Jayanti Real Estates Developers Pvt. Ltd.,
16. M/s Ananti Builders and Constructions Pvt. Ltd.,
17. M/s Uni International Pvt. Ltd.,
18. M/s Qabil Builders and Developers Pvt. Ltd.,
19. M/s Raeks Estates Developers Pvt. Ltd.,
20. Sh.Satbir S/o Girabu,
21. Sh.Pawan S/o Pyare Lal,
22. Sh.Karida Real Estates Pvt. Ltd,
23. M/s Gurgaon One Reality Pvt. Ltd.

in collaboration with DLF Ltd., as per License No.219 of 2023 dated 25.10.2023 issued vide Endst No.LC-5120/JE(SB)/2023/36210 dated 26.10.2023 (valid upto 24.10.2028) by Department of Town & Country Planning.

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.12.5. Recommendation of SEAC

Recommended

3.12.6. Details of Environment Conditions

3.12.6.1. Specific

N/A

3.12.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	
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.

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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.

8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
1 2.	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.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	

1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
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.

Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.

5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.
Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment

	monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	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.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.

1 7.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed , the PP shall provide 14455.00 Sqm. (20.01 % of the Net Plot Area)) for green area development whereas Block Plantation will be 8674 Sq.M. (12.01% of Net Plot Area) and Avenue Plantation will be 5781 Sq.M (8% of Net Plot Area) .
3 3.	18 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.

3 4.	The PP shall increase the solar capacity from 40 KWp to 80 KWp.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.13. Agenda Item No 13:

3.13.1. Details of the proposal

API Manufacturing Project located at Village Dabkauri, Tehsil & Distt. Panchkula, Haryana by M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. by Pharmaffiliates analytics and synthetics private limited located at PANCHKULA, HARYANA			
Proposal For		Transfer of EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/IND3/519906/2025	SEAC/HR/2025/320	23/01/2025	Synthetic organic chemicals industry (5(f))

3.13.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/IND3/519906/2025 dated 23.01.2025 for obtaining Transfer of Environment Clearance under Category 5(f) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.50,000/- vide DD No.521213 dated 22.01.2025.

3.13.3. Deliberations by the committee in previous meetings

N/A

3.13.4. Deliberations by the SEAC in current meetings

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under: 1. That Environmental Clearance (EC) has been earlier granted for API Manufacturing Project located at Village Dabkauri, Tehsil & Distt. Panchkula, Haryana by M/s Kaiser Life vide
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EC Letter no.SEIAA/HR/2018/578 dated 06.06.2018. Copy of EC letter is enclosed as **Annexure-1.**

2. The proprietor of M/s Kaiser Life (Mrs. Anjana Sharma) tragically committed suicide by consuming chemical on 24.12.2022 along with her family members under unanticipated circumstances. News stating the same is enclosed as **Annexure-2.**
3. That physical possession of the property of M/s Kaiser Life (i.e. API Manufacturing Project at Village Dabkauri, Tehsil & Distt. Panchkula, Haryana) along with plant and machinery etc. has been taken by Bank of Maharashtra towards the financial facility availed by M/s Kaiser Life. Possession notice has been published in newspaper by Bank of Maharashtra vide dated 30.11.2023. Copy of newspaper cutting stating the same is enclosed as **Annexure-3.**
4. That Bank of Maharashtra has given notice for auction of the said factory of M/s Kaiser Life along with plant & machinery and E-auction was conducted on 04.11.2024.
5. That later said property has been purchased by M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. through Bank auction vide Sale certificate dated 31.12.2024. Copy of sale certificate is enclosed as **Annexure-4.**
6. That the unit is currently not operational.
7. That we ensure you that we will abide with all the stipulated EC conditions granted in the name of M/s Kaiser Life vide Letter no. SEIAA/HR/2018/578 dated 06.06.2018 once EC is transferred in the name of M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. Undertaking stating the same is enclosed as **Annexure-5.**
8. That earlier plantation within the project has unfortunately perished. Thus as per earlier granted EC, 1,294 sq.m. of green area (@ 33% of plot area) will be developed and maintained by M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. Further as per norms of 1 tree per 80 sq.m. of plot area, 50 nos. of native trees i.e. *Ficus benghalensis* (Banyan tree), *Ficus religiosa* (peepal tree), *Azadirachta indica* (Neem), *Dalbergia sissoo* (shisham), etc. will be planted within the project premises.

3.13.5. Recommendation of SEAC

Recommended

3.13.6. Details of Environment Conditions

3.13.6.1. Specific

Recommendation	
1.	A discussion was held on the documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for Transfer of EC from: M/s Kaiser Life to M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. as per Sale Certificate dated 31.12.2024 and Certification of Incorporation dated 29.09.2006 Whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

3.14. Agenda Item No 14:

3.14.1. Details of the proposal

Super-Specialty Hospital Building Project by M/s RJB Healthcare Pvt. Ltd. by RJB HEALTHCARE PRIVATE LIMITED located at FARIDABAD,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/518267/2025	SEAC/HR/2024/297	13/01/2025	Building / Construction (8(a))

3.14.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/518267/2025dated 13.01.2025 for obtaining **Environment Clearance**underCategory 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.514876dated13.01.2025.

The case was taken up in 310th meeting held on 21.01.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 30.01.2025.

Table 1 – Basic Detail

Name of the Project:Development of Super Specialty Hospital Building Project over an area measuring 2.29 a cres at revenue estate of Village Mewla Maharajpur, Sector-27 A, Commercial Zone, Tehsil- Badkhal & Distri ct Faridabad, Haryana by M/S RJB Healthcare Pvt. Ltd.		
S. No.	Particulars	
	Online Proposal Number	SIA/HR/INFRA2/518267/2025
	Latitude	28°26'6.25"N
	Longitude	77°18'28.17"E
	Plot Area	9250 m ²
	Proposed Ground Coverage	3237.46 m ²
	Proposed FAR	13873.95 m ²
	Non FAR Area	14140.47m ²
	Total Built Up area	28,014.42 m²
	Total Green Area with %	1850 m ² (20% of net plot area)
	Rain Water Harvesting Tanks	3 RWH Tanks
	STP Capacity	ETP= 30 KLD; STP= 120 KLD
	Total Parking	374 cars

	Organic Waste Converter	2 (150 Kg/day capacity)
	Maximum Height of the Building (m)	42.9
	Power Requirement	2562.2 kW
	Power Backup	2670 KVA (2*1010 and 1*650 KVA)
	Total Water Requirement	184 KLD
	Domestic Water Requirement	112 KLD
	Fresh Water Requirement	73 KLD
	Waste Water Generated	118 KLD
	Solid Waste Generated	504 kg/day
	Biodegradable Waste	201 kg/day
	Number of Towers	1 Tower
	Dwelling Units/ EWS	Nil
	Basement	2 Basement
	Stories	LG+UG+9Floors
	Total Cost of the project:	INR 150 Crore
	ii)Construction Cost	
	EMP Budget (per year)	Capital Cost
		Recurring Cost
		42.5 Lakhs
	Incremental Load in respect of:	PM _{2.5}
		PM ₁₀
		SO ₂
		NO ₂
		0.142 g/m ³
		CO
		0.039 g/m ³
	Status of Construction	Construction will be started after obtaining EC
	Construction Phase:	Power Back-up
		500 KVA
		Water Requirement & Source
		STP (Modular)
		1

		Anti-Smog Gun	1

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

1. That we are going to construct Super Specialty Hospital over an area measuring 2.29 acres at revenue estate of Village Mewla Maharajpur, Sector-27 A, Commercial Zone, Tehsil-Badkhal & District Faridabad.
2. That, Building plan approval has been sanctioned vide annexure memo no.- 556 dated 29.11.2021 valid up to 30.11.2029 from Senior Town planner, Municipal Corporation, Faridabad.
3. That, approval of 210 beds from has been approved vide annexure memo no.- 556 dated 29.11.2021 valid upto 30.11.2029 from Senior Town planner, Municipal Corporation, Faridabad.
4. That, there will be separate lines for ETP and STP. STP water will be treated in in-house STP of 120 KLD. ETP of 30 KLD capacity will be installed for treating ETP wastewater.
5. That, 5 % of total power requirement will be met through solar panels.
6. That, 2 OWCs of 150 Kg/day capacity will be installed for disposal of organic waste.
7. That, there is no litigation pending against the project Super Specialty Hospital over an area measuring 2.29 acres at revenue estate of Village Mewla Maharajpur, Sector-27 A, Commercial Zone, Tehsil- Badkhal & District Faridabad, Haryana and that for any such litigation whatsoever; the sole responsibility will be borne by the project proponent

Table 2 – EMP Detail

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (IN RLAKH)	RECURRING COST (IN RLAKH/YR)
Labor Sanitation & Wastewater Management	7.5	3.75
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10	5
Storm Water Management (temporary drains and sedimentation basin)	10	5
Solid Waste Management	10	7.5
TOTAL	37.5	21.25
DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (IN RLAKH)	RECURRING COST (IN RLAKH/YR)

SewageTreatment Plant	25	7.5
RainwaterHarvestingSystem	7.5	2.5
SolidWasteManagement	10	2
Environmental Monitoring	5	1.5
GreenArea/LandscapeArea	15	7.5
Total	62.5	21
COMPONENT	CAPITAL COST (INRLAKH)	RECURRINGCOST (INRLAK H/YR)
Socio-Economic		
Government School: • Complete makeover • Construction of toilets • Installation of Solar Panels • Painting of School Building • Replacement of doors and windows • Energy efficient lighting • Smart Classroom equipment	50	--
TOTAL	50	--
TOTALEMPBUDGET		
COMPONENT	CAPITALCOST(INR LAKH)	RECURRINGCOST (INRLAK H/YR)
During Construction Phase	37.5	21.25
During Operation Phase	62.5	21
Budget outside the project site under CER	50	
TOTAL	150	42.5

3.14.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :21/01/2025

Deliberations of SEAC 1 :

The case was taken up in 310th meeting held on 21.01.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised following observations:

1. The PP shall submit Complete Background/Introduction note of the project
2. The PP shall submit detail of all assurances and NOCs
3. The PP shall submit status of Building Plan
4. The PP shall submit SOP for dismantling the construction already done, if any dismantled
5. The PP shall submit the detail of agency from which the approval of 210 beds obtained.
6. The PP shall submit affidavit whether hospital is in operation or not.
7. The PP shall submit the clarification regarding Aravali NOC.
8. The PP shall submit affidavit that treated water of STP and ETP shall not be mixed and shall be evaporated with the help of latest technology
9. The PP shall submit detail of Mitigation of incremental load SoP
11. The PP shall submit Landscape plan having 20% green of total plot area with 12% block green.
12. The PP shall submit Mosaic Plan of green, indigenous plants, add Bar species alongwith dimensions and time schedule of green
13. The PP shall submit affidavit to the effect that they shall comply Waste Management Rules, 2016 and its further amendments
14. The PP shall provide 02 Number of OWC at the project site during operation
15. The PP shall provide Solar Power upto 5% of Power Demand
16. The PP shall earmark Rs.50 lakh in EMP Budget for development of nearby school
17. The PP shall submit Water, Power, Sewer assurance, AAI NOC, Ground Water Quality Report, Fire NOC, Percolation DATA, Electrification Plan
18. The PP shall submit an affidavit about pendency of any litigation, distance WLS/NBS, HT Line, Revenue Rasta, construction status and detail of existing tree (if any) on the site.

The PP shall submit the reply of the above mentioned observations within 15 days. The case shall be taken up as and when the reply is received.

3.14.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Builtup Area, Land Allotment, Possession Certificate, STP, No. of Beds, ETP, Building Plan, Landscape Plan, Power Assurance, Water, Solid Waste, Bio-Medical Waste, EMP, CSR, Structural Stability Certificate, Electrical Plan, Percolation Rate of the Soil, Borewell,, Wildlife Sanctuary, HT Line, Revenue Rasta, Forest NOC, Litigation as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.14.5. Recommendation of SEAC

Recommended

3.14.6. Details of Environment Conditions

3.14.6.1. Specific

N/A

3.14.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.

Water quality monitoring and preservation

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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.

20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.

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.
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.	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.
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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.

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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.

1 8.	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.
Specific Conditions	
1.	Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
2.	The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
6.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
8.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
1 0.	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 1.	Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
1 2.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
1 3.	The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
1 4.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
1 5.	The PP shall not mix ETP treated effluent with STP water.
1 6.	The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase.
1 7.	The PP shall follow SOP regarding single use plastic free.
1 8.	The PP shall follow the SOP for reduction of carbon footprints.
1 9.	PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water.
2 0.	The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
2 1.	The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
2 2.	The PP shall carry out quarterly maintenance and cleaning of RWH pits .
2 3.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 4.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 5.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 6.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 7.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy

	and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 8.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 9.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
3 0.	The minimum growth of trees should be 03 meters with sufficient canopy.
3 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.
3 2.	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).
3 3.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
3 4.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 5.	Water intensive and/or invasive species should not be used for landscaping.
3 6.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
3 7.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
3 8.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 9.	As proposed 1850 sqmts (20%) shall be provided for green area development out of which 1110 sqmt (12% of plot area) shall be earmarked for Block Plantation.
4 0.	03 Rainwater Storage Pits shall be provided for rain water storage at the project site.
4 1.	The PP shall meet 5 % of total power requirement through solar panels.
4 2.	The PP shall install required number of Anti-Smog Guns at the project site as per the requirement of HSPCB.
4 3.	The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.15. Agenda Item No 15:

3.15.1. Details of the proposal

Hotel and Resort Building Project Village-Nimoth, Tehsil Sohna, District, Gurugram, Haryana by M/s Prime Plaza Hotels Pvt. Ltd. by prime plaza hotels private limited located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/514135/2024	SEAC/HR/2024/265	10/12/2024	Building / Construction (8(a))

3.15.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/514135/2024dated 10.12.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.447737 dated 03.12.2024.

The case was taken up in 307th meeting held on 20.12.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and somefollowing observations and deferred the case.

Table 1 – Basic Detail

Name of the Project:Hotel and Resort Building Project is to be developed by M/s Prime Plaza Hotels Pvt. Ltd. The project site is located at Village-Nimoth, Tehsil Sohna, District, Gurugram, Haryana.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/514135/2024
2.	Latitude	28°15'58.22"N
3.	Longitude	77°9'42.52"E
4.	Plot Area	37,584.86 m ²
5.	Proposed Ground Coverage	6,879.18 m ² (@18.30 % of the plot area)
6.	Proposed FAR	18,777.64 m ²
7.	Non FAR Area	14,832.38 m ²
8.	Total Built Up area	33,610.02m ²
10.	Total Green Area with %	7,516.97 m ² (20 % of the total Plot Area)
11.	Rainwater Harvesting Pits (with size)	10 No. of RWH pits (effective dia. and depth of a Recharge pit 4 m and 4.5 m)

12./	STP Capacity	165 KLD	
13.	Total Parking	791 ECS	
14.	Organic Waste Converter	2 No's	
15.	Maximum Height of the Building (m)	35.70m	
16.	Power Requirement	512 KW	
17.	Power Backup	1 DG sets 800 kVA	
18.	Total Water Requirement	213 KLD	
19.	Domestic Water Requirement	160 KLD	
20.	Fresh Water Requirement	126 KLD	
21.	Treated Water	124 KLD	
22.	Waste Water Generated	137 KLD	
23.	Solid Waste Generated	452 kg/day	
24.	Biodegradable Waste	271.2 kg/day	
25.	Number of Towers	16 Villas and 1 Restaurant Building	
26.	Dwelling Units	16	
27.	Basement	1	
28.	Stories	Basement+G+7	
29.	R+U Value of Material used (Glass)	Component U Value R Value Roof < 0.409R-2.1 External wall < 0.352 R-2.35	
30.	Total Cost of the project:	Land Cost	INR 246.51Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	246 Lakhs
		Recurring Cost	33.16 Lakhs
32.	Incremental Load in respect of:	PM _{2.5}	
		PM ₁₀	
		SO ₂	
		NO ₂	

		CO	
33.	Status of Construction		NA, as this is a fresh project
34.	Construction Phase:	Power Back-up	
		Water Requirement & Source	50 KL & STP treated water through Private water tankers
		STP (Modular)	1
		Anti-Smog Gun	2

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. PP submitted the reply dated 30.01.2025 of observations raised during 307th meeting. The committee discussed the case and raised further observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That, we are going to construct a Hotel and Resort Building Project at Village-Nimoth, Tehsil Sohna, District, Gurugram, Haryana.
2. CLU has been obtained Vide Memo No. **CLU/GN-3230A/CTP/27464/2023** dated **21.08.2023** from the office of Directorate of Town & Country Planning, Haryana.
3. Zoning plan was obtained vide. no. **DRG. NO. DG, TCP 9532** dated **29.08.2023**.
4. AAI NOC has been obtained vide NOC no. **AAI/RHQ/NR/ATM/NOC/2024/3779-82** valid from **25.11.2024** to **24.11.2024** from the office of Airports Authority of India.
5. Aravali NOC was obtained vide NOC no. **156/MB** dated **29.11.2024**.
6. Forest NOC vide reference no. **(SRN):- XMB-EM5-L2R0** dated **12.04.2024**. from the office of Divisional Forest officer, Gurugram.
7. Assurance for the STP treated water during the construction phase has been obtained vide memo no. **14018** dated **22.11.2024** from the office of Public Health Engineering Division , Sohna.
8. As per the letter, vide no. 14019 dated 22.11.2024 from Office of Executive Engineer, Public Health Engineering Division Sohna and vide no. 2420 dated 20.12.2024 from office of sub Divisional Engineer , PWD Public Health Engg.
9. Power assurance was obtained vide memo no. **3403** dated **13.11.2024** from the office of Dakshin Haryana Bijli Vitran Nigam.
10. CA certificate was obtained dated **09.09.2024**.
11. We have obtained the Structural Stability Certificate dated **15.11.2024**.
12. That, As per the letter, vide no. 14019 dated 22.11.2024 from Office of Executive Engineer, Public Health Engineering Division Sohna and vide no. 2420 dated 20.12.2024 from office of sub Divisional Engineer , PWD Public Health Engg. Sub Division, Sohna. Sewage connection and freshwater facilities are not available at the site area. We will obtain the ground water NOC before the operation of the project and we will build the sewer facilities at our own expense, connecting them to the nearest available drain. We assure that if water supply is not available till completion of the project than we will obtain permission for ground water from HWRA.
13. Building Plan Approval has been obtained vide no. 1453217 dated 30.05.2024.
14. That, we have left Right of Way (RoW) of 15 meter on either side of the gas pipeline. We will not construct anything over and below the ROW left.
15. That, we will install 2 numbers of Organic Waste Converter of capacity of 300 kg/day each.
16. That, we will install solar panel of 50 KW capacity.
17. That, no HT line is passing through the project site.
18. That, there is no existing tree at the project site.

19. That, there is no revenue rasta is passing through the project site.

Table 2 – EMP Detail

During Construction Phase		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Dust Mitigation Measures Including site barricading, water s sprinkling & anti-smog gun)	10.0	4.6
Storm Water Management (temporary drains & sedimentati on basin)	8.0	3.0
Solid Waste Management	7.0	2.5
TOTAL	25	10.10
During Operation Phase		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	30	5.0
Rain Water Harvesting System	20	5.0
Solid Waste Management	10	1.5
Environmental Monitoring	0	9.0
Green Area/ Landscape Area	10	2.55
Sub-Total	70	23.05
Budget Oustside The Project Site CER		
COMPONENT	CAPITAL COST (INR LAKH)	
3 Nearby Schools • Complete makeover • Construction of toilets • Installation of Solar Panels • Painting of School Building • Replacement of doors and windows • Energy efficient lighting • Smart Classroom equipment	151	
Total	246	
Total EMP Budget		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)

During Construction Phase	25	10.10
During Operation Phase	70	23.05
Budget for the nearby Government School for improvement of infrastructure	151	--
TOTAL	246	33.16

3.15.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :20/12/2024

Deliberations of SEAC 1 :

The PP shall submit the reply of the above mentioned observations within 15 days. The case shall be taken up as and when the reply is received.

3.15.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding Water assurance, Power assurance, Sewer, Zoning Plan, AAI NOC, Forest NOC, Aravali NOC, STP, CA Certificate, Structural Stability Certificate, Building Plan, Solar Power, Trees, HT line, Revenue Rasta as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Prime Plaza Hotels Private Limited as per Permission for Change of Land Use for setting up of Resort over an area measuring 37584.86 Sqm issued by Department of Town & Country Planning vide Memo No.CLU/GN-3230A/CTP/27464/2023 dated 21/08/2023

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

3.15.5. Recommendation of SEAC

Recommended

3.15.6. Details of Environment Conditions

3.15.6.1. Specific

N/A

3.15.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.

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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.

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.
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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.

2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.

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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.
Specific Conditions	
1.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

3.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
5.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
7.	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.
8.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
9.	The PP shall install electric charging points for charging of electric vehicles.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13.	The PP shall not carry any construction below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.

1 5.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 6.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 7.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 0.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 3.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 4.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 5.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 6.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
2 7.	As proposed 7,516.97 m ² (20 % of the total Plot Area) shall be provided for green area development.
2 8.	10 Rain Water Harvesting Pits shall be provided for storage of rain water.
2 9.	The PP shall install solar panel of 50 KW capacity .
3 0.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 1.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.

3 2.	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.
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3.16. Agenda Item No 16:

3.16.1. Details of the proposal

Affordable Group Housing Project by ROF INFRATECH AND HOUSING PRIVATE LIMITED located at GURUGRAM, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/505923/2024	SEAC/HR/2024/229	30/01/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

3.16.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505923/2024 dated 30.01.2025 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.739413 dated 18.10.2024 during the submission of ToR. The ToR was granted to the project on 08.11.2024.

Table 1 – Basic Detail

Name of the Project: Affordable Group Housing Project at Revenue estate of village Sohna, Sector 7, Sohna, Gurugram, Haryana M/sROF Infratech and Housing Pvt. Ltd.		
S. No.	Particulars	Details
	Online Proposal Number	SIA/HR/INFRA2/505923/2024
	Latitude	28°14'40.80"N
	Longitude	77°4'56.69"E
	Total Plot Area	44,995.91 sqm
	Net Plot Area	44,914.976 sqm
	Proposed FAR	1,28,716.66 sqm (Residential + Commercial)
	Non FAR Area	25,053.49 sqm (Residential + Commercial)
	Community Hall and Creche , Guard, Meter and VCB Room Built Up Area	1017.65 sqm
	Total Built Up area (6+7+8)	1,54,787.80 sqm

	Total Green Area with %		8,983.00 sqm (20% of Net Plot Area)	
	Rain Water Harvesting Structure (with size)		11 RWH pits	
	Total Parking		1091 ECS 1,891 Two Wheeler parking	
	Maximum Height of the Building (m)		44.60 m	
	Power Requirement		7,264.92 kVA	
	Power Backup		02 DG Sets (500 kVA + 200 kVA)	
	Total Water Requirement		904 KLD	
	Fresh Water Requirement		635 KLD	
	Treated Water Requirement		269 KLD	
	Waste Water Generated		732 KLD	
	STP Capacity		1,200 KLD	
	Solid Waste Generated		5,100 kg/day	
	Bio-degradable Waste		3,060 kg/day	
	Organic Waste Convertor		2 units (2,000 kg/day + 1,100 kg/day)	
	Number of Buildings		17 no. Residential Towers (Max. S+14 floors), Commercial, Community and Creche, Gurad Room, Meter Room and VCB Room	
	Stories		Max. S+14 floors	
	Population		11,450 individuals	
	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹435.74 Cr.	
		ii) Construction Cost		
		iii) Misc. Cost		
	Incremental Load in respect of:		PM2.5	0.012 µg/m ³
			PM10	0.029 µg/m ³
			SO2	0.042 µg/m ³
			NO2	0.2041 µg/m ³

		CO	0.000139 mg/m ³
	EMP Budget	Capital cost: ₹310/- Lakhs Recurring cost: ₹85/- Lakhs • Outside the project site: ₹60/- Lakhs Total EMP Budget: ₹455/- Lakhs	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 07.02.2025 mentioning therein as under:

1. That, the land licence has been obtained from the DTCP, Haryana vide licence No. 182 of 2024 dated 10.12.2024 for land measuring 11.11875 acres for proposed development of Affordable Group Housing Project (**Enclosure A**).
2. That, no construction for the proposed project has been started and the construction will be commenced after obtaining the Environment Clearance.
3. That, the approved building plan of the project is awaited. The project has been submitted on conceptual basis.
4. That, the ToR letter has been issued from the SEAC, Haryana vide ToR Identification No. TO24B3812HR5445389N dated 08.11.2024 (**Enclosure B**).
5. That, the proposed built up area of the project is 1,54,787.80 sqm, which includes development of 17 Residential Towers, Commercial Building, Community and Crèche Building, Guard Room, Meter Room and VCB Room.
6. That, the Approved Zoning Plan has been obtained from DTCP, Haryana vide DRG. NO. DGTCP 10689 dated 10.12.2024 (**Enclosure C**).
7. That, both the Forest NOC dated 16.08.2024 and Aravalli NOC dated 24.10.2024 have been obtained (**Enclosure D and E** respectively).
8. That, assurances for Fresh water, Sewerage connection, Storm water discharge and treated water for construction have been obtained from HSVP, Haryana (**Enclosure F**).
9. That, an area measuring 8,983 sqm (20% of net plot area) is proposed for Greenbelt Development at the Project Site. Out of this, an area measuring 3,600 sqm will be developed as Block Green Plantation, which is approx. 8% of the net plot area. The Landscape Plan along with tree species is attached as **Enclosure G**.
10. That, the power requirement will be met from DHBVN, Haryana.
11. That, 40 kW of solar power provision will be made at the project site.
12. That, 02 Organic Waste Convertor (OWC) of capacity 2,000 kg and 1,100 kg will be installed at the site for the management of biodegradable waste.
13. That, the soil percolation rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, 11 no. of Rainwater Harvesting Pits for the ground water recharge are proposed.
14. That, according to the results of baseline monitoring conducted during March to May 2024, the ground water quality at the nearest sampling location (Approx. 1.7 km from the project site) indicates that the ground water is within the permissible limit.
15. That, the Fire NOC of the project will be obtained before operation of the project from the competent authority.
16. That, the electrification plan of the project is attached as **Enclosure H**.
17. That, the total EMP budget for the project is 455/- Lakhs, from which 60/- Lakhs is allocated for outside of the project which include Adoption of Government school in nearby village, Aravalli Safari Project and Green Wall Project.
18. That, no Revenue Rasta are passing through the project site.
19. That, no wildlife sanctuaries fall within 10 km from the project site.
20. That, there are no legal cases pending against the project land or the Project Proponent.

PP also submitted EMP Details of the project as under:

EMP BUDGET (CONSTRUCTION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per year
1	Air Pollution Control (tarpaulin sheets/barricading, wheel washing, water sprinkling)	10	5
2	Anti-smog gun	20	4
3	Noise Pollution Control (Maintenance of machinery)	10	3
4	Waste management, Mobile toilet, Septic Tank etc.	15	4
5	Environment Management Cell and Environment monitoring & Six-Monthly compliances	-	10
Total		55	26

EMP BUDGET (OPERATION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per year
1	Wastewater treatment (STP)	150	20
2	Rain water Harvesting system	30	4
3	Solid Waste Management (Organic Waste Converter and Waste Bins)	25	5
4	Tree plantation	50	10
5	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	20
Total		255	59

EMP BUDGET (OUTSIDE THE PROJECT PREMISE)

Activities	Total cost (in Lakhs)
Adoption of Government school in nearby village	30
Budget for Aravali Safari Project	15
Budget for Green Wall Project	15
Total	60

EMP BUDGET SUMMARY

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	310
EMP budget (Recurring cost)	85
	60
TOTAL	455

3.16.3. Deliberations by the committee in previous meetings

N/A

3.16.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding NOC obtained from DTCP, Assurances, EMP, Landscape Plan, Rainwater Harvesting, as well as the submissions made by the PP and the documents submitted. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “Gold Rating” and was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to: M/s ROF Infratech and Housing Pvt. Ltd. (as per land Licence No.182 of 2024 dated 10.12.2024 (valid upto 09.12.2029) issued by DTCP, Haryana vide Endst No.LC-5305/JE(SK)2024/39084 dated 10.12.2024 The Environmental Clearance is recommended to be granted to the project with following specific and general stipulations:
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3.16.5. Recommendation of SEAC

Recommended

3.16.6. Details of Environment Conditions

3.16.6.1. Specific

N/A

3.16.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	

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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.

6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

1 1.	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.
1 2.	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.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.
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.

Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
1	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing

0.	guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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

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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.

Specific Conditions

1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be

	implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	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.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will

	be operated for maximum 04 hours during power failure through Executing Agency.
1 7.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 0.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 3.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 4.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 5.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 6.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 7.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 8.	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).
2 9.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	As proposed, the PP shall provide 8,983 sqm (20% of net plot area) for green area development. Out of this, an area measuring 3,600 sqm will be developed as Block Green Plantation, which is approx. 8% of the net plot area.
3	11 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB

3.	norms.
3 4.	The PP shall install solar power of capacity 40 kW for the project.
3 5.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
3 6.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 7.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 8.	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

3.17. Agenda Item No 17:

3.17.1. Details of the proposal

Revision & Expansion of IT-Park by TITAN INFRACON LLP located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/521604/2025	SEAC/HR/2025/322	31/01/2025	Building / Construction (8(a))

3.17.2. Project Salient Features

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/521604/2025 dated 31.01.2025 for obtaining **Environment Clearance for Revision and Expansion** 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. 003043 dated 30.01.2025.

Table 1 – Basic Detail

Name of the Project: “REVISION & EXPANSION OF IT-PARK PROJECT” Located at Village-Tikri, Sect or 48, District- Gurugram, Haryana by M/s Titan Infracon LLP Pvt. Ltd.				
S. No.	Particulars	Existing	Expansion	Total Area (in m²)
Online Project Proposal Number		SIA/HR/INFRA2/521604/2025		
1	Latitude	28°25'1.28"N		
2	Longitude	77° 2'22.58"E		

3	Plot Area		26081.94 m ²	Nil	26081.94m ²	
4	Net Plot Area		-	-	26081.94m ²	
5	Non FAR including Services(service area +2 Basement +Mumty and M.R area) (Sqm)		41820.88 m ²	1089.227 m ²	42910.107 m ²	
6	Total Built-up Area (12+13) (Sq m)		99647.77 m ²	4671.153 m ²	104318.923 m ²	
7	Total Green Area @25 % of Net Plot Area.(Sqm)		5894.74 m ²	-	5894.74 m ²	
8	Rainwater Harvesting Pits		06 Nos	-	06 Nos	
9	STP Capacity		250 KLD	-	250 KLD	
10	Total Parking				1281 ECS	
11	Organic Waste Converter		-	01 Nos	01 Nos	
12	Maximum Height of the Building (m)		-	-	59 m	
13	Power Requirement		-	-	5000 KW	
14	Power Backup		-	-	6540 KVA (1010*4+750*2+500*2)	
15	Total Water Requirement		247 KLD	179 KLD	422 KLD	
16	Fresh Water Requirement		121 KLD	19 KLD	140 KLD	
17	Treated Water		182 KLD	101 KLD	283 KLD	
18	Wastewater Generated		202 KLD	27 KLD	229 KLD	
19	Solid Waste Generated		-	-	1,478.69 Kg/day	
20	Biodegradable Waste		-	-	739.845 kg/day	
21	Number of Towers		1	-	1	
22	No. of floors		12	1	13	
23	Total Cost of the project: (in lakhs)	Land Cost	-	-	-	
		Construction Cost	-	-	-	
		Miscellaneous Assets	-	-	-	

		Total	12500	2500	15000
24	CER		NA	NA	NA
25	EMP Cost/Budget		-	-	391 lakhs
26	Project Cost		300 (Actual 125) Cr.	25 Cr.	150Cr.
27	Incremental Load in respect of:	PM 2.5		90.67	90.67 (g/m ³)
		PM 10		205.16	205.16 (g/m ³)
		SO ₂		4.69	4.69 (g/m ³)
		NO ₂		40.66	40.66 (g/m ³)
		CO		0.009	0.009 (mg/m ³)
28	Construction Phase:	Water Requirement & Source		4.5 KLD(Private Water Tanker)	
				Mobile Toilets	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 07.02.2025 mentioning therein as under:

1. That, the project has obtained prior Environmental Clearance by SEIAA Haryana vide Vide letter No. SEIAA (124)/HR/2020/56 dated 03.02.2020 valid upto 02.09.2030 for a total plot area of 26081.94 m² and total built-up area of 99,647.77m². A copy of the same is enclosed as **Annexure-I**.
2. That, the project has obtained all the NOCs/ Permissions from the competent authority:
 - a) CTE has been obtained vide from Haryana State Pollution Control Board vide letter no HSPCB/Consent/:329962320GUSOCTE8130471 dated 29.10.2020 valid up to 28.10.2025.
 - b) CTO has been obtained vide from Haryana State Pollution Control Board vide letter no HSPCB/Consent/: 329962322GUSOCTO29379714 dated 21.11.2022 valid up to 30.09.2027.
 - c) Forest & Aravali NOC
 - ♣Aravali NOC has been obtained Vide Letter No. – 10/MB Dated 16.09.2016
 - ♣Forest NOC has been obtained vide no. 212- G dated 05.05.2015
 - d) Water Assurance approval has been obtained from GMDA vide dated 18.05.2023.
 - e) Power assurance approval vide Memo No. – Ch-34/SE/R-APDRP/OLNC-HT/GGN-II/SOL-1188 Dated 18.11.2021.
 - f) AAI NOC has been obtained Vide letter no. NOC ID-PALM/NORTH/B/042718/302359 dated 27.04.2018
 - g) Fire NOC has been obtained Memo No. - FS/2021/11 dated 09.06.2021 valid upto 08.06.2025.
 - h) Structural Stability Certificate has been obtained Vide letter No-AM/089710/0
 - i) IGBC Gold Certification has been obtained for project.
 - j) License for setting up of Commercial Colony has been obtained vide Memo No. LC-582-III/JE/(SK)/2024 34272 dated 14.11.2024

All NOCs & Assurance has been enclosed as **Annexure-II**.

3. That, there are changes in the characteristics of the project i.e., increase in built-up area (FAR & NON-FAR at 13th Floor) from 99,647.77m² to 1,04,318.923m² due to other features accordingly. Therefore, application for "Revision & Expansion of Commercial Complex" has been submitted to SEIAA, Haryana vide Proposal No. SIA/HR/INFRA2/521604/2025. A detailed area statement is enclosed as **Annexure-III**.
4. That, Certified Compliance Report has been obtained from HSPCB, Haryana vide letter. Vide letter no HSPCB/GRS/2024/1850 dated 01.05.2024. A copy of the same is enclosed as **Annexure-IV**.
5. That, landscape area measuring 5894.74 m² (25% of total plot area) has already been developed in the project along with plantation of 326 trees around the boundary wall of the project. Photographs showing green area & trees planted in project is enclosed as **Annexure- V**.
6. That, as landscape area has already been completely developed in the project and there is no change in the plot area, thus, it is not feasible to provide block plantation within the project further.
7. That, 6 nos. of rainwater harvesting pits have been proposed out of which 4 pits have already been constructed.
8. That, estimated overall cost of project is 150 Crore. A copy of CA Certificate is enclosed as an **Annexure-VI**.
9. That, the total budget allocated for EMP is Rs.391 Lakhs which is approx. 2.61 % of the total project cost i.e. Rs. 15000 Lakhs or 150 Crores. A copy of revised EMP is enclosed as **Annexure-VII**.
10. That, Sewage Treatment Plant (STP) of 250 KLD has already been installed within the project site.

EMP BUDGET

BUDGETARY ALLOCATION FOR EMP DURING CONSTRUCTION PHASE

S.No.	A. Capital Cost (In Lakhs)	B. Recurring Cost (Lakh/Year)						
	Item	In Lakhs	Item	Ist Year	II Year	III Year	IV Year	V Year
1	Sanitation facilities (Provision of Mobile Toilets) for construction workers	5	Sanitation	0.5	0.5	0.5	0.5	0.5
2	Dust suppression Measures a. Installation of 1 No. of Antismog Guns b. Wind barriers c. Wheel washing facilities d. Covered storage for construction material e. Use of tarpaulin sheets to cover transportation vehicles carrying loose materials like sand, soil, and aggregates	10	Dust suppression	1	1	1	1	1

3	SolidWasteManagement	5	Solid waste handling, treatment&disposal	1	1	1	1	1
4	Adoption of School (Govt. Primary School,TikriVillage located at a 0.46Km in N W direction		Environment Monitoring (Ambient Air, Ambient Noise, Water & Soil)	1.5	1.5	1.5	1.5	1.5
TotalCapitalCost		20	TotalRecurring Cost=20 Lakhs	4	4	4	4	4

BUDGETARY ALLOCATION FOR EMP DURING OPERATIONAL PHASE

S.No.	A. CapitalCost		B. RecurringCost	
	Item	In Lakhs	Item	Lakh/Year
1	AirPollution&NoiseControl	80	MaintenanceofStack&DGSet s	10
2	SewageTreatmentPlant(STP)	90	MaintenanceofSTP	20
3	Air,Noise,Soil,WaterMonitoring			3
4	GreenBeltDevelopment	50	Maintenance of green area like parks and green belt	10
5	RainwaterHarvestingPits	25	Maintenance	3
6	WasteManagement	30	Solid waste handling, treatment &disposal	10
7	Adoption of School (Govt. Primary School, Tikri Village located at a 2.88 KminNW direction	20		
	Total	295		56

SUMMARY OF BUDGET

S. No.	Description	Amount in Lakhs	Percentage of Total Project Cost
1	Total Capital Cost for EMP	315	2.10
2	Total Recurring Cost for EMP	76	0.51
3	Total EMP Cost During Construction And Operation Phase	391	2.61

The total budget allocated for EMP is Rs. 391 Lakhs which is approx. 2.61 % of the total project cost i.e. Rs.15000 Lakhs or 150 Crores.

3.17.3. Deliberations by the committee in previous meetings

N/A

3.17.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding License, Zoning Plan, Forest NOC, Fresh Water Assurance, Structure Stability Certificate, Green Area, AAI NOC, Wildlife Sanctuary, OWC, Litigation, Solar Power as well as the submissions made by the PP and the documents submitted. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “Gold Rating” and was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance for Revision and Expansion under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to: M/s Titan Infracon LLP as per License No.47 of 2008 dated 11.03.2008 (valid upto 10.03.2025) issued by Department of Town & Country Planning renewed upto 10.03.2025 vide Endst No.LC-582-III/JE(SK)/2024/34272 dated 14.11.2024. The Environmental Clearance is recommended to be granted to the project with following specific and general stipulations:
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3.17.5. Recommendation of SEAC

Recommended

3.17.6. Details of Environment Conditions

3.17.6.1. Specific

N/A

3.17.6.2. Standard

8(a)	Building / Construction
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Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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.
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.
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.
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.
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.

1 0.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
1 1.	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.
1 2.	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.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
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.
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.

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.
Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
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 ECBC specifications.
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.	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.
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.
Waste Management	
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.
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.
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.
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.
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.	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.
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.
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.
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.
1 0.	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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
3.	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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster

	Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
7.	i. The project proponent shall comply with the provisions of CER, as applicable.
8.	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 share holders/ 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.
9.	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 to the head of the organization.
10.	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.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.
Specific Conditions	
1.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the

	commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
5.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
7.	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.
8.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used.
9.	The PP shall install electric charging points for charging of electric vehicles.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13.	The PP shall not carry any construction below the HT Line passing through the project, if any.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.

5.	
1 6.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1 7.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
2 0.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
2 1.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 2.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 3.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 4.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 5.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 6.	As proposed 5894.74 m² (25% of total plot area) shall be provided for green area development.
2 7.	06 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
2 8.	The PP shall provide the Solar panel capacity as per HAREDA norms.
2 9.	The PP shall get project electrification plan approved from the competent authority before operation of the project.
3 0.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
3 1.	The PP shall install required number of Anti-Smog Gun at the project site as per the requirement of HSPCB.
3	The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14

2.	dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.
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3.18. Agenda Item No 18:

3.18.1. Details of the proposal

Expansion of Residential Plotted Colony Project under DDJAY (Site-I) by M/s Signature Global Homes Pvt. Ltd. by SIGNATURE GLOBAL HOMES PVT. LTD. located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/HR/INFRA2/517938/2025	SEAC/HR/2024/299	09/01/2025	Building / Construction (8(a))

3.18.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/517938/2025dated 09.01.2025 for obtaining **Environment Clearance for Expansion**underCategory 8/(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No201843dated05.12.2024. The case was taken up in 310th meeting held on 21.01.2025. The PP and consultant appeared before the committee, however, the CCR of the case was not available in the file. The committee deferred the case with direction to PP and consultant to submit the CCR.

3.18.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :21/01/2025

Deliberations of SEAC 1 :

The case was taken up in 310th meeting held on 21.01.2025. The PP and consultant appeared before the committee. The committee discussed the case and found that Certified Compliance Report is not available in the file. The committee deferred the case with direction to PP and consultant to submit the CCR. The case shall be taken up after receiving the CCR in this case.

3.18.4. Deliberations by the SEAC in current meetings

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The PP submitted that the Certified Compliance Report could not procured in this case. The committee decided to defer the case with direction to PP and consultant to submit the CCR. The case shall be taken up after receiving the CCR in this case.

3.18.5. Recommendation of SEAC

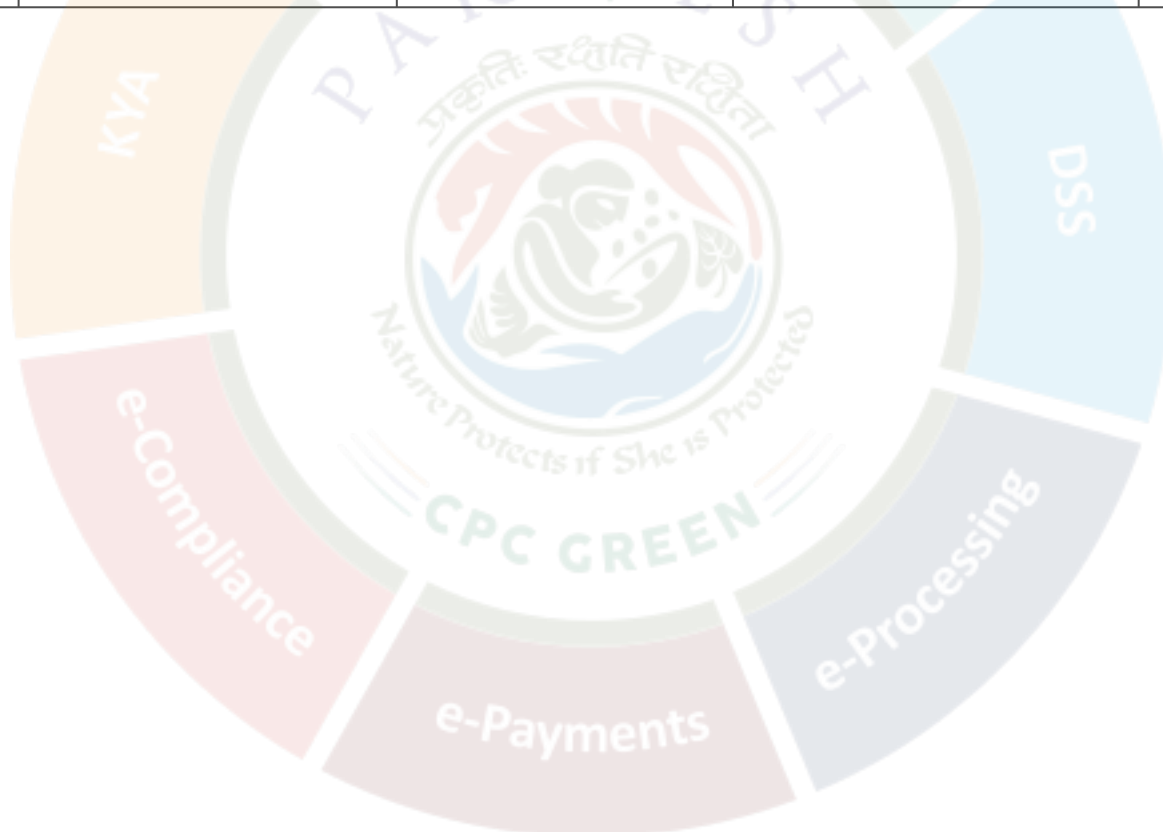
Deferred for ADS

4. Any Other Item(s)

N/A

5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Sh Bhupender Singh Rinwa	Member Secretary, SEAC	scy*****@gmail.com	
2	Vijay Kumar Gupta	Chairman, SEAC	vkg*****@gmail.com	
3	Shri Prabhakar Kumar Verma	SEAC MEMBER	pra*****@gmail.com	
4	Dr Rajbir Singh Bondwal	SEAC MEMBER	raj*****@gmail.com	
5	Dr Vivek Saxena	SEAC MEMBER	viv*****@gmail.com	
6	Sandeep Gupta	SEAC MEMBER	san*****@kuk.ac.in	





Minutes of the 312th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 05.02.2025 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, Haryana in Conference Hall (SEIAA), Bays No. 55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006.

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 Minutes of 311th meeting were discussed and approved. In Agenda of this meeting, 18nos. of projects, received on PARIVESH Portal, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri Prabhaker Verma (Joined through VC)	Member
2.	Sh.Rajbir Bondwal, IFS (Rtd). (Joined through VC)	Member
3.	Dr. Sandeep Gupta	Member
4.	Sh.Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary

312.01 EC for proposed IT Park colony located at Village Begampur Khatola, Sector-74, Gurugram, Haryana developed by M/s Galaxy Magnum Projects Ltd.

Project Proponent : Sanjeev Kumar Singh
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/521002/2025 dated 29.01.2025 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 000276 dated 10.01.2025 during the submission of ToR. The ToR was granted to the project on 20.01.2025

Table 1 – Basic Detail

Name of the Project: Proposed IT Park colony over an area measuring 14.50615 acres in the revenue estate of Village Begampur Khatola, Sector-74, Gurugram, Haryana by M/s Galaxy Magnum Projects Ltd.		
Sr. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/521002/2025
2.	Category of project	8 (b) "Building & Construction Projects"
3.	Latitude	28°24'31.59"N
4.	Longitude	77° 0'40.11"E



5.	Total Plot Area		58,704.618m ²
6.	Proposed Ground Coverage		15,879.599m ²
7.	Proposed FAR		98,743.226m ²
8.	Non FAR Area		1,10,521.75 m ²
9.	Total Built Up area		2,09,264.98m ² .
10.	Total Green Area with %		8,805.693m ² (15% of plot area)
11.	Rain Water Harvesting Pits (with size)		14nos.
12.	STP Capacity		550 KLD
13.	Total Parking		1975ECS
14.	Organic Waste Converter		1600 kg/day (2*500+1*600 kg/day)kg/day
15.	Maximum Height of the Building (m)		122.7m
16.	Power Requirement		10518KW
17.	Power Backup		09 X 1825 kVA
18.	Population		10,970Person
19.	Total Water Requirement		604KLD
20.	Fresh Water Requirement		249KLD
21.	Treated Water		355KLD
22.	Total Waste Water Generated		405KLD
23.	Total Solid Waste Generated		3128Kg/day
24.	Biodegradable Waste		1251 Kg/day
25.	Non-Biodegradable Waste		1877Kg/day
26.	Basement		3 nos.
27.	Total no. of towers		3
28.	Stories		G+26 Floor
29.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
30.	Total Cost of the project:	i) Land Cost	644.36crore
		ii) Construction Cost	
31.	CER		35.00
32.	EMP Budget		Total EMP Budget: 329 Lakhs
33.	Incremental Load in respect of:	i) PM 2.5	0.02771µg/m3
		ii) PM 10	0.04088µg/m3
		iii) SO ₂	0.097 µg/m3
		iv) NO ₂	0.13857 µg/m3
		v) CO	0.0000041 mg/m3
34.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh Water – 25 KLD for drinking & sanitation.



			Source: Fresh water – (HSVP)/Tubewell Construction Water – (HSVP)/Tubewell
		iii) STP (Modular)	1 Nos
		iv) Anti-Smog Gun	01 Nos of Anti-sog gun

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

- ❖ That , we have obtained License No. 90 of 2011 dated 30/09/2011 in the name of M/s Parkwood Gurgaon IT Park Pvt. Ltd. and others which is valid up to 29/09/2015 for 14.50625 Acre and renewal of license no.90 Of 2011 dated 11/12/2024 which is renewed upto 29/09/2029 from DTCP ,Haryana.
- ❖ That, we have obtained change of Developer from M/s Parkwood Gurgaon IT Park Pvt. Ltd and others. to M/s Galaxy Magnum Projects Ltd. in respect of License No. 90 of 2011 vide memo no. LC-1515-II/JE(RK) 2024/30739 on dated 01/10/2024 from Directorate of Town & Country Planning, Haryana.
- ❖ That, we have obtained name of change of company by ROC (Registrar of company) from Galaxy Magnum Projects Private Limited to Galaxy Magnum Projects Limited vide SRN AA9571152 on dated 05/09/2024.
- ❖ That, we have obtained zoning from DG, TCP vide DRG.NO. 2799 on dated :30/09/2011.
- ❖ That, we have obtained Forest NoC from Divisional Forest Officer vide memo no. Y30-H6H-E240 dated 20.01.2025.
- ❖ That, we have obtained Fresh water Assurance from GMDA on dated 24.01.2025. and sewerage assurance from GMDA vide memo no. GMDA/SEW/2025/68 on dated: 24.01.2025.
- ❖ That, we have received Structure stability Certificate vide Empanelment ID: TPR-182A-2023 on dated 06.02.2023.
- ❖ That, we will be proposing 8,805.693m² (15% of plot area) of green area within our project of 58,704.618m².
- ❖ That NOC from airport authority of India is not applicable to the project as per colour coding zone map of New Delhi (CCZM) copy of same is attached as **Annexure -A**
 - Permissible Top Elevation from Sea Level-370 M AMSL or below as per colour Legend Point No.11.
 - Ground Level at project site- 246 M
 - Permissible height of building-125 M
 - Height of building- 122.7 M
 - Hence, NOC from Airport Authority of India is not required for above mentioned project.
- ❖ That Sultanpur National park and Asola Bhatti wildlife sanctuary is at distance of approx. 12.4 Km in NW direction and approx. 14.8 Km in NE direction respectively.
- ❖ That, we are proposing organic waste convertor (OWC) having the capacity of 1600 kg/day (2*500+1*600) kg/day.



- ❖ That we will be proposing solar power capacity of 60KW as per HAREDA Norms.
- ❖ That there is no litigation pending against project.

Table 2- EMP Detail

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs per Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs per Year)
Sanitation and Wastewater Management (Modular STP)	5.00	04.00	Waste Water Management (Sewage Treatment Plant)	50.00	08.00
Garbage & Debris disposal	0.00	02.00	Solid Waste Management (Dust bins & OWC)	35.00	03.00
Tree Plantation	20.00	05.00	Tree Plantation	20.00	02.00
Air, Noise, Soil, Water Monitoring	0.00	01.00	Monitoring for Air, Water, Noise & Soil	00.00	01.00
Rainwater harvesting system (14 pits)	20.00	01.00	Rainwater harvesting system	00.00	01.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	02.00	Stack height for D.G sets and its acoustics	40.00	04.00
CER Activity (Govt. School)	35	0			
Aravalli Plantation	20	0			
Total	150	15		145	19

Particular	Amount
Government School (CER)	35.00 Lakhs
Aravali Plantation	20.00 Lakhs

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	95	15
During Operation Phase	145	19
Budget for nearby Government School	35.00	0.00
Aravalli Plantation	20.00	0.00
Total	295.00	34.00
Grant Total	329 Lakhs	



A detailed discussion was held on the documents submitted regarding License, Change of Developer, Change of Developer, Zoning Plan, Forest NOC, Fresh Water Assurance, Structure Stability Certificate, Green Area, AAI NOC, Wildlife Sanctuary, OWC, Litigation, Solar Power as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

1. **Sh.Deepak S/o Om Parkash.**
2. **Kuldeep, Rajpal, Vinod Ss/o Sh. Sant Singh,**
3. **Sh. Man Singh, S/o Sh. Dharam Singh,**
4. **Sh. Prem Singh, Parmveer, Premraj, Paras Ram Ss/o Mohan Lal,**
5. **Sh. Suresh S/o Mulchand,**
6. **Smt. Puja Sharma W/o Sh. Navdeep,**
7. **Smt. Tejender Kaur w/o Harpreet Singh &**
8. **M/s Galaxy Magnum Projects Limited (in view of Certificate issued under Companies Act, 2013) as per License No.90 of 2011 dated 30.09.2011 issued by Department of Town & Country Planning renewed upto 29.09.2029 vide Memo No. LC-1515-JE(RK)/2024/39212 dated 11.12.2024; Approval of Change of Developers issued by DTCP, Haryana vide Memo No. LC-1515-II/JE(RK)/2024/30738-39 dated 01.10.2024**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
 7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
 8. 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.
 9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
 10. The PP shall install electric charging points for charging of electric vehicles.
 11. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
 13. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
 14. The PP shall not carry any construction below the HT Line passing through the project, if any.
 15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 16. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
 17. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
 18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.



19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
26. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
27. As proposed **8,805.693m² (15% of plot area)** shall be provided for green area development.
28. **14 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
29. **The PP shall provide 60 KW Solar Power at the project site.**
30. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
31. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
32. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
33. The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.02 EC for proposed Revision & Expansion in "Residential Plotted Colony" Project measuring 143.60825 Acres, at Sector 102 & 102 A, Village Dhankot & Kherkimaira, Gurugram by M/s Countrywide Promoters Pvt. Ltd.

Project Proponent : Shri Madhur Kumar

Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/521102/2025 dated 29.01.2025 for obtaining **Environment Clearance for Revision & Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP



submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 332293 dated 18.09.2024 during the submission of ToR. The ToR was granted to the project on 30.09.2024.

Table 1 – Basic Detail

Name of the Project: Revision & Expansion of “Residential Plotted Colony” Project at Sector 102 & 102A, Village Dhankot & Kherkimajra, Gurugram, Haryana M/s Countrywide Promoters Pvt. Ltd.				
S. No.	Particulars	Details		
		Previous EC	Proposed	Total
1.	Online Proposal Number	SIA/HR/INFRA2/521102/2025		
2.	Latitude	28°28'36.70"N		
3.	Longitude	76°58'22.51"E		
4.	Total Plot Area	5,41,085.090 sqm	40,075.955 sqm	5,81,161.046 sqm
5.	Net Planned Area	5,05,930.1 sqm	41,694.7 sqm	5,47,624.8 sqm
6.	Total Saleable Area (Including Plot Area and Commercial Area)	2,46,496.47 sqm	26,071.43 sqm	2,72,567.9 sqm
7.	Proposed FAR (including Additional Purchasable, TDR, TOD & Green Building FAR *Subject to choice of individual plot owners)	3,75,732.85 sqm	4,12,963.98 sqm	7,88,696.83 sqm
8.	Non FAR Area	77,364.09 sqm	1,68,411.39 sqm	2,45,775.48 sqm
9.	Total Built up area	4,53,096.9 sqm	5,81,375.4 sqm	10,34,472.3 sqm
10.	Total Green Area with %	1,94,249.28 sqm	9,502.00 sqm	2,03,751.28 sqm
11.	Total Parking	1267 ECS	-11 ECS	1256 ECS
12.	Power Requirement	14.13 MVA	1.87 MVA	16 MVA
13.	Power Backup	04 No. of DG sets (Capacity: 4 x 1,500 kVA)		
14.	Total Water Requirement	2502 KLD	228 KLD	2730 KLD
15.	Fresh Water Requirement	1286 KLD	76 KLD	1362 KLD
16.	Treated Water	1216 KLD	152 KLD	1368 KLD
17.	Waste Water Generated	1586 KLD	124 KLD	1710 KLD
18.	Organic Waste Convertor (OWC)	02 numbers(1 x 1000 kg + 1x 150 kg)		
19.	STP Capacity	1,900 KLD	200 KLD	2,100 KLD
20.	Solid Waste Generated	9931.27 Kg/day	1845.73 Kg/day	11,777 Kg/day
21.	Organic Waste Convertor	1X350 KG + 1X1000 KG + 1X150 KG		
22.	Number of Plots	General: 886 EWS: 222	General: 127 EWS: 32	General: 1013 EWS: 254
23.	No. of DUs for Group Housing	317	100	417
24.	Maximum Height	25 m	127.5 m	152.5 m
25.	Population	24,841 individuals	9,030 individuals	33,871 individuals
26.	Total Cost of the project:	i) Land Cost	Total Project cost (complete project): ₹1044.665 Cr. Total Cost for Expansion: ₹48.165 Cr	
		ii) Construction Cost		
		iii) Misc. Cost		
27.	Incremental Load in respect of:	PM2.5	0.041 µg/m ³	
		PM10	0.101 µg/m ³	



		SO2	0.142 µg/m ³
		NO2	0.678 µg/m ³
		CO	0.47 µg/m ³
28.	EMP Budget	• EMP Budget for Expansion Part: ₹116/- Lakhs Capital cost: ₹59/- Lakhs Recurring cost: ₹13/- Lakhs Adoption of School in nearby Village: ₹34/- Lakhs Wildlife Action Plan: ₹10/- Lakhs • EMP budget Sanctioned in Previous EC: ₹1192/- Lakhs • Total EMP Budget for complete project: ₹1308/- Lakhs	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That, we have proposed Revision & Expansion of "Residential Plotted Colony" Project by addition of 9.903 acres licensed (165 of 2024) land parcel beyond existing 133.70525 acres licensed land (58 of 2010, 45 of 2011 and 41 of 2021) and now total land admeasuring 143.60825 acres located at Village Dhankot & Kherkimajra, Sector-102 & 102 A, Gurugram, Haryana for better planning aspects.
2. That, "Residential Plotted Colony" Project secured initial EC vide memo no.: SEIAA/HR/2010/957 dated 09.11.2010 for development on a licensed (58 of 2010) land measuring 108.068 acres and latest EC for revision & Expansion vide EC no. EC23B039HR116754 having F. No. SEIAA/HR/2022/220 dated 09.06.2023 for addition of 7.03125 903 acres' licensed (41 of 2021) land parcel over plot area of 541085.091 sqm (133.70525 acres) whereas second EC obtained as expansion of EC vide No. SEIAA/HR/2013/1383 dated 12.12.2013 for addition of total licensed (45 of 2011) land parcel of 18.606 acres over plot area of 512631.49 sqm (126.674 acres) in consonance of gradual securing of license.
3. That, the development work initiated after issuance of initial Consent to Establish (NOC) vide no. HSPCB/TAC/2011/6301dated 22.12.2011 for 108.068 acres and Expansion of CTE vide no. HSPCB/Consent/:2821213GUNOCTE1319677dated 15.01.2015 for 18.606 acres, which further unified vide No. HSPCB/Consent/:329962318GUNOCTE5610747dated 25.09.2018 and last validated vide HSPCB/Consent/: 329962323GUNOCTE38896447 dated 28.07.2023 for total land area 133.70525 acres.
4. That, about 60 % of the existing project land parcel has been developed along with operational club facility and gradual occupation initiated as individual plot wise OC issued over 128 developed general plots and accordingly CTO obtained vide No.HSPCB/Consent/:329962321GUNOCTO15934507 dated 11.10.2021, which renewed time to time and last CTO validated up to 30.09.2026 for total land area 541085.091 sqm and built-up area 1,21,988.7 sqm vide no. HSPCB/Consent/: 329962324GUNOCTO70934773 dated 18.07.2024.
5. That, internal services work of 79 acres stands completed and verified by STP, Gurugram as per report dated 24.08.2017 and DTCP granted part completion certificate for 66.50 Acres on 03.10.2017.



6. That, application for revision & expansion submitted under para 7 (ii) on 23.09.2024 i.e. within validity period of EC (valid up to 09.06.2033) and falls under category 8(b) therefore scoping required as per MoEF&CC notification dated 17.02.2020 where all expansion proposal of existing project having earlier prior EC shall require ToR approval for EIA-EMP Report submission.
7. That, we have obtained Forest NOC for 9.903 Acres of land via SRN No. TG4-90F-DYV3 and NVN-2KY-Y8C9 dated 24.05.2024, for 7.0312 acres via SRN No. UMW-AAB-TNB1 dated 10.03.2021, for 18.6 acres via letter no. 2337-G dated 03.10.2013 and for 108.068 acres via letter no. 1170-G dated 05.07.2013. Aravali NOC permission obtained for 9.903 Acres vide SRN no. 116 dated 27.08.2024, for 7.0312 acres vide SRN no. 33 dated 11.08.2021 and for 126.674 acres vide SRN no. 3531 dated 30.10.2013. Water supply connection obtained vide memo No. 14839 from HUDA Division no. III Gurugram dated 11.10.2012 and water supply source is GMDA. RWH exemption Permission has been obtained from CGWA vide Memo No. 21-4/NWR/CGWA/2008-1922 dated 04.01.2012. Latest approval of electrification plan has been granted by DHBVN vide Memo no. Ch-36/OLNC-HT/GGN/EP-396 dated 20.05.2024.
8. That, we have not executed any construction work at site under additional licensed land parcel as neither any Group housing work initiated nor development work started on area that is subject to under revision owing to pending subject application of EC and construction will be commenced only after obtaining EC and subsequent CTE (NOC) for the proposed revision and expansion.
9. As per project planning, Net Planned Area proportionately increased since area under undetermined use now reduced from existing 3.482 acres to 3.082 acres after overall planned layout of 143.60825 acres. Further, the balance area used for increment of number of plots along with provision of 14 new A1 Type plots without compromising area under different types of plots. Accordingly 127 general plots under Type A, A1, B, C, C2, F, F1 & F4 and 32 EWS plots increased whereas B1, C1, F2, F3, and D remain unaffected and that is why the term Revision and Expansion used under EC application.
10. Also undeveloped overall 836 general plots shall benefit from increased FAR ratio as per amended HBC 2017 along with additional purchasable FAR subject to choice of respective individual plot allottee since licensee company shall allocate plots to customer for individual development after completion of laying of services work along with Green area development.
11. That, the revised project planning approved with release of layout along with license no. 165 of 2024-dated 28.11.2024. Further, as per stipulated condition no. 3 of layout, Approval of Revised Demarcation-cum-Zoning Plan for complete 143.60825 acres released from DTCP, Haryana vide memo no. ZP-650-II/SD (RD)/2025/1613 dated 13.01.2025.
12. That, Sultanpur National Park is situated towards west south western direction at the distance of 6.8 km whereas Asola Bhatti Wildlife Sanctuary is situated towards eastern direction at the distance of 18.8 km from the project site.
13. That, Revenue Rastas falling under the existing part of the plotted colony, which kept free for circulation/movement with no construction on the Revenue Rastas. Further, Road damage recovery charges already deposited to MCG as per their estimation for ROW permission for laying services across revenue rastas for



existing part. Further, no encroachment proposed on the Revenue Rastas falling under the expansion land.

14. That, certified compliance Report (CCR) has been issued vide F. No. 4-1318/2013/RO(NZ)/eFile dated 11.09.2024 from regional office, MoEF&CC Chandigarh and action taken compliance with respect to observations raised vide the CCR is also submitted on 01.10.2024.
15. That, budget of Rs.116 Lakhs allocated under Environment Management Plan (EMP) for the expansion part of the project. A total budget of Rs. 1308 Lakhs estimated under EMP activities for complete project including EMP budget sanctioned as per Previous EC.
16. That, at present sewage load is about ~170 KLD and two separate STP of 100 KLDs each are operational for their treatment and entire treated water being reused in irrigation of landscape area. Further, order also placed for additional STP of 150 KLD capacity for gradual increment of sewage load from occupancy development considering upcoming hand over of units and individual plots habitation.
17. That, we have proposed two number of STP having capacity of 600 KLD and 1500 KLD and shall commission STP in consonance of occupancy development till minimum 30 % sewage load achieved and ensure permanent STP shall be equipped with UV treatment and be ready for operation for futuristic population.
18. That, ultimate habitation to be developed at gradually slow rate in future since individual plot owners shall construct their plot at own in different time frame and thus being heterogeneous development, ultimate buildable area shall also depend on availing of additional purchasable F.A.R by individual to individual in this Residential plotted colony. This also effect erection of STP infrastructure implementation, especially in terms of ultimate STP capacity. Although, Chief Engineer, HSVP vide Memo No. CA/CE-I/CE-II/SE(HQ)/EE (M)/SDE (G)/2024/345359 dated 19.12.2024, under Approved Service Plan Estimates for the 143.60825 acres proposed for partial raw sewage of 1200 KLD to be connected to their main sewer line after checking the feasibility at site.
19. That, at present about ~90 kg/day wet Solid waste being generated from overall solid waste ranging from about 180-190 kg/day which being treated under already available OWC of 350 Kg capacity in the project as per current occupancy. Further, overall remaining solid waste being disposed through authorized vendor after recovery of recyclable material.
20. That, Biodegradable waste estimated to be 5300 kg to 7070 Kg/day for complete project, which will be treated into the OWC within the premises. Further, We have proposed additional 02 number of Organic Waste Convertor (OWC) of capacities 1 x 1000 kg + 1x 150 kg capacity as per gradual habitation development at project except already available 350 kg OWC at site to treat entire wet bio-degradable waste in batches cycle, which will be further, used as manure under developed landscape at the site. The capacity of OWC selected as per MoEF&CC's OM dated 09th June 2015.
21. That, parking provision of developed plots already provided as per norms of HBC 2017 and balance plots proposed to allocate to respective individual allottee, who shall be self-responsible for their parking. Further, adequate parking provision of 1256 ECS that is 20 % over and above parking space than requirement of 1025 ECS provided to accommodate commercial F.A.R. area development along with dwelling units of Group Housing.



22. That, total **52 KW** of energy planned to conserve through installation of solar panels. 12 KW SPV system already installed at club building. Further, the solar PV system of capacity 40 KW will be installed for Group Housing in future phase. As per latest Haryana solar power policy by HAREDA, it is to be assured that individual plot owners would abide with provision regarding solar power to secure their completion certificate.
23. That, 3,067 trees saplings and 15,000 shrubs are planted under already developed landscape area i.e. about 15.07 acres (61,000 SQM). Balance landscape area shall be developed simultaneously with project progression as per plan within 03 years post issuance of EC.
24. That, the Green area sanctioned as per previous EC dated 09.06.2023 is increasing from 1,94,249.28 sqm to 2,03,751.28 sqm as per current planning. Total proposed green area for the complete project is approximately 37.21% of net planned area among which about 12% of the net planned area i.e. 65,714.976 sqm shall be developed as Block Green area. Further, suitable native vernacular Tree species viz; Mango, Seetaphal, Neem, Kachnar, Shisham, Amla, Bakul, Ashok, Arjun etc proposed for plantation under project as extent possible.
25. That, the individual plot owners will be required to plant 1 tree per plot as per MoEF&CC OM under "*Ek Ped Ma Ke Naam*" campaign dated 24.07.2024 during allotment of the plot.
26. That, there is a 400 kVA EHV transmission line passing through the project for which ROW will be as per requirements of Haryana Building Code. The area under ROW shall be buffered as green area and services shall pass underground, if needed; no aboveground utility shall be proposed.
27. That, we undertake to obtain NOC w.r.t. Fire, Structural stability and AAI NOC only for development of proposed Group Housing (5.01 acres), as applicable, before commencement of construction since these approvals are not applicable to develop plotted colony planned up to 16.5 meter maximum height as per as per the amended Haryana Fire Services Rules and Haryana's building code regulation.
28. That, the soil percolation rate of the Gurugram region for Ground Water Recharge through Rainwater Harvesting is considered as 5 LPS as per HWRA Guidelines. However, since the water level is shallow in the project area, groundwater recharge not proposed as per CGWA approval.
29. That there is no litigation pending regarding land or any other issues against the above Residential Plotted Colony Project located Village Dhankot & Kherkimajra, Sector-102 & 102 A, District Gurugram, Haryana.
30. That, sewer and storm water connection to be obtained after laying GMDA's trunk services and Assurances in this regard already issued from GMDA.

EMP Budget

Table 1: EMP Budget Sanctioned in Previous EC

Component	Cost(₹ in Lakhs)
Budget for EMP activities in Construction Phase	594
Budget for EMP activities in Operation Phase	598
Total EMP Budget sanction in EC dated: 09.06.2023	1192



Table 2: EMP Budget Inside the Project for Expansion Part (Construction phase)

Sr.No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/barricading, wheel washing, water sprinkling etc.)	3	0.2
2	Anti-smog gun(s) & AQM sensors	3	1
3	Mobile toilets, septic tank, waste management etc.	1	0.3
4	Environment monitoring & compliances	-	1.5
5	Environment Management Cell	-	3
TOTAL		7	6

Table 3: EMP Budget Inside the Project for Expansion Part (Operation phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	22	3
3	Solid Waste Management (Organic Waste Converter and Waste Bins)	6	0.5
4	Tree Plantation	20	2
5	Environment Management Cell, Environmental Monitoring & Compliances	4	1.5
TOTAL		52	7

Table 4: EMP Budget Outside the Project for Expansion Part

S. No.	Activities	Total cost (₹)
1	Development & Maintenance activities in nearby Govt. School	34,00,000
2	Wildlife Action Plan	10,00,000
Total Budget for EMP activities outside project		44,00,000

Table 5: Total EMP Budget for Complete Project

S. No.	Particulars	Cost (₹ in lakhs)
A.	Total EMP Budget sanctioned in Previous EC	1192.00
B.	Total EMP Budget for Expansion Part (i + ii + iii)	116.00
i.	EMP Budget (Capital cost)	59.00
ii.	EMP budget (Recurring cost)	13.00
iii.	EMP budget for nearby area/ outside the project boundary	44.00



	Total EMP Budget Complete Project (A + B)	1308.00
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A detailed discussion was held on the documents submitted regarding License, CTE, CTO, STP, EMP, Plot Area, Numbers of Plots, Layout Plan, Wildlife Sanctuary, CCR, Revenue Rasta, OWC, Biodegradable Waste, F.A.R., Trees, Green Area, AAI NOC, Soil Percolation Rate, Litigation, Sewer and StormWater as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Revision and expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

1. **M/s Countrywide Promoters Pvt. Ltd.**
2. **M/s Shivnand Real Estate Pvt. Ltd.,**
3. **M/s Precision Infrastructure Pvt. Ltd.,**
4. **M/s Private Infraprojects Pvt. Ltd.,**
5. **M/s Druzbs Overseas Pvt. Ltd.,**
6. **M/s Realtech Pvt. Ltd.**
7. **M/s Merit Marketing Pvt. Ltd.,**
8. **M/s Eventual Builders Pvt. Ltd.,**
9. **M/s Sunglow Overseas Pvt. Ltd.,**
10. **M/s BPTP Ltd.,**
11. **M/s Saraswati Promoters Pvt. Ltd**
12. **M/s Mega Infraprojects Pvt. Ltd.**
13. **M/s Sarasawati Kunj Intrastructure Pvt. Ltd.,**
14. **M/s Precision Infrastructure Pyt. Ltd.**
15. **M/s Satpal-Rajkumar Ss/o Raghunath,**
16. **M/s Bijender Sahrawat-Jitender Singh Sahrawat Ss/o Mahender Singh,**
17. **Mohinder Singh- Ranbir Singh- Saryawan- Chandrabhan Surender Pal Ss/o Risal Singh,**
18. **Santra Devi Wd/o &**
19. **Gyan Parkash- Jaivir Singh-Jasvir Singh Ss/o Ramchander,**
20. **Narender Pal-Naresh Kumar Ss/o Sunder Lal**

in collaboration with M/s Countrywide Promoters Pvt. Ltd.

as per License No.165 of 2024 (valid upto 27.11.2029) issued vide Endst No.LC-2330-E/JE(AK)-2024/37182 dated 29.11.2024,License No.58 of 2010 dated 03.08.2010 (renewed upto 02.08.2025) issued vide Endst. No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020, License No.45 of 2011 (renewed upto 16.05.2025)dated 17.05.2011 issued vide Endst No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020 and License No.41 of 2021 dated 23.07.2021 (valid upto dated 22.07.2026) issued vide Endst No.LC-2330-C-JE(DS)-2021/ dated 23.07.2021 by Department of Town & Country Planning, Haryana and LoI issued by Department of Town & Country



Planning, Haryana vide Memo No.LC-2330-E/JE(AK)-2024/9962 dated 16.03.2024.

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. 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.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.



10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital Water Level Recorder for monitoring the water recharge.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
23. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. 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).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. As proposed, the PP shall provide **2,03,751.28 sqm (37.21% of net planned area) for green area development among which about 12% of the net planned area i.e. 65,714.976 sqm** shall be developed as Block Green area.
32. The PP shall provide **52 KW Solar Power at project site.**
33. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
34. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**



35. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
36. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.03 EC for Proposed Expansion of Group Housing Project Windchant at Village-Chouma, Sector-112, Gurugram Haryana by M/s Experion Developers Private Limited

Project Proponent : Sh. Ankit Maheshwari
Consultant : Cognizance Research India Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/520023/2025 dated 29.01.2025 for obtaining **Environment Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 049854 dated 29.04.2024 during the submission of ToR. The ToR was granted to the project 17.07.2024.

Table 1 – Basic Detail

Name of the project: EC for Proposed Expansion of Group housing project Windchant at Village Chouma, Sector-112, Gurugram Haryana by M/s Experion Developers Private Limited		
S. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/520023/2025
2.	Category of project	8 (b) "Building & Construction Projects"
3.	Latitude	28°31'0.41"N
4.	Longitude	77° 0'53.03"E
5.	Total Plot Area in Sq Mt	4842.056
6.	Proposed Green Area	996.83 (20.59 %)
7.	Built up area	32151.11 Sq Mt
8.	Estimated Population	805
9.	Total water requirement	68 KLD
10.	Fresh water requirement	45 KLD
11.	Treated water requirement (Flushing & Horticulture)	23 KLD
12.	Wastewater generation	44 KLD
13.	STP capacity	60 KLD
14.	Total solid waste generated	260 Kg/Day
15.	Biodegradable Waste	170 Kg/Day



16.	Organic Waste Converter	2 No of OWC of 100Kg each Capacity	
17.	Non – Biodegradable Waste	90 Kg/Day	
18.	Maximum Height of building	130 m	
19.	Total power requirement	888 KVA (DHBVN)	
20.	DG Sets	1 x500 KVA + 1x250 = 750 KVA	
21.	Rainwater Harvesting System	3 RWH pits	
22.	Total Parking	114 ECS	
23.	No. of Dwelling Units	76	
24.	Convenient Shops	05	
25.	Basement	03	
26.	Maximum Number of Floors	G+30	
27.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm.k SHGC: 0.9	
28.	Total Project Cost	₹ 170.49 Cr	
29.	EMP Cost	₹ 5.44 Cr Capital Cost – 2.15 Cr Recurring Cost – 1.29 Cr EMP for school and nearby village- 2.0 Cr	
30.	Incremental Load in respect of :	PM 2.5	0.03585 µg/m3
		PM10	0.06146 µg/m3
		SO ₂	0.15366 µg/m3
		NO ₂	0.05122 µg/m3
		CO	0.0000028 mg/m3
31.	Construction Phase	Power Source	DHBVN
		Water Requirement & Source	Freshwater – 10 KLD Construction – 20 KLD (Assurance For Treated water from GMDA Obtained)
		STP (Modular)	1 Nos
		Anti-Smoke Gun	02 Nos of Anti Smoke Gun



The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared for the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

1. That, no construction for the proposed expansion project has been started and the construction will be commenced only after obtaining the Environment Clearance.
2. The Earlier EC is being granted on 27 Dec 2012 for Built up area 2,43,005 sq.m.
3. We are also submitting the comparative chart with details of previous EC and proposed Expansion. (attached as annexure).
4. The CCR has been obtained for the project from HSPCB Vide letter No. HSPCB/GRN/2024/Dated 30.12.2024, and we have submitted the action taken report against the observations raised in CCR. (Annexure attached)
5. The Occupancy Certificate for existing project is already taken. (OC Attached as annexure).
6. We are hereby submitting the final NGT Court order copy application no. 648/2023, that states application is accordingly dismissed as withdrawn with aforesaid liberty. (Final copy of order is attached as annexure).
7. Land license for the proposed project has been taken from DTCP LC-1488-C-Asstt. (AK)/2019/22190 Dated 4-9-2019 and the same is extended till 30.9.2029 vide Memo no LC-1488-C/JE(AK)/2024/29829. (Copy attached as annexure)
8. All the required NOCs (i.e., land license, zoning plan, Aravali NOC, AAI NOC, Forest NOC and assurances for fresh water, sewer, storm connection, power connection) from the concerned departments has been taken.
9. The proposed expansion project will have separate services like STP, WTP, OWC, Transformer and DG Sets.
10. The Fire NOC for proposed expansion will be taken after approval of plans.
11. We are submitting revised landscape plan, in which we have increased the plantation species of Peepal Plant (*Ficus religiosa*) & Bargad Plant (*Ficus benghalensis*) i.e., 2 of each.
12. The green area for the proposed expansion project is 996.836 sq.m which is 20.59% of the plot area.
13. Proposed Solar PV for the project is approx. 20 KW which is now being increased to approx. 25 KW for the expansion project.
14. The 2 No. of OWC will be installed of Capacity 100 Kg each.
15. The EMP has been revised.
16. That the treated water from the nearby STP/CSTP will be used for the construction purpose.
17. That, no revenue rasta is passing through the project site.
18. That no HT line is passing though the project site.
19. That no Nallah is present at the project site. Hence, there is no obstruction in the natural drainage.
20. There is no tree on the proposed land area.
21. That, the height clearance NOC from Airport Authority of India is obtained.
22. There is no wildlife sanctuary falling in the 10 km of the study area of the project.
23. That project will be operational after obtaining the permission for fresh water supply from the competent authority. Assurance in this regard has been obtained from Gurugram Metropolitan Development Authority.



24. That the project details being submitted in the proposal is same in online as well as hard copy. That all the data and information furnished in the application, enclosures and other documents for obtaining Environment Clearance of the above said project is true to my knowledge and are factually correct.

Comparative Statement with Previous EC

S. No.	Description	As per Earlier EC application (in sqm.)	Details of Proposed Expansion	Total Area in Sq Mt
1.	Total Plot area	94,821.74 Sq Mt	4842.056 Sq Mt (Additional Land)	99,663.796 Sq Mt
2.	Built Up Area in Sq mt	2,43,005 Sq Mt	32151.11 Sq Mt	2,75,156.11 Sq Mt
3.	No. of Units	721	76+5 Convenient Shops	797
4.	Total Population Including Visitor	3553	805	4358
5.	Green Area in Sq Mt	28470.875 Sq Mt (30.03%)	996.836 Sq Mt (20.59 %)	29,467.711 Sq Mt
6.	No of Parking	1602	114	1716
7.	RWH Pits	24	3	27
8.	Total solid waste generation	1508 KG	260 kg	1768
9.	Total power requirement	4500 KVA	888 KVA	5388 KVA
10.	Total water requirement	645 KLD	68 KLD	713
11.	Fresh water requirement	303 KLD	45 KLD	348
12.	Treated water requirement	342 KLD	23 KLD	365
13.	Wastewater generation	380 KLD	44 KLD	424
14.	STP	475 KLD	60 KLD	Existing and Proposed have separate STP i.e 475 KLD Existing & 60 KLD for proposed expansion
15.	No of Floors	G+27	G+30	
16.	Max Height	91 Mt	130 Mt	



17.	DG Set Deatils	3x1500 KVA & 1x1010 KVA total Capacity of DG Set-5510 KVA	2 Generator sets i.e 1 x 500 KVA + 1 x 250 = 750 KVA	Separate DG for Existing Project and Proposed Expansion
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Table 2 – EMP Detail
Environment Management Plan:
EMP in Construction Phase

S.no	Component	Capital Cost (Rs In Lacs)	Recurring Cost (Rs In Lacs)/Annum
1	Barricading of Construction Site	10.0	8.0
2	Anti - Smog Gun with Complete Assembly	5.00	5.0
3	Dust Mitigation Measures	10.0	8.0
4	Mobile STP	5.0	3.0
5	Wheel Washing	4.0	2.0
6	Waste Storage Bins - Labour Camp/Site Offices	2.0	1.5
7	Traffic Management Signages	4.0	2.0
8	Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		15.0
9	EMP cost of Construction phase (material handling, green net, tarpaulin cover to cover the construction material)	20.0	10.0
	Total	60.0/-	54.5/-

EMP in Operation Phase

S.no	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	50	20
2.	Rain water Harvesting Pits	30	15
3.	Acoustic enclosure/stack for DG sets	10	05
4.	Solid Waste Management (collection, handling & transportation) and 2 Number of Organic Waste Converter of capacity100 Kg each	20	05
5.	Plantation of Trees	50	20
6.	Six Monthly Compliances as Per EIA Notification		10
	Total	160	75

Revised CER: Budget for adoption of school & Development activity in nearby Village



S. No.	Activities	Capital Cost (Lakhs)
1.	Adoption of Government school in village Chouma and Bajghera, for Installation of Smart classroom, Plantation & Greenbelt development and installation of RO Renovation of community center of Village Chouma and Bajghera.	200 Lakhs
Total		200 Lakhs

Total EMP Budget

S. No.	Particular	Capital Cost (INR lakhs)	Recurring Cost (INR lakhs)
1.	During Construction Phase	60.0	54.5
2.	During Operation Phase	160.0	75.00
3.	EMP budget for Adoption of School and Community Center	200.0	-
	Total	420/-	129.5
	Total Environment Management Plan	549.5/-	

A detailed discussion was held on the documents submitted regarding Construction Status, CCR, OC, Fire NOC, STP, OWC, Zoning Plan, HT Lines, Litigation Distance WLS/NBS, Solar Power, Green Area With Block Plantation, Percolation Data, Ground Quality Report, License, Earlier EC, Power Assurance, Sewer Assurance, Water Assurance, Treated Waste Water, Structure Stability Certificate, Forest NOC, Aravali NOC as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

1. M/s Jovial Buildtech Pvt. Ltd.,
2. M/s Gold Developers Pvt. Ltd. (now known as M/s Experion Developers Private Limited) C/o Experion Developers Private Limited
as per License No.99 of 2019 dated 04.09.2019 (valid upto 03.09.2024) issued by Department of Town & Country Planning vide Endst No.LC-1488-C-Asstt.(AK)/2019/21190 dated 04.09..

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:



A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. 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.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any



13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. 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).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. As proposed, the PP shall provide **996.83 sqm (20.59% of Plot Area)** for green area development.
33. **03 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall provide **25 KW solar power** at the project site.
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**



38. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.04 EC for proposed Industrial Plotted Colony falling In Sectors-M9, M10, M13 And M14 of Manesar in revenue estate of Village Bans Haria And Bans Kushla, Tehsil Harsuru, District Gurugram, Haryana by M/s Worldwide Resorts and Entertainment Private Limited

Project Proponent : Shri Kapil Bhardwaj
Consultant : Oceao Enviro Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/518874/2025 dated 29.01.2025for obtaining **Environment Clearance** underCategory 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 512741 dated 06.12.2024 paid during the submission of ToR. The ToR was granted to the project on 14.10.2024.

Table 1 – Basic Detail

Name of the Project: Industrial Plotted Colony Project “The Golden City” in the revenue estate of Village: Bans Hariya, Bans Kushla, Sector-M9, M10, M13 and M14 of Manesar & District: Gurugram, Haryana		
Online Proposal No. SIA/HR/INFRA2/518874/2025		
Sr. No.	Particulars	Details
1.	Latitude	28° 23' 31.752" N to 28° 22' 50.072" N
2.	Longitude	76° 53' 20.949" E to 76° 53' 39.163" E
3.	Total Plot Area	171.32187 Acre / 693315.01 SQM
4.	Net Planned Area	169.09687 Acre / 684309.689 SQM
5.	Proposed Industrial Component	59.5248 Acre / 240888.091 SQM (35.02%)
6.	Proposed Residential & Commercial Component	50.380743 Acre / 208338.303 SQM (29.79%)
7.	Proposed FAR of Residential Affordable Group Housing	339935.39 sqm (239.99%)
8.	Non-FAR	84694.60 sqm
9.	Total Built-up Area	424630 sqm
10.	Green Area	138732.33 sqm (20.01%)
11.	Rainwater Harvesting Pits	171 Nos (84.37 cum each for recharge)
12.	STP Capacity	04 Nos of STP's 370 KLD, 410 KLD, 2000 KLD, 1060 KLD [Total capacity 3840 KLD]
13.	Parking Required	1360 ECS
14.	Parking Provided	2722 ECS
15.	Organic Waste Converter	03 Nos OWC-5000
16.	Maximum Height of the	60 m



	Building (m)	
17.	Power Requirement	29 MWh
18.	Source	DHBVN, Gurugram
19.	Power Backup	6340 KVA (2 x 2000 + 1 x 1500 + 1 x 500 + 1 x 200 + 1 x 140 KVA)
20.	Total Water Requirement	3827 KLD
21.	Fresh Water Requirement	2526 KLD
22.	Recycled/Treated Water Requirement	1301 KLD
23.	Waste Water Generated	2976 KLD
24.	Solid Waste Generated	21149 kg/day
25.	Biodegradable Waste	12690 kg/day
26.	Number of Towers	20 Nos
27.	Basement	01 Nos
28.	Stories	G/S+19 Floors
29.	R+U Value of Material used (Glass)	U = 3.5 W/sqm k, R = 0.91
30.	Total Cost of the project:	2435.65 Cr
31.	EMP Cost	11.20 Cr
32.	Incremental Load in respect of:	
	PM 2.5	0.06 µg/m3
	PM 10	0.11 µg/m3
	SO _x	0.47 µg/m3
	NO _x	3.80 µg/m3
	CO	1.45 mg/m3

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

1. That the **License No.136 of 2022** dated 08.09.2022 and approval of Zoning plan has been obtained vide DRG. No. DTCP – 8734 dated 10.11.2022 from Directorate of Town & Country Planning, Haryana to Flip Probuild Pvt. Ltd., Gloss Probuild Pvt. Ltd., Gull Probuild Pvt. Ltd., Logical Developers Pvt. Ltd., Gable Probuild Pvt. Ltd., Gravel Probuild Pvt. Ltd., Grebe Probuild Pvt. Ltd., Griddle Probuild Pvt. Ltd., Grog Probuild Pvt. Ltd., Gyankunj Construction Pvt. Ltd., Kamdhenu Projects Pvt. Ltd., Rosegate Estate Pvt. Ltd., Yukti Projects Pvt. Ltd., Zonex Estates Pvt. Ltd., Gaiety Probuild Pvt. Ltd., Prosperous Buildcon Pvt Ltd. in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd. for setting up of industrial plotted colony over an area measuring 118.15 acre. **(Annexure-1)**
2. That earlier as the plot area of the land pertaining to license no. 136 of 2022 was 118.15 acre, which was below threshold value required for obtaining environmental clearance, therefore, there was no applicability of obtaining environmental clearance from SEIAA Haryana at that time.
3. That CTE has been obtained vide letter no. HSPCB/Consent/: 329962323GUSOCTE36648927 dated 06/06/2023 from Haryana State Pollution



Control Board for the plot area of 118.15 acre and total built-up area of 5000 sqm.
(Annexure-2)

4. That **License no. 06 of 2024** dated **19.01.2024** from Directorate of Town & Country Planning, Haryana to Flip Probuild Pvt. Ltd., Gloss Probuild Pvt. Ltd., Gull Probuild Pvt. Ltd., Logical Developers Pvt. Ltd., Gable Probuild Pvt. Ltd., Gravel Probuild Pvt. Ltd., Grebe Probuild Pvt. Ltd., Griddle Probuild Pvt. Ltd., Grog Probuild Pvt. Ltd., Gyankunj Construction Pvt. Ltd., Kamdhenu Projects Pvt. Ltd., Rosegate Estate Pvt. Ltd., Yukti Projects Pvt. Ltd., Zonex Estates Pvt. Ltd., Gaiety Probuild Pvt. Ltd., Prosperous Buildcon Pvt Ltd. in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd. for setting up of industrial plotted colony over an additional area measuring 53.171 acre. **(Annexure-3)**
5. That the resulting total plot area after the grant of both license is 171.32187 Acre. Therefore, we have applied for the grant of terms of reference (TOR) vide proposal no. SIA/HR/INFRA2/495785/2024 dated 07.10.2024 as the total plot area falls within the threshold of more than 50 ha required for obtaining environmental clearance under 8(b) schedule of EIA notification, 2006.
6. That Terms of Reference (TOR) has been obtained from SEAC, Haryana vide TOR Identification no. TO24B3813HR5713781N dated 14/10/2024. **(Annexure-4)**
7. That we have obtained all other relevant NOCs like Forest Clarification from DFO Gurugram, Aravalli NOC from DC Gurugram, Power Assurance from DHBVN, Gurugram, Water and Sewer Assurance from GMDA, Structural stability certificate. **(Annexure-5)**
8. That the project is an industrial plotted colony which includes the industrial plots, residential plots under DDJAY, Commercial Plots and the Affordable Group Housing Colony.
9. That the project involves the sale of the industrial plots, residential plots under DDJAY, Commercial Plots to individuals.
10. That the building plans approval for the development of Affordable Group Housing Colony is pending for approval with DTCP, Haryana.
11. That the construction activity is proposed in the Affordable Group Housing Colony only and the laying of services in the complete project.
12. That the height clearance NOC from the Airport Authority of India is not applicable to our project as the maximum building height is 60 m and the permissible height of building as per the colour legend point no. 11 of CCZM map of AAI for obtaining height clearance NOC is 136 m. **(Annexure-6)**
13. That we will install 171 Nos of RWH pits each having capacity 84.37 cum for ground water recharge.
14. That we will install 04 Nos of STP's [370 KLD, 410 KLD, 2000 KLD, 1060 KLD] at the project site having combined capacity 3840 KLD.
15. That we will install 03 Nos of OWC-5000 for the safe disposal of biodegradable waste generated at the project site and the non-biodegradable waste will be handed over to authorized recycler after the execution of agreement before the start of operational phase of the project.
16. That the total cost of project is 2435.65 Cr certified by Chartered Accountant. **(Annexure-7)**
17. That we will install solar system of 450 KW at the project site in operational phase.



18. That greenbelt plan showing 138732.33 sqm (20.01%) green area of the total project site. We will develop 12% block plantation with 3 m gap between the trees in the green area proposed. **(Annexure-8)**
19. That the revised list of trees as suggested by SEAC, Haryana for the development of green belt at the project site has been attached. **(Annexure-9)**
20. That the land is devoid of any trees. Hence, there is no requirement of cutting trees at the project site. However, we will obtain tree felling permission from the concerned department and compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained.
21. That Sultanpur Wildlife sanctuary is falling at a distance of 6.90 km from the project site. Therefore, there is no requirement of obtaining NBWL clearance in this regard. However, we will spend a total budget of 15.0 Lacs as a part of wildlife activity plan from the concerned Divisional Wildlife Officer, Gurugram.
22. That we have proposed 11.20 Cr (0.45%) as the total EMP budget for construction and operational phase of the project. **(Annexure-10)**
23. That provision of Smart Classrooms in the nearby Govt. School, Gurugram as suggested by SEAC/SEIAA Haryana, shall be done with a budget of 50.0 Lac.
24. That adequate row distance has been adopted both sides adjacent to GAIL gas-pipeline passing through the project site.
25. That there is no revenue rasta passing through the project site.
26. That there is no HT line passing through the project site.
27. That water quality test report from NABL laboratory has been done. All the parameters are found within the permissible limits as per drinking water standards IS 10500: 2012. **(Annexure-11)**
28. That the proportionate of Sand, Silt and Clay is 47.3%, 28.1%, 24.6% as per the soil quality test report obtained from NABL laboratory. As the content of Sand is high therefore the percolation rate is approximately 7-8 inch or more per hour.
29. That there is no litigation pending on our project.

Table 2 - EMP BUDGET

Table: EMP Cost already incurred–Construction Phase (Existing 118.15 Acre)

A. Capital Cost		B. Recurring Cost		
S. No.	Item	Rs. Lac.	Item	Rs. Lac./year
1.	Online Continuous Monitoring System PM10 and PM2.5 sensors cloud based	5.00	Monitoring of air, noise, water and soil	1.00
2.	Sanitation facilities for construction workers – Provision of Modular STP	20.00	Maintenance of modular STP	2.00
2.	Dust suppression Measures – Wheel Wash Facility, Water Sprinkling and Provision of Anti-Smog Gun at the project site	100.00	Dust suppression & sanitation	10.00
3.	Covered storage for construction material	20.00	Garbage and debris disposal	2.50



4.	Sedimentation trap for rainwater	5.00	Maintenance of Sedimentation Trap	0.50
5.	Green Belt Development	20.00	Green Belt maintenance	2.50
	Total	170.0	Total	18.50

Table: Proposed Environmental Management Budget
Construction Phase and Operational Phase

During Construction Phase			During Operation Phase		
Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)	Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)
Anti Smog Gun and Water for Dust suppression	20.00	2.00	Waste Water Management (STP)	250.00	25.00
Wastewater Management	10.00	1.50	Solid Waste Management	50.00	15.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	250.0	10.00
Provision of rainwater sump	10.00	1.50	Monitoring for Air, Water, Noise.	0.00	2.00
Green Belt Development	25.00	2.50	RWH pits	200.00	3.00
Material Covering	15.00	0.50	Provision of DG Stack Height	50.00	2.00
3 m High Barricading	20.00	2.00	Adoption of School in the nearby area	50.00	0.00
Total	Rs 100.00	Rs. 11.00		Rs. 850.0	Rs. 57.0

Table: Total EMP Budget (Existing + Proposed)

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase (Existing)	170.00	18.50
During Construction Phase (Proposed)	100.00	11.00
During Operational Phase	800.00	57.00
Provision of Smart Classrooms / upgradation of basic facilities in the Govt. School as suggested by SEIAA, Haryana	50.00	0.00
Total	1120.00	86.50

A detailed discussion was held on the documents submitted regarding license, earlier EC, Plot Area, CTE, TOR, Aravalli NOC, Forest NOC, Water and Sewer Assurance, Industrial Plots, Building Plans, AAI NOC, RWH, STP, OWC, Project Cost, Green Area, Block Plantation, Solar



Power, Trees, Wildlife Sanctuary, Emp, Ht Line, Revenue Rasta, Water Quality Test Report, Litigation as well the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

**M/s Flip Propbuild Pvt. Ltd.,
M/s Gloss Propbuild Pvt. Ltd., Gull
M/s Propbuild Pvt. Ltd.
M/s Logical Developers Pvt. Ltd.,
M/s Gable Propbuild Pvt. Ltd.,
M/s Gravel Propbuild Pvt. Ltd.,
M/s Grebe Propbuild Pvt. Ltd.,
M/s Griddle Propbuild Pvt. Ltd.,
M/s Grog Propbuild Pvt. Ltd.,
M/s Gyankunj Construction Pvt. Ltd.,
M/s Kamdhenu Projects Pvt. Ltd.,
M/s Rosegate Estate Pvt. Ltd.,
M/s Yukti Projects Pvt. Ltd.,
M/s Zorex Estates Pvt. Ltd.,
M/s Gaiety Propbuild Pvt. Ltd.,
M/s Prosperous Buildcon Pvt. Ltd.
M/s Active Promoters Pvt. Ltd.,
M/s Globule Propbuild Pvt. Ltd.,
M/s Sankalp Promoters Pvt. Ltd.,
M/s Sriyam Estates Pvt. Ltd.,
M/s Gaff Propbuild Pvt. Ltd.,
M/s Guffaw Propbuild Pvt.
M/s Rosegate Estates Pvt. Ltd.,
M/s Monarch Buildcon Pvt. Ltd.,
M/s Sriyam Estates Pvt. Ltd.,
M/s Sarvodaya Buildcon Pvt. Ltd.,
in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd.,
As per Licence no. 06 of 2024 dated 19.01.2024 (valid up to 18.01.2029) issued
vide Endst No.LC-4711-B-JE(SB)/2024/2219 dated 19.01.2024 and License
No.136 of 2022 dated 08.09.2022 (valid upto 07.09.2027) issued vide Endst.
No.LC-4711/Asstt.(MS)/2022/27450 dated 09.09.2022 by Department of Town
& Country Planning, Haryana.**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

1. Specific Conditions:-

- 1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**



- 2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
- 6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 8) 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.
- 9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
- 10) The PP shall install electric charging points for charging of electric vehicles.
- 11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to



- obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 14) The PP shall not carry any construction below the HT Line passing through the project, if any.
 - 15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 - 16) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
 - 17) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
 - 18) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
 - 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 - 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
 - 21) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
 - 22) The PP may provide electric charging stations to facilitate electric vehicle commuters.
 - 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 - 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 - 25) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
 - 26) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
 - 27) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
 - 28) **As proposed 138732.33 sqm (20.01%) shall be provided for green area as well as shall also develop 12% block plantation with 3m gap between the trees in the green area.**
 - 29) **171 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
 - 30) The PP shall install **solar system of 450 KW at the project** site in operational phase.
 - 31) The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree **plantation campaign "Ek Ped Maa Ke Naam"** and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)
 - 32) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
 - 33) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.



312.05 EC for proposed Residential plotted colony in Block-E having project area 61,423.45 Sq. M./15.178 acre at Sector-57, District-Gurugram, Haryana developed by M/s. Orchid Infrastructure Developers Private Limited by M/s Orchid Infrastructure Developers Private Limited

Project Proponent : Sh.Pradeep Yadav
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/519898/2025 dated 23.01.2025 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. 021356 dated 21.10.2025.

Table 1 – Basic Detail

Name of the Project: Proposed Residential plotted colony in Block-E at Sector-57, District-Gurugram, Haryana developed by M/s. Orchid Infrastructure Developers Private Limited.		
Sr. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/519898/2025
2.	Latitude	28°25'15.29"N
3.	Longitude	77° 4'1.49"E
4.	Total Plot Area	Total Project Area - 61,423.45 m2 Area under Plots -40,827.59 m2
5.	Proposed Ground Coverage	25,809.53 m2
6.	Total Proposed FAR	1,03,238.12 m2
7.	Total Non-FAR Area	40,482.22 m2
8.	Total Built Up area	1,43,729.46 m2
9.	No. of Plots	147 Nos.
10.	Total Green Area	13,382.79 m2
11.	Rain Water Harvesting Pits	15 Pits
12.	STP Capacity	250 KLD
13.	Total Parking	Proposed -1288 ECS
14.	Organic Waste Converter	Total 2 nos. of OWC of capacity 700 kg/day (1*500 kg/day +1*200 kg/day)
15.	Maximum Height of the Building (m)	16.5 m
16.	Power Requirement	2500 KW & DHBVN
17.	Power Backup	2000 KVA 3Nos. (2*750 KVA + 1*500 KVA)
18.	Total Population	2,671
19.	Water Requirement	296 KLD
20.	Fresh Water Requirement	173 KLD
21.	Treated Water	123 KLD
22.	Waste Water Generated	194 KLD
23.	Solid Waste Generated	1346Kg/day
24.	Biodegradable Waste	538 Kg/day
25.	Number of Towers/Floors	G/S+4
26.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9
27.	Total Cost of the	i) Land Cost
		Total Cost of Project: Rs.415.08 Cr.



	project:	ii) Construction Cost	
28.	CER		50 Lakh
29.	EMP Budget		EMP Budget: Rs. 229.00 Lakhs
30.	Incremental Load in respect of:	PM 2.5	0.00994 (µg/m ³)
		PM 10	0.01665 (µg/m ³)
		SO ₂	0.03977 (µg/m ³)
		NO ₂	0.0216 (µg/m ³)
		CO	0.0000044 (mg/m ³)
31.	Construction Phase:	Power Back-up	1 No. of DG set
		Water Requirement & Source	Fresh water –10 KLD for drinking & sanitation. Treated wastewater 25-30 KLD for construction Source: Fresh water –GMDA/HSVP Construction Water –GMDA/HSVP
		STP (Modular)	1 Nos. of 5 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

- M/s Orchid Infrastructure Developers Pvt. Ltd. Is the legal and rightful owner in possession of these 147 plots (E1 to E142 & E144 to E148), which it has aggregated gradually from various individuals and Parties in a duly approved, licensed and developed colony in sector - 57 Gurugram, Haryana. The same has been reinforced through Court Degree (Civil Suit no. 1176/2022) dated 12.04.2022 i.e Suit for Declaration with consequential relief of Permanent Injunction. The land pocket measuring 15.178 acres falls under 55, 57 and 59 of 1994.
- That the total green area is 13,382.79 Sq. M (@21.8% of project area) whereas Block Plantation 5807.689 Sq.M (Green-1,2,5&7) and Avenue Plantation: 7575.101 Sq.M. **(Copy of landscape is attached as Annexure-A.)**
- That the solar panel capacity will be 45 KW.
- That we are proposing the 2 Nos. of OWC which is having total capacity of 700 Kg/day (1*500 Kg/day +1*200 Kg/day).
- That NoC from Airport Authority of India (AAI) regarding height clearance is not applicable to project because proposed building height is less than 30 meter.
- That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 17.0 km in NW direction and approx. 9.2 km in NE direction respectively.
- That there is no Revenue Rasta, HT Line inside project site.
- That we have obtained assurance for Sewer Connection from GMDA with memo No. GMDA/SEW/2024/609 Dated-26.11.2024. **(Copy of Sewer Connection is attached as Annexure-B)**



- That we have obtained assurance for treated water for construction from GMDA with memo No. GMDA/SEW/2024/608 Dated-26.11.2024. ***(Copy of treated water is attached as Annexure-C)***
- That we have obtained assurance for Drinking water for construction and operation from GMDA on dated-30.01.2025. ***(Copy of Drinking water is attached as Annexure-D)***
- That we have applied for power assurance whose receiving has been attached as an ***Annexure-E.***
- That we have obtained Forest Clarification/NOC from Divisional Forest Officer, through SRN R2C-NW1-L7F7 on dated 18.11.2024.
- That we have obtained Aravali Clarification/NOC from Deputy Commissioner, Gurugram through letter no.160/MB on dated 18.12.2024.
- That there is no litigation pending against this project.
- That at time of application area under Plots was given as 40,809.540 m² now it is 40,827.59 m².

S.N	During Construction Phase			During Operational Phase		
	Description	Capital Cost	Recurring Cost	Description	Capital Cost	Recurring Cost
		(Rs. in Lakhs)	(Rs. in Lakhs per Year)		(Rs. in Lakhs)	(Rs. in Lakhs per Year)
1	Sanitation and Wastewater Management (Modular STP)	10	2	Waste Water Management (Sewage Treatment Plant)	20	2
2	Garbage & Debris disposal	10	2	Solid Waste Management ((Dust bins & OWC)	8	2
3	Tree Plantation	15	2	Tree Plantation	20	2
4	Air, Noise, Soil, Water Monitoring	10	1	Monitoring for Air, Water, Noise & Soil	-	5
5	Rainwater harvesting system	15	1	Rainwater harvesting system	-	5
6	Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20	2	Stack height for DG Sets and acoustics	20	5
	Sub-Total	80	10	Total	68	21
	Total			229		

Particular	Amount
Government School (CER)	30.00 Lakhs
Aravali Plantation	20.00 Lakhs

S.N	Particulars	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs /Year)
1	During Construction Phase	80	10



2	During Operational Phase	68	21
3	CER Activity (School) & Aravalli plantation	50	0.0
Sub-Total		198	31
Total		229	

A detailed discussion was held on the documents submitted regarding Building Plan, Green area with Block Plantation, OWC, No Litigation Distance WLS, HT Line, Revenue Rasta, Structure Stability Report, Percolation Data, Fire NOC, Groundwater Quality Report, Litigation, Forest NOC, Power Assurance, Treated Water, Aravali NOC, AAI NOC, Solar Power as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Orchid Infrastructure Developers Pvt. Ltd. as per Court Decree (Civil Suit no.1176/2022) dated 12.04.2022 i.e Suit for Declaration with consequential relief of Permanent Injunction decided by Civil Judge (Senior Division), Gurugram

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve
2. Standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.



6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. 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.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.



22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. 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).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. As proposed, the PP shall provide **13,382.79 Sq.M (@21.8% of project area)** whereas **Block Plantation shall be 5807.689 Sq.M (Green-1,2,5&7) and Avenue Plantation shall be 7575.101 Sq.M.**
33. **15 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall install **solar panel** capacity of **45 KW.**
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.06 EC for proposed Commercial Colony for an area measuring 3.818 Acres (License No.163 of 2023 Dated 17.08.2023) in Sector-32, Sohna, Gurugram, Haryana by M/s St Patricks Realty Private Limited

Project Proponent : Sh.Saurabh Bhardwaj
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/518799/2025 dated 24.01.2025 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. 015517dated 22.01.2025.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Proposed Commercial Colony for an area measuring 3.818 Acres (License No. 163 of 2023 Dated 17.08.2023) in Sector-32, Sohna, Gurugram, Haryana by M/s St. Patricks Realty Pvt. Ltd and Others.			
Sr. No.	Particulars		Quantity
1.	Online Proposal Number		SIA/HR/INFRA2/518799/2025
2.	Latitude		28°16'44.49" N
3.	Longitude		77°4'29.01" E
4.	Plot Area (m ²)		15450.90
5.	Proposed Ground Coverage (m ²)		3349.99
6.	Proposed FAR (m ²)		28,874.41
7.	Proposed Non-FAR Area (m ²)		41825.64
8.	Total Built Up area (m ²)		70700.05
9.	Total Green Area with Percentage (m ²)		3482.638 m2 (22.54 % of the plot area)
10.	Rain Water Harvesting Pits (No.)		4
11.	STP Capacity (KLD)		125
12.	Total Parking (ECS)		585
13.	Organic Waste Converter (Nos.)		350 kg/day (2*175 kg/day)
14.	Maximum Height of the Building (m)		116.2
15.	Power Requirement (KW)-		2999
16.	Power Backup (KVA)		2250 (1x1500+ 1 x 750)
17.	Total Water Requirement (KLD)		161
18.	Fresh Water Requirement (KLD)		76
19.	Treated Water (KLD)		85
20.	Waste Water Generated (KLD)		98
21.	Solid Waste Generated (TPD)		0.69
22.	Biodegradable Waste (TPD)		0.33
23.	Number of Residential Apartment		357
24.	No. of Shops		38
25.	Basement		3
26.	Stories		3B+G+26
27.	Total Cost of the project:		Rs. 425.8 Crores
28.	EMP Budget	i) Capital Cost	Rs. 79.79 lacs
		ii) Recurring Cost	Rs. 22.04 lacs
		iii) CER	Rs. 35 lacs
29.	Incremental Load in respect of:	PM 2.5	0.013 µg/m ³
		PM 10	0.022 µg/m ³
		SO ₂	0.00086 µg/m ³
		NO ₂	0.357 µg/m ³
		CO	0.000311 mg/m ³
30.	Status of Construction		Construction has not been started on project site.



31.	Construction Phase:	Power Back-up	250 kVA
		Water Requirement & Source	Treated water tanker supply
		STP (Modular)	Yes
		Anti-Smog Gun	4 no.

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

- That, License No.163 of 2023 has been obtained vide Endst. No. LC-5068-JE(SB)-2023/27030 dated 18.08.2023 valid up to 16/08/2028.
- That, Zoning plan has been obtained vide DRG.NO. DG, TCP-9491 dated 18.08.2023.
- That, Power Assurance has been obtained from DHBVN vide Memo. No. Ch-67/DGR-26B dated 04.12.2024.
- That, the project is on concept basis.
- That, Water assurance has been obtained from HSVP vide Memo. No. 333550 dated 10.12.2024.
- That, Forest NOC has been obtained vide Reference No. (SRN):- V2L-BX6-AC38 dated 11.04.2023.
- That, Aravali NOC has been obtained vide Letter no. 51/M.B. dated 19.05.2023.
- That, IGBC pre-Certification has been obtained in November 2024 from LEED (v4.1LEED V4.1 BD+C: CS).
- That, we have increased solar from 90 kWp to 100 kWp.
- That, Structure vetting certificate has been Obtained from IIT Delhi vide Ref: IITD/IRD/CW16394 dated 11.12.2024.
- That, Project cost is 425.8 Cr. CA certificate is attached as **Annexure 1**.
- That, 350 kg/day (2x 175 kg/day) OWC will be installed for treatment of biodegradable wastes.
- That, proposed green area is 3482.638 m² area i.e. (22.54 % plot area). Revised landscape plan is attached as **Annexure 2**.
- That, Soil investigation report, Ground Water Quality has been carried out and submitted along with Complete report.
- That, no litigation is pending against the project.
- That, No Revenue Rasta, HT Line passes through 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	10.98	2.42
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	32.48	6.67



ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	25	6.75
RAIN WATER HARVESTING SYSTEM Rain Water Storage	14	2.10
SOLID WASTE STORAGE BINS & COMPOSTER	5.95	3.93
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING) EXCLUDING PARK AND LAWN DEVELOPMENT	2.36	0.59
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	47.31	15.37

BUDGET OUTSIDE THE PROJECT SITE CER	
COMPONENT	Capital Cost (in lacs)
Adoption of school in nearby village	35

A detailed discussion was held on the documents submitted regarding Forest & Aravali NOC, Water Assurance, Power Assurance, AAI NOC, Fire NOC, Structural Stability Certificate, License, Green Area, Project Cost, Ground Water Quality Report, Ground Water Quality, Litigation, Revenue Rasta, HT Line as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s MLT Propmart Pvt. Ltd.
in collaboration of M/s St. Patricks Reality Pvt. Ltd. as per License No.163 of 2023, dated 17.08.2023 (valid upto 16.08.2028) issued vide Endst. No.LC-5068/JE(SB)-2023/27030 dated 18.08.2023 issued by DTCP, Haryana

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be



recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.

3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. 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.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
10. The PP shall install electric charging points for charging of electric vehicles.
11. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert



the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.

14. The PP shall not carry any construction below the HT Line passing through the project, if any.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
17. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
26. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
27. As proposed **3482.638 m² (22.54 % of the plot area)** shall be provided for green area development out of which 8% shall be earmarked for Block Plantation.
28. **04 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
29. The PP shall increase **solar power from 90 kWP to 100 kWP**.
30. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
31. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
32. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.



33. The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.07 EC for proposed Revision & Expansion in Crystal City Logistics Park - 1 (Warehouse/Logistic & Industrial Shed) Project at 62 Milestone, Village Rathiwas, Bhudka, Tehsil Manesar & Village Bhodakalan, Tehsil Pataudi, District Gurugram, NH - 48, Haryana by M/s Crystal City Developers Private Limited

Project Proponent : Shri Nitin Gawali

Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/519597/2025 dated 28.01.2025 for obtaining **Environment Clearance for Revision & Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 212526 dated 10.01.2025 during the submission of ToR. The ToR was granted to the project on 20.01.2025.

Table 1 – Basic Detail

Name of the Project: Revision & Expansion in Crystal City Logistics Park – 1 (Warehouse/Logistic & Industrial shed) Project at 62 Milestone, Village Rathiwas, Bhudka, Tehsil Manesar & Village Bhodakalan, Tehsil Pataudi, Gurugram, Haryana M/s Crystal City Developers Pvt. Ltd.				
S. No.	Particulars	Details		
		Previous EC	Proposed	Total
1.	Online Proposal Number	SIA/HR/INFRA2/519597/2025		
2.	Latitude	28°16'20.34"N		
3.	Longitude	76°51'11.71"E		
4.	Total Plot Area	3,79,139.26 sqm	18,135.69 sqm	3,97,274.95 sqm
5.	Net Plot Area	3,72,550.40 sqm	18,135.26 sqm	3,90,685.66 sqm
6.	Proposed ground Coverage	1,69,254 sqm	37,717.02 sqm	2,06,971.02 sqm
7.	Proposed FAR	2,01,823.76 sqm	34,659.26 sqm	2,36,483.02 sqm
8.	Total Built up area	2,01,823.76 sqm	34,659.26 sqm	2,36,483.02 sqm
9.	Total Green Area with %	55,980 sqm	2,820.00 sqm	58,800.00 sqm
10.	Total Surface Parking area	56,049.34 sqm	2,600.66 sqm	58,650.00 sqm
11.	Power Requirement	8000 kVA or 6400 KW	1250 kVA or 1000 KW	9250 kVA or 7400 KW
12.	Power Backup	1X125 kVA + 1X630 kVA + 6X250 kVA + 10X500 kVA + 2X1000 kVA		
13.	Total Water Requirement	743 KLD	38 KLD	781 KLD
14.	Fresh Water Requirement	307 KLD	17 KLD	324 KLD
15.	Treated Water	436 KLD	21 KLD	457 KLD
16.	Waste Water Generated	430 KLD	24 KLD	454 KLD
17.	STP Capacity	540 KLD	60 KLD	600 KLD
18.	Solid Waste Generated	3,500 Kg/day	165 Kg/day	3,665 Kg/day
19.	Bio-degradable Waste	2,221 Kg/day		



20.	Organic Waste Convertor		2X1000 KG/day + 1X250 KG/day <i>*as per requirement according to footfall</i>	
21.	RWH pits		92 Pits + 2 ponds	5 Pits + 2 ponds
22.	Maximum Height		19 m	21.00 m
23.	Population		13,550 individuals	14,310 individuals
24.	Total Cost of the project:	i) Land Cost	Total Project cost (complete project): ₹476.6747 Cr.	
		ii) Construction Cost		
		iii) Misc. Cost		
25.	Incremental Load in respect of:	PM2.5	0.052 µg/m ³	
		PM10	0.069 µg/m ³	
		SO ₂	0.125 µg/m ³	
		NO ₂	0.783 µg/m ³	
		CO	0.311 µg/m ³	
26.	EMP Budget		• EMP Budget for Expansion part: ₹117.4/- Lakhs Capital cost: ₹45.7/- Lakhs Recurring cost: ₹31.7/- Lakhs Adoption of School in nearby Village: ₹40/- Lakhs • EMP budget Sanctioned in Previous EC: ₹783.66/- Lakhs • Total EMP Budget: ₹901.06/- Lakhs	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That, the project has previously obtained Environmental Clearance vide letter no. **EC22B039HR145471**; dated **27.04.2022** to develop Warehouse/Industrial storage/Logistic/Assembling Park Project on total land measuring 3,79,139.26 sqm and built up area of 2,01,823.76 sqm (**Annexure 1**).
2. That, previous EC included development of 9 sheds (B-1000, B-2000, B-3000, B-4000, B-5000, B-6000, B-7000, B-8000 & B-9000).
3. That, the project development was commenced after obtaining CTE from HSPCB dated **17.06.2022** (**Annexure 2**).
4. That, CTO dated **30.08.2024** has been obtained for 2 blocks (B4000 & B5000) over an achieved built up area of 33,562.5 sqm (**Annexure 3**).
5. That, there is change in project planning with incorporation of additional land parcel; total plot area will be 3,97,274.95 sqm and the total built up area to be achieved for the complete project is 2,36,483.02 sqm. Now, 10 blocks will be developed incorporating B10000.
6. That, the project has obtained Change in Land use permission and Zoning plan from DTCP, Haryana (**Annexure 4a & 4b**).
7. That, a part of planned area under project is under ownership of Village Panchayat and Revenue Rastas. In order to successfully execute the planning, a separate land parcel from our land ownership is offered to panchayat in exchange of the said panchayat and revenue rasta.
8. That, the project planning is done on concept basis and drawings as per current planning are yet to be approved.



9. That, as the proposed Built up area is greater than 1,50,000 sqm, the project is coming under schedule 8(b) of EIA Notification, 2006. TOR letter vide TOR identification no. TO25B3813HR5215400N dated **20.01.2025** has been obtained and EIA report has been submitted in this regard **(Annexure 5)**.
10. That, Certified compliance report vide F. No.: 16-26/2023/ENV/eFile is obtained from IRO, MoEF&CC and action taken report with respect to observations raised in CCR has been submitted on **01.02.2025 (Annexure 6)**.
11. That, the project has obtained Forest NOCs from Divisional Forest Officer **(Annexure 7)**.
12. That, Aravali NOC is not applicable for the project.
13. That, project has obtained Structure Stability Certificate from DTCP empanelled Structure Consultant **(Annexure 8)**.
14. That, Ground Water extraction is proposed to fulfil freshwater requirement for the operation phase of the project and NOC from HWRA has been obtained in this regard **(Annexure 9)**.
15. That, the installation of fire equipment is under progress and approval on fire scheme will be obtained once complete project is developed.
16. That, the Power Supply for the project will be provided by DHBVN and approval on electrification plan is obtained in this regard **(Annexure 10)**.
17. That, the Green area sanctioned as per previous EC dated 27.04.2022 is increasing from 55,980 sqm to 58,800 sqm as per current planning. Total proposed green area for the complete project is approximately 15.05% of net plot area. Approximately 12% of the net planned area i.e. 46,882.28 sqm will be developed under Block Green area **(Annexure 11)**.
18. That, approximately 20% of proposed green area i.e. 11,500 sqm has been developed in the project currently.
19. That, Eucalyptus trees are proposed to be planted on the periphery of proposed ponds.
20. That, few trees present near project boundary will be retained and merged within proposed greenbelt development.
21. That, Solar panels of capacity 400 KW will be installed in the project for energy conservation.
22. That, budget of Rs. 117.4 Lakhs has been allocated under Environment Management Plan (EMP) for the expansion part of the project. A total budget of Rs. 901.6 Lakhs is estimated under EMP activities for complete project **(Annexure 12)**.
23. That, Organic Waste Convertors (OWC) of capacity 2X1000 KG + 1X250 KG will be installed at site.
24. That, the soil percolation rate of the Gurugram region for Ground Water Recharge through Rainwater Harvesting is considered as 5 LPS as per HWRA Guidelines.
25. That, the project has proposed a rainwater harvesting system comprising 97 pits & 4 ponds to cater storm water management and ground water recharge in the project. RWH ponds offer better retention and seepage for rainwater harvesting. The proposed ponds will cater ground water recharge through bores as well as direct seepage into the ground thereby increasing efficiency of storm water management system in the project.
26. That, no HT Line passes through the project site.
27. That, there are no legal cases pending against the project land or the Project Proponent.



28. That, there are no Wildlife Sanctuaries, Eco-sensitive Areas, or Notified Protected Areas within 10 km of the project radius.

Table 2 - EMP Budget

Table 1: EMP Budget Sanctioned in Previous EC dated: 27.04.2022

S. No.	Particulars	EMP Budget (₹ in Lakhs)
1.	EMP Budget (Capital cost)	708.58
2.	EMP budget (Recurring cost)	61.58
3.	EMP budget for activities outside the project boundary	13.5
	Total Cost EMP Budget sanctioned in Previous EC	783.66 Lakhs

Table 2: EMP Budget Inside the Project for Expansion Part (Construction phase)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/barricading, water sprinkling etc.)	1.00	0.50
2	Wheel wash arrangement during construction phase	0.5	0.1
3	Mobile toilets, septic tanks, waste management etc.	0.2	0.1
4	Environment monitoring, compliances & Environment Management Cell	-	5.00
	TOTAL	1.7	5.70

Table 3: EMP Budget Inside the Project for Expansion Part (Operation phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	20.00	3.00
2	Rainwater Harvesting Pits & Ponds	7.00	2.00
3	Solid Waste Management	5.00	1.00
4	Environmental Monitoring & Compliances	-	5.00
5	Tree plantation	12.00	5.00
6	Environment Management Cell	-	10.00
	TOTAL	44.00	26.00

Table 4: EMP Budget Outside the Project for Expansion Part

S. No.	Activities	Total cost (₹)
1.	Adoption & infrastructural development of Govt. School in nearby village	40,00,000
	Total EMP Budget for outside project activities	40,00,000



Table 5: Total EMP Budget for Complete Project

S. No.	Particulars	EMP Budget
A.	Cost for Expansion (i + ii + iii)	117.4 Lakhs
	i) EMP Budget (Capital cost)	45.7 Lakhs
	ii) EMP budget (Recurring cost)	31.7 Lakhs
	iii) EMP budget for activities outside the project boundary	40 Lakhs
B.	Cost Sanctioned in Previous EC	783.66 Lakhs
	Total Cost for Complete Project (A + B)	901.06 Lakhs

A detailed discussion was held on the documents submitted regarding previous EC, CTO, CLU, Revenue Rastas, Building Plan, Built up area, Certified Compliance Report, Aravali NOC, Forest NOC, Structure Stability Certificate, Water assurance, Power Assurance, Green Area, Trees, Solar Power, OWC, Soil Percolation, Storm Water, HT Line, Wildlife Sanctuaries Litigations as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environment Clearance for Revision & Expansion to:-**

M/s Crystal City Developers Pvt. Ltd. (as per CLU issued by DTCP vide Memo No. CLU/GN-3156-B/CTP/36252/2023 dated 26.10.2023 and CLU vide Memo no. CLU/GN-3156C/CTP/37498/2023 dated 03.11.2023 in addition to CLU vide Memo No. CLU/GN-3156A/CTP/12663/2022 dated 10.05.2022).

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- The project proponent shall ensure that the individual tenants shall obtain relevant consents, NOCs, permissions wrt manufacturing/assembling process involved in operation as per applicable conditions of HSPCB/concerned authorities.
- It shall be ensured that individual tenants install ETP units based on the effluent standards and wastewater characteristics.
- The project proponent shall ensure treated water from the ETP shall not re-used in greenbelt.
- It shall be ensured that individual tenants adhere to all standards and guidelines as issued by CAQM wrt GRAP and dust mitigation measures along with necessary air quality control measures as applicable from time to time.



6. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
7. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
8. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
9. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11. 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.
12. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
13. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
16. The PP shall not carry any construction below the HT Line passing through the project, if any.
17. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.



18. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
19. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
20. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
23. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
24. The PP may provide electric charging stations to facilitate electric vehicle commuters.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
27. No tree cutting has been proposed in the instant project. 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.
28. 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.
29. Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms and pond
30. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
31. Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.
32. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
33. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
34. **As proposed 58,800.00 sqm (15.05% of net plot area) area shall be provided for green area development. Approximately 12% of the net planned area i.e. 46,882.28 sqm will be developed under Block Green.**
35. **97 Rain Water Harvesting Pit for Groundwater Recharge and 4 RW Recharge Ponds for collection of Rain Water shall be provided at project site.**
36. **The PP shall provide 400 KW of Solar Power at the project site.**



37. **The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.**
38. The PP shall register themselves on the <http://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.08 EC (under violation) for Common Effluent Treatment Plant, Bhiwani proposed by Haryana Shahari Vikas Pradhikaran (HSVP) having capacity 5 MLD at Industrial Area Sector 26, Bhiwani, Haryana by M/s Haryana Shaheer Vikas Pariyojna (HSVP)

Project Proponent : Sh.Bhupinder Singh, Executive Engineer, HSVP
Consultant : Shivalik Solid Waste Management Limited

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457851/2024 dated 09.01.2024 for obtaining **Environment Clearance (under violation)** under Category 7(h) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No.011816 dated 24.03.2022.

The case was taken up in 285th meeting held on 31.01.2024. The PP along with consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.



Table 1 – Basic Detail

Name of the project: Proposed Common Effluent Treatment plant of capacity 5 MLD located at Industrial Area Sector 26, Bhiwani, Haryana by HSVP.			
Sr. No.	Particulars		Quantity
1.	Online Proposal Number		SIA/HR/INFRA2/457851/2024
2.	Latitude		28°47'49.07"N
3.	Longitude		76° 9'49.10"E
4.	Plot Area		7,891.37 sq.m.
5.	Proposed Ground Coverage		NA
6.	Proposed FAR		NA
7.	Non FAR Area		NA
8.	Total Built Up area		NA
9.	Total Green Area with %		2925 sq.m. (37% of total plot area)
10.	Rain Water Harvesting Pits		Not proposed
11.	Project Capacity		5 MLD
12.	Total Parking		NA
13.	Organic Waste Converter		NA
14.	Maximum Height of the Building (m)		NA
15.	Power Requirement		5211 KW
16.	Power Backup		250 KVA
17.	Total Water Requirement		15 KLD
18.	Fresh Water Requirement		12.25 KLD
19.	Treated Water		2.75 KLD
20.	Waste Water Generated		1.8 KLD
21.	Hazardous Waste Generated		45.8 cum/day CETP sludge
22.	Biodegradable Waste		NA
23.	Number of Building Blocks/Plots		NA
24.	Dwelling Units/ EWS		NA
25.	Basement		NA
26.	Stories		NA
27.	Total Cost of the project:		Rs. 13.32 Crores
28.	EMP Budget	Capital Cost	Rs. 28.7 lacs
		Recurring Cost	Rs. 8 lacs
		CER	Rs. 32.28 lacs
29.	Incremental Load in respect of:	PM 2.5	0.08
		PM 10	0.054 µg/m ³
		SO ₂	0.46 µg/m ³
		NO ₂	1.25 µg/m ³
		CO	-
30.	Status of Construction		Construction has been completed
31.	Construction	Power Back-up	DG set



	Phase:	Water Requirement & Source	Treated water tanker supply
		STP (Modular)	-
		Anti-Smog Gun	-

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That M/s Haryana Shehri Vikas Pradhikaran (HSVP) has proposed Common Effluent Treatment Plant of capacity 5 MLD at Industrial Area Sector 26, Bhiwani, Haryana.
2. That construction of the project was started on January 2021 and was stopped on April, 2022.
3. That an application was submitted to SEIAA, Haryana dated 04.02.2022 for issue of ToR under violation category for 5MLD Capacity CETP at industrial area, Bhiwani as per the guideline issued vide letter F. No 22-37/2018.IA.III dated 19.04.2021 by MOEF&CC being a case of violation.
4. That Project was appraised by SEIAA in its 139th meeting held on 19.04.2022 for issue of TOR for EIA study. ToR letter was issued vide letter no. SEIAA (139)/HR/2022/848 dated 28.04.2022 under violation category.
5. That Final EIA Report was submitted on PARIVESH portal on 09.01.2024.
6. That the project was considered in 285th SEAC meeting held on 31.01.2024 but due to stay order by Hon'ble Supreme Court dated 02.01.2024, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC. But now as per the latest order of the Hon'ble Supreme Court on 06.01.2025 regarding SoP for violation cases, the case has been re-appraised in the 312th SEAC meeting.
7. That the total violation period of the project is 400 days.
8. That construction of the project has been completed.
9. That the total cost of the project is Rs.13.32 Crores. That Project Cost as per project constructed till 04.02.2025 is Rs.11.37 Crores. The cost certificate is attached as **Annexure I**.
10. That as the project is non-operational, thus no revenue has been generated from the project till date.
11. That Penalty proposed on the project is Rs.5,68,500 (0.5% of Rs.11.37 crores as per MoEF&CC OM dated 07.07.2021).
12. That total environment damage cost is Rs.45 Lakhs. The detailed environmental damage cost along with implementation of Natural & Community Resource Augmentation Plan is attached as **Annexure II**.
13. That bank guarantee of Rs. 45 lakhs will be submitted to Haryana State Pollution Control Board.
14. That the project will involve the treatment of effluents coming from industrial units of Industrial area sector 21 & 26 Bhiwani. There are about 171 Plastic & Fiber, chemical, steel and other general Industries. The treated water will further be used for horticulture & agricultural purpose to maximum extent and excess shall be disposed to Haluwas minor.



15. That to meet the treated water parameters, the CETP shall be based on Sequential Batch Reactor process. The treated wastewater will achieve BOD <1mg/l and COD <10 mg/l. Standard operating procedure for CETP based on SBR technology is attached as **Annexure III**.
16. That 500 no. of trees are proposed to be planted within the project site. List of species is attached as **Annexure IV**.
17. That there is no HT line crossing our project.
18. That there is no litigation pending on the project.
19. That nearest airport is located at a distance of approx. 5 km and the project is not high rise building thus AAI NOC is not applicable to our project.
20. That as the project is located in the industrial area, thus Forest NOC is not applicable for our project.
21. That the proposed project does not fall in the Aravali zone thus Aravali NOC is not applicable.
22. That there is no Wildlife Sanctuary/National Park located within 10km radius of the project.

EMP Detail

S.No.	Activity	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs/ Year)	Basis for cost-estimates
1.	Air Pollution Control Measures, Fire Fighting System	2.5	1.0	The capital cost would include cost of providing adequate height of the stack, ladder and platform on DG Sets and recurring cost would include cost of stack monitoring.
2.	Solid/Hazardous Waste Management	2.5	1.5	Capital cost would include cost of providing storage space for hazardous waste (a new Haz waste storage room) and membership of TSDF Fee. Recurring cost would include cost of sludge handling, loading, and unloading, transportation and landfill at the Hazardous Waste Landfill site
3.	Green Belt Development	1.7	0.5	Capital Cost Includes cost of Propagating Materials and Plantation. Recurring cost includes cost of Maintenance of Green Belt
4.	Occupational Health & Safety	1.5	0.5	Capital Cost Includes cost of PPE's provided to the employees and Health Checkups. Recurring cost includes cost of annual checkup and maintenance
5.	Continuous monitoring treated effluent at the outlet of CETP	10.0	2.5	Capital cost would include cost of online monitoring equipment. Recurring cost includes operation & maintenance.
6.	Ambient Air, Soil, Noise, Water Quality monitoring, Laboratory equipment's etc.	10.5	2.0	The capital cost would be incurred for lab equipment's and recurring costs includes lab consumables and monitoring cost.
Total		28.7	8.0	
CER Activities		23.5	8.78	



Total	52.2	16.78	
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Penalty and Environment Damage Cost

Certified project cost for project constructed	Rs.11.37 Cr.
Penalty @ 0.5%	Rs. 5.68 Lakhs
Environmental Damage Cost Assessment	Rs. 45 Lakhs
Bank guarantee will be submitted to Haryana State Pollution Control Board.	Rs 45 Lakhs

ENVIRONMENT DAMAGE COST ASSESSMENT

S. No.	Parameters	Cost (in Lakhs)
1.	Air Environment	3.11
2.	Water Environment	17.04
3.	Noise Environment	6.67
4.	Land Environment	0.27
5.	Solid Waste Management	1.25
6.	Green Belt	4.78
7.	Risk Hazard/Occupational Health & Safety	8.5
8.	Economic Benefit	3.39
	Total cost	Rs.45 Lakhs

NATURAL & COMMUNITY RESOURCE AUGMENTATION PLAN BUDGET

S.No.	Description	Implementation Budget (in Lakhs)
1.	Develop greenery in vicinity of project site along external roads, greenbelts, parks, etc. in consultation with local authorities	9.5
2.	Distribution of dry and wet bins to the near village for segregation of waste and its proper management	5
3.	Awareness camps for local community on waste minimization and water conservation	2.5
4.	Construction of separate toilet for boys and girls in the nearest village school	9
5.	Up-gradation of Community Centre of the nearest village	8



6	Solar lights in the nearby villages	11
	Total	45 Lakhs

The reply of alongwith the documents were placed before the committee. A detailed discussion was held on the submissions made by PP, Penalty Amount, Plan submitted by PP towards Remediation Plan and Natural and Community Resource Augmentation, as well as the documents submitted regarding Trees, HT line, Litigation, AAI NoC, Forest NOC, Aravali NOC, Wildlife Sanctuary/National Park.

After detailed discussion, the committee recommended for penalty amount of **Rs.5.68 lakh** as per SOP dated 07.07.2021. The aforesaid amount will be submitted in the form of Demand Draft in HSPCB in compliance with MoEF&CC, GoI OM dated 28.07.2022. Further, SEAC also recommended an amount of **Rs.45 lac** towards Remediation Plan and Natural and Community Resource Augmentation Plan to be spent within a span of three years. The Project Proponent also to submit a Bank Guarantee of **Rs.45 lac** equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with the HSPCB prior to the grant of EC as recommended by the SEAC and which shall be finalized by the regulatory authority/SEIAA.

Based on the information furnished by the project proponent, it is further **recommended to SEIAA** that appropriate action may be taken on the Environment Damage Compensation as per Environment Protection Act, 1986 with relevant notification and in view of the various orders passed by Hon'ble NGT and updated relevant provisions on the violation and non-compliances as well as keeping in view above referred reply and documents submitted by the PP/Consultant.

After deliberations the Committee was of the unanimous view that this case be **recommended to the SEIAA** for granting **Environmental Clearance (under violation)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India along with the specific and general stipulations keeping in view recent order of Hon'ble Supreme court of India on dated 06.01.2025 regarding violation matter of SoP dated 07.07.2021, to **Haryana Shahri Vikas Pradhikarn, Bhiwani**. The **Environmental Clearance (under violation)** is recommended to be granted to the project with following specific and general stipulations:



A. Specific Conditions:

1. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
2. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
3. No tree cutting has been proposed in the project. 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.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. 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.
6. Consent to establish / operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
7. The PP shall develop the CETP as the Zero liquid discharge unit.
8. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA
9. The PP shall take all preventive measures and shall not allow to mix the Rain Water/storm water with the hazardous waste/CETP Effluent
10. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
11. The PP shall make treatment plan for Chromium, phenol etc. for better working of CETP.
12. The Individual plot holder shall primarily treat their effluents as per the quality of outflow.
13. The PP shall ensure the transportation of effluent from the member unit through closed pipe system after primary treatment.
14. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
15. As proposed **2925 sq.m. (37% of total plot area)** shall be provided for green area development.
16. **The PP shall provide solar power at the project site as per HAREDA norms.**
17. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
18. The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree plantation campaign **"Ek Ped Maa Ke Naam"** and shall upload the details of the same in the **MeriLiFE Portal (<http://merilife.nic.in>)**



19. The PP shall get project electrification plan approved from the competent authority before operation of the project.
20. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.09 EC for Amendment in Environmental Clearance for Affordable Group Housing Colony located at Revenue estate of Village Baselwa, Seclor-87, Faridabad, Haryana by M/s Elite Housing Estate Maintenance Services LLP

Project Proponent : Shri Ashim Vij

Consultant : Amlinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/520952/2025 dated 28.01.2025 for obtaining **Amendment in 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.509849 dated 30.01.2025.

Table 1 – Comparison Chart

S. NO.	PARTICULARS	PREVIOUS EC DATED 20.12.2024	REVISED PLANNING	AMENDMENT	REMARKS
1	Total Plot Area	35,511.11 sqm	-	-	No Change
2	Proposed Built-up Area	1,05,325.98 sqm	1,05,150.75 sqm	(-) 175.23 sqm	Decrease
3	Proposed Ground Coverage	7,238.37 sqm	7,127.51 sqm	(-) 261.41 sqm	Decrease
4	Total Proposed FAR	83,433.12 sqm	83,588.23 sqm	(+) 155.10 sqm	Increase
5	Total Proposed Non-FAR	21,892.86 sqm (No Basement)	21,562.52 sqm (Including Basement: 6,574.72 sqm)	(-) 312.33 sqm	Decrease
6	Proposed Green Area	7,173.04 sqm	7,467.96 sqm	(+) 294.92 sqm	Increase
7	Parking Provision	686 ECS + 1,264 Two wheeler parking	716 ECS + 1,403 Two wheeler parking	(+) 30 ECS + 139 Two wheeler parking	Increase
8	No. of Basement(s)	-	01 level	(+) 01 level	Increase
9	No. of Floors	Max. S+24	Max. B+S+24	Inclusion of Basement	Increase
10	No. of Buildings	16 Residential Towers 02 Commercial Blocks, 01 Community Hall, 01 Creche, 01 Guard Room	-	-	No Change
11	No. of Dwelling Units	1,264	-	-	No Change
12	Population	8,190 individuals	-	-	No Change
13	Total Water	620 KLD	-	-	No Change



	Requirement				
14	Fresh Water Requirement	428 KLD	-	-	No Change
15	Treated Water Requirement	192 KLD	-	-	No Change
16	Wastewater Generation	500 KLD	-	-	No Change
17	STP Capacity	755 KLD	-	-	No Change
18	Solid Waste Generation	3,482 kg/day	-	-	No Change
19	Power Requirement	3,240 kVA	-	-	No Change
20	Power Backup (DG Sets)	1 x 500 kVA + 4 x 600 kVA + 3 x 750 kVA	-	-	No Change
*Source of Comparison: EC Letter dated 20.12.2024 VS Approved Drawings dated 05.12.2024					

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That, Land License No. 82 of 2024 [Endst No. LC-5254-JE (MK)-2024/20945] has been issued by DTCP, Haryana dated 11.07.2024 for the complete land area measuring 8.775 acres. **(Annexure A)**
2. That, Zoning Plan of the project site has been approved by DTCP, Haryana vide (DRG No. DTCP 10349) dated 11.07.2024 for the complete land area measuring 8.775 acres. **(Annexure B)**
3. That, Environmental Clearance was previously obtained from SEIAA, Haryana vide EC Identification No. EC24C3801HR5261802N dated 20.12.2024 on Concept Basis for the development of Affordable Group Housing Colony over a plot area measuring 35,511.11 sqm (8.775 acres), having Built-up Area measuring 1,05,325.98 sqm. **(Annexure C)**
4. That, later there were some changes in the project planning leading to a reduction in the sanctioned built-up area of the project and a basement has been incorporated in the planning.
5. That, Drawings of the project were sanctioned by DTCP, Haryana dated 05.12.2024 on the revised planning **(Annexure D)**
6. That, therefore Amendment in Environmental Clearance dated 20.12.2024 is now being sought w.r.t the following changes in accordance with the Approved Drawings:
 - i) That, there is no change in the Total Plot Area of the project ie; 35,511.11 sqm
 - ii) That, a single-level basement has been included in the project having an area measuring 6,574.72 sqm, resulting in the alterations in the Non-FAR of Residential and Commercial Components.
 - iii) That, accordingly the Proposed Built-up Area has reduced from 1,05,325.98 sqm (Previous EC dated 20.12.2024) to 1,05,150.75 sqm
 - iv) That, Proposed Ground Coverage has decreased from 7,238.37 sqm (Previous EC) to 7,127.51 sqm as per Approved Site Plan
 - v) That, due to the reduction in the proposed Ground Coverage, the balance area has been incorporated in the Proposed Green Area, that has increased from 7,173.04 sqm (Previous EC) to 7,467.96 sqm as per Approved Site Plan



- vi) That, there is an increase in the proposed parking provisions, that is now 716 ECS + 1,403 Two wheeler parking as per the Approved Site Plan.
7. That, the proposed Green Area as per the revised planning is 7,467.96 sqm (Approx. 21.03% of Total Plot Area), that is approx. 294.92 sqm more than the total Green Area sanctioned in the previous EC ie; 7,173.04 sqm. Out of this, Block Green Plantation will be done over an area measuring 2,840.89 sqm (Approx. 8% of Total Plot Area). The revised Landscape Plan in this regard is attached as **Annexure E**
 8. That, there is no change in the no. of Dwelling Units, Water Requirements, STP Capacity, and estimated Solid Waste Generation of the project. Further, rest of the parameters and details of the EC Letter dated 20.12.2024 shall remain the same.
 9. That, services will be laid across the 2 karam wide Revenue Rasta passing through the project site. Permission for the same has been obtained from HSVP vide Memo No. 3083 dated 29.08.2024 (**Annexure F**)
 10. That, the project will be availing additional 15% FAR under IGBC Green Building Concept. IGBC "Platinum" Pre-Certificate is attached as **Annexure G**
 11. That, Forest NOC has been obtained from Divisional Forest Officer, Govt. of Haryana dated 03.04.2024 for the complete land measuring 8.775 acres (**Annexure H**)
 12. That, Aravalli NOC is not required since the project site is located in Faridabad District.
 13. That, NOC for Height Clearance has been obtained from Airport Authority of India (AAI) dated 29.07.2024 (**Annexure I**)
 14. That, Assurance has been obtained for Fresh Water Supply, Sewer Discharge, and Storm Water Discharge from HSVP dated 29.08.2024 (**Annexure J**)
 15. That, Power Assurance has been obtained from DHBVN dated 29.08.2024 (**Annexure K**)
 16. That, the project site lies outside the eco-sensitive zone of Wildlife Sanctuaries. Asola Bhati Wildlife Sanctuary is located at approx. 8.80 km from the project site. There are no other Wildlife Sanctuaries, National Parks or Notified Protected Areas within the 10 km radius of the Project Site. (**Annexure L**)
 17. That, a total EMP Budget of ₹530.0/- Lakhs was sanctioned in the previous EC dated 20.12.2024, which includes an amount of ₹106.0/- Lakhs for activities outside the Project Premise (**Annexure M**)
 18. That, two units of Organic Waste Convertors (OWC) of capacities 1,100 kg each, as sanctioned in the previous EC will be installed for the treatment of biodegradable waste generated at the project site.
 19. That, Solar Photovoltaic Panels of capacity 80 kW will be installed in the project premises, as sanctioned in the previous EC.
 20. That, there is no legal case pending against the proposed land or the Project Proponent.

A detailed discussion was held on the documents submitted regarding project background, nature of amendment, approved drawings, EMP, and Landscape Plan, as well as the submissions made by the PP and the documents submitted.

The committee discussed the matter and recommended the amendment/modification in earlier Environment Clearance Letter (**EC Identification No. EC-24-C-3801-HR-5261802-N**) issued to M/s Elite Housing Estate Maintenance Services LLP vide letter



dated **20.12.2024** as per above project details and all other contents and conditions mentioned in the said Environment Clearance Letter will remain same.

312.10 Transfer of Environment Clearance for "proposed Expansion of Godowns/ Warehouse for other than Agriculture Produce Ware House located at Village Pathredi & Bhudka, Tehsil Manesar, Distt. Gurugram by M/s Embassy Industrial Parks Pvt. Ltd.

Project Proponent : Shri Sujoy Kumar Das
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/520917/2025 dated 28.01.2025 for obtaining **Transfer of Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 892642 dated 28.01.2025

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

- That, EC is granted for the project vide EC Identification No. EC23B000HR169580 and F. No. SEIAA/HR/2022/124, dated 27 April 2023 for the plot area 328452.69 sqm and built-up area 244892.35 sqm to M/s Embassy Industrial Parks Private Limited.
- That, Amendment in Environment Clearance has been applied vide proposal no. SIA/HR/INFRA2/519651/2025 and the project is recommended by SEAC, Haryana vide 311th SEAC meeting.
- That, the name of the project proponent has been changed from M/s EMBASSY INDUSTRIAL PARKS PRIVATE LIMITED to M/s HORIZON INDUSTRIAL PARKS PRIVATE LIMITED vide Corporate Identification Number (CIN) U60231KA2009PTC050991 dated 02.12.2021 by Government of India, Ministry of Corporate Affairs. Copy of the same is attached as **Annexure 1**.
- That, Name in the CLU was changed from GMDA vide memo no. 2912 dated 10.07.2023. Copy of the same is attached as **Annexure 2**.
- That, Name change in Consent to Operate has been applied. Copy of the same is attached as **Annexure 3**.

A discussion was held on the documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to **recommend the proposal to SEIAA for Transfer of EC** from:

M/s Embassy Industrial Parks Private Limited to M/s Horizon Industrial Parks Private Limited

Whereas all other contents and conditions mentioned in the Environment Clearance will remain same.



312.11 EC for proposed Amendment in Environmental Clearance of Group Housing at Sector - 92 Gurugram, Haryana by M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s SARE Gurugram Pvt. Ltd).

Project Proponent : Shri Sanjay Sharma

Consultant : Perfact Enviro Solutions Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/521211/2025 dated 29.01.2025 for obtaining **Amendment in Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 002346 dated 21.01.2025.

Background:

- The proposed project is the Amendment in Environmental Clearance of Group Housing at Sector-92 Gurugram, Haryana by M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd).
- Land has been licensed by DTCP Haryana vide License No. 42 of 2010 memo no. LC-1636/JE (DS)/2022/27553 to M/s Ramprastha Developers Pvt Ltd and others.
- A developer agreement was done between the M/s Ramprastha Developers Pvt Ltd and others with M/s Ramprastha Sare Realty Pvt. Ltd.
- Then Environmental Clearance vide letter no SEIAA/HR/2017/118 dated 10.03.2017 was obtained in the name of M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd.)
- Thereafter, License has been transferred from M/s Ramprastha Developers Pvt Ltd and others to M/s Sare Gurugram Pvt. Ltd. vide order dated 29.07.2024.
- Consent to Establish was Obtained by HSPCB vide Consent No. HSPCB/Consent/ : 329962317GUSOCTE4037592 on 11.06.2017.
- Project execution was initially delayed due to pending approvals. Furthermore, the COVID-19 pandemic caused additional delays, temporarily halting construction activities.
- Then with the due course of time, the company faced financial difficulties and the company went into a Corporate insolvency resolution process 09.03.2021.
- Thereafter, in the 7th Committee of Creditor (CoC) Meeting held on 17.12.2021, it was informed by Resolution Professional to the members of CoC that Resolution Plans were received from 6 (Six) PRAs. The CoC, in its commercial wisdom after examining the feasibility and viability of the 6 (Six) Resolution Plans, approved the Resolution Plan of 'Consortium of KGK Realty (India) Private Limited' ("Successful Resolution Applicant" / "SRA") with 100% votes in its favour in terms of Section 30 (4) of the Code.
- KGK Realty (India) Limited is the Lead Member of the KGK-Dhoot Consortium having 74% share and Dhoot infra has 26% share. KGK Realty is the flagship group company for real estate project development, whereas Dhoot Infra is a real estate company based out of Gurugram, and is part of the Dhoot Group.
- The resolution plan was duly approved by Honourable National Company Law Tribunal, Delhi bench vide its order dated 24.04.2023. The approved resolution plan was



implemented on 24.07.2023 with payment to creditors and taking over control of the company.

- Now, due to a change in Concept planning, amendment in Earlier Environment Clearance is proposed. The plot area of the project will remain the same and the built-up area will be reduced from 2,10,229.311 m² to 1,86,179.22 m².
- Activities proposed in the project will be Residential Tower, Club, Nursery school and Community Building.

Table 1 – Comparative Chart

Particulars	Unit	Details As per EC dated 10.03.2017/ As per earlier plan submitted	After Amendment	Remarks
Plot Area	m ²	69,654.38		No Change
Ground Coverage				
Ground Coverage (Permissible)- 35%	m ²	24,379.03	24,379.03	No Change
Ground Coverage (Proposed) (12.23%)	m ²	10,797.35	8,517.17	Decrease
Permissible FAR (175%)	m ²	1,21,895.16	1,21,895.17	No Change
Extra FAR (GRIHA)-12%	m ²	-	8,358.53	Increase
Total FAR Permissible	m ²	1,21,895.16	1,30,253.69	Increase
FAR proposed-A	m²	1,21,501.89	1,15,983.24	Decrease
Free from FAR				
Nursery School (0.2 acre) B	m ²	-	203.61	Increase
Non-FAR				
Other NON FAR - C (Stair cases, Mumty & Machine room , Guard room)	m ²	9404.724	5867.13	Decrease
Basement Non FAR				
First Basement Area	m ²	39,661.35	32,874.943	Decrease
Second Basement Area	m ²	39,661.35	31,250.298	Decrease
Total Basement Area-D	m²	79,322.69	64,125.24	Decrease
Built-up Area (A+B+C+D)	m²	2,10,229.31	1,86,179.22	Decrease

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. The current proposal is on conceptual planning as the building plan is not approved yet.
2. No construction was initiated at the site as Project execution was initially delayed due to pending approvals. Furthermore, the COVID-19 pandemic caused additional delays, temporarily halting construction activities. Then with the due course of time, the company faced financial difficulties and the company went into a Corporate insolvency resolution process 09.03.2021.
3. Thereafter, in the 7th Committee of Creditor (CoC) Meeting held on 17.12.2021, it was informed by Resolution Professional to the members of CoC that Resolution



Plans were received from 6 (Six) PRAs. The CoC, in its commercial wisdom after examining the feasibility and viability of the 6 (Six) Resolution Plans, approved the Resolution Plan of 'Consortium of KGK Realty (India) Private Limited' ("Successful Resolution Applicant" / "SRA") with 100% votes in its favour in terms of Section 30 (4) of the Code.

4. KGK Realty (India) Limited is the Lead Member of the KGK-Dhoot Consortium having 74% share and Dhoot infra has 26% share. KGK Realty is the flagship group company for real estate project development, whereas Dhoot Infra is a real estate company based out of Gurugram, and is part of the Dhoot Group.
5. The resolution plan was duly approved by Hon. National Company Law Tribunal, Delhi bench vide its order dated 24.04.2023. The approved resolution plan was implemented on 24.07.2023 with payment to creditors and taking over control of the company.
6. No Revenue rasta is passing through the project.
7. No High Tension Line is passing through the site.
8. There is no litigation pending against the project.
9. The project is located at a distance of 4.89 Km from Sultanpur national Park and a cost of Rs. 10.0 Lakhs has been allotted for Wildlife Activity Plan.
10. There are 89 no of trees existing at the site that will be transplanted with due permission and necessary guidelines shall be followed as per the Forest Department

PP submitted another affidavit dated 06.02.2025 stating therein as under:

1. Land has been licensed by DTCP Haryana vide License No. 42 of 2010 memo no. LC-1636/JE (DS)/2022/27553 to M/s Ramprastha Developers Pvt Ltd and others.
2. A developer agreement was done between the M/s Ramprastha Developers Pvt Ltd and others with M/s Ramprastha Sare Realty Pvt. Ltd.
3. Then Environmental Clearance vide letter no SEIAA/HR/2017/118 dated 10.03.2017 was obtained in the name of M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd.)
4. Thereafter, License has been transferred from M/s Ramprastha Developers Pvt Ltd and others to M/s Sare Gurugram Pvt. Ltd. vide order dated 29.07.2024. Zoning has been obtained from DTCP vide DRG no.- DG,TCP 04110 dated 22.09.2013.
5. Forest NOC has been obtained from Deputy conservator of Forest, Gurgaon, Haryana vide reference 3383G dated 01.01.2014.
6. Aravali NOC has been obtained from Deputy Commissioner, Gurgaon vide Letter No. 42/SK dated 08.01.2014.
7. Fresh water assurance for the operation phase has been obtained from HUDA vide memo no. 96/Drg dated 27.05.2014.
8. Consent to Establish (CTE) is obtained vide No. HSPCB/Consent/: 329962317GUSOCTE4037592.
9. Power assurance is Obtained vide memo no.96/Dg.PLC dated 27.05.2014 from DHBVN.
10. Structure stability certificate has been obtained by a structural Engineer.
11. CA certificate has been prepared by Chartered Accountant S Husan & Associates for the project cost of Rs. 480.50 Crores.



Table 2 – EMP Detail

Environment Management Cost: Construction Phase

S.No.	Description	Capital Cost (Rs in Lakhs)	Timeline of Capital cost	Recurring Cost (Rs In Lakhs/year)
Construction Phase Cost				
i	Anti - Smog Gun with Complete Assembly	40.00	During the time of construction	4.0
ii	Barricading of 10 m along the boundary and fixed sprinkling	15.00		1.5
iii	Water sprinkling	1.00		0.1
iv	Tarpaulin or green net on scaffolding	10.00		1.0
v	Wheel Washing Facility	2.00		0.2
vi	Display board for Dust Mitigation	0.50		
vii	Dust Audits conducted at every 15 days			2.5
2	Waste Storage Bins - Labour Camp/Site Offices	1.00		0.1
3	Mobile STP	10.00		1.0
4	Noise Management	2.00		0.2
5	Environment Monitoring			3.0
	Total construction	81.50		13.6

Environment Management Cost: Operation Phase

S.No.	Description	Capital Cost (Rs in Lakhs)	Timeline of Capital cost	Recurring Cost (Rs In Lakhs/year)
Operation Phase Cost				
1	Landscaping-Plantation of Trees	850.00	48 months	85.0
2	Sewage Treatment Plant	150.00	48 months	15.0
3	Rainwater Harvesting Pits	42.50	36 months	4.3
4	Acoustic enclosure/stack for DG sets	65.00	36 months	6.5
5	Solid Waste Management (collection, handling & transportation) and 3 Number of Organic Waste Converter	35.00	36 months	3.5
6	Wildlife Activity Plan-Aravalli Safari & Green wall	10.00	36 months	
7	Six Monthly Compliances as Per EIA Notification			12.00
	Total	1152.50		126.25



CER: Budget for adoption of school in nearby Village

S.No.	Activities	Cost (Rs. in lakhs)
1	Adoption of Government primary School, Dhorka Village, Gurugram, Haryana for Infrastructure development,	35.00

The committee discussed the matter and **recommended the amendment/modification** in earlier Environment Clearance issued vide letter no.SEIAA/HR/2017/118 dated 10.03.2017 issued in the name of M/s Ramprastha Sare Realty Pvt. Ltd (now known as M/s Sare Gurugram Pvt. Ltd.)as per above project details and all other contents and conditions mentioned in the Environment Clearance Letter dated 10.03.2017 will remain same.

312.12 EC for proposed Residential Colony under New Integrated Licensing Policy (NILP) “Privana North” over an area measuring of 18.838 acres falling in the residential colony under NILP measuring of 116.29625 Acres at Sector-76 & 77, Gurugram, Haryana being developed by M/s DLF Limited and Others.

Project Proponent : Shri R C Bakshi
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/521150/2025 dated 27.01.2025for obtaining **Environment Clearance** underCategory 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.524476dated 23.01.2025 during the submission of ToR. The ToR was granted to the project on 27.01.2025.

Table 1 – Basic Detail

Name of the Project: Proposed Residential Colony under New Integrated Licensing Policy (NILP) “Privana North” over an area measuring of 18.838 acres falling in the residential colony under NILP measuring of 116.29625 Acres at Sector-76 & 77, Gurugram, Haryana being developed by M/s DLF Limited and Others.		
Sr. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/521150/2025
2.	Latitude	28°23'12.23"N
3.	Longitude	76°59'35.09"E
4.	Total Plot Area	76,234.56 m ²
5.	Proposed Ground Coverage	15,549.00 m ²
6.	Total Proposed FAR	356,937.00 m ²
7.	Total Non-FAR Area	348,113.00 m ²
8.	Total Built Up area	705,050.35 m ²
9.	Total Green Area	14,455.00 m ²
10.	Total Number of Dwelling Units	1146
11.	Rain Water Harvesting Pits	18 Pits
12.	STP Capacity	825 KLD



13.	Total Parking		Proposed - 3774ECS
14.	Organic Waste Converter		Total 2 nos. of OWC of capacity 2000 Kg/day (2*1000 Kg/day)
15.	Maximum Height of the Building (m)		179.4 m
16.	Power Requirement		12,600 KW
17.	Power Backup		7*2000 KVA
18.	Total Population		9,029
19.	Water Requirement		870 KLD
20.	Fresh Water Requirement		562 KLD
21.	Treated Water		308 KLD
22.	Waste Water Generated		682 KLD
23.	Solid Waste Generated		4233 Kg/day
24.	Biodegradable Waste		1693 Kg/day
25.	Number of Towers/Floors		6 (A to F)
26.	Number of Stories		51 (1 st Stilt floor + 48 Residential Floor +1 Service Floor + 1 Penthouse)
27.	R+U Value of Material used (Glass)		U Value: 2.2 w/sqm k SHGC: 0.27
28.	Total Cost of the project:	i) Land Cost	Total Cost of Project: Rs. 4752 Cr.
		ii) Construction Cost	
29.	CER		55.00 Lakh
30.	EMP Budget		EMP Budget: Rs. 972.00 Lakhs
31.	Incremental Load in respect of:	PM 2.5	0.2834 µg/m ³
		PM 10	0.4591 µg/m ³
		SO ₂	1.13359 µg/m ³
		NO ₂	1.64371 µg/m ³
		CO	0.00017 mg/m ³
32.	Construction Phase:	Power Back-up	Temporary Connection
		Water Requirement & Source	Fresh water –10 KLD for drinking & sanitation. Treated wastewater 20 KLD for construction Source: Fresh water –GMDA/HSVP Construction Water –GMDA/HSVP
		STP (Modular)	1 Nos of 5 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

- ❖ The project had received license No. 219 of 2023 Dated: 25.10.2023 which is valid upto dated; 24.10.2028 for 116.29625 acres from the Directorate of Town & Country Planning, Haryana.
- ❖ That we obtained zoning plan for 116.29625 acres vide drawing No.10216 dated 13.05.24. (**Copy of same is attached as anAnnexure-A**).



- ❖ That We have earlier obtained Environmental Clearance (EC) for two phases i.e., Proposed Residential Colony under NILP over an area measuring 116.29625 acres at Village Kherki Daula & Sikohpur, Sector 76 & 77, Gurugram, Haryana by DLF Limited and others on dated 03.06.2024. **(Copy of same is attached as anAnnexure B)** and Proposed Residential Colony under New Integrated Licensing Policy (NILP) "Privana West" over an area measuring of 12.572 acres falling in the residential colony under NILP measuring of 116.29625 Acres, Sector-76 & 77, Gurugram, Haryana on dated 18.07.2024 **(Copy of same is attached as anAnnexure-C).**
- ❖ The green area is 14455.00 Sqm. (20.01 % of the Net Plot Area) whereas block Plantation will be 8674 Sq.M. (12.01% of Net Plot Area) and Avenue Plantation will be 5781 Sq.M (8% of Net Plot Area).
- ❖ That we will increase the solar capacity from 40 KWp to 80 KWp.
- ❖ That we are proposing the 2 Nos. of OWC which is having total capacity of 2000 kg/day Each one having 1000 kg/day.
- ❖ That the application for shifting the HT line has been submitted to the concerned department. No construction work will be undertaken under the HT line until the required permission for its relocation is granted.
- ❖ That we have obtained power approval from DHBVN with memo No. 04/Drg.PLC Dated-22.11.2023.
- ❖ That we have obtained assurance for Sewer Connection from GMDA with memo No. GMDA/SEW/2023/1006 dated - 10.10.2023.
- ❖ That we have obtained assurance for Drinking water connection from GMDA on dated-06.10.2023.
- ❖ That we have obtained assurance for treated waste water for construction activities on dated 18.12.2023.
- ❖ That we have obtained Structure stability Certificate from structure Engineer.
- ❖ That we have obtained Forest Clarification/NOC from Divisional Forest Officer, through (SRN) UGU-NVT-YG4K on dated 27.09.2023, (SRN) G3Y-JAU-TW7C on dated 27.09.2023, (SRN) NKY-WGP-VTMY on dated 30.06.2023 and (SRN) K0Q-LW0-AR3J on dated 30.06.2023.
- ❖ That we have obtained Aravali Clarification/NOC from Deputy Commissioner, Gurugram through letter no.97/MB on dated 25.08.2023 & letter no.1373/SK02 dated 11.06.2014.
- ❖ That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx. 12.2 km in NW direction and approx. 17.1 km in NE direction respectively.

Table 2 – EMP Detail

During Construction Phase			During Operational Phase		
Description	Capital Cost	Recurring Cost	Description	Capital Cost	Recurring Cost
	(Rs. in Lakhs)	(Rs. Lakhs in per Year)		(Rs. in Lakhs)	(Rs. Lakhs in per Year)
Sanitation and Wastewater Management (Modular STP)	5	20	Waste Water Management (Sewage Treatment Plant)	124	13



Garbage & Debris disposal	0	10	Solid Waste Management ((Dust bins & OWC)	40	4
Tree Plantation	18	6	Tree Plantation	2	6
Air, Noise, Soil, Water Monitoring	0	10	Monitoring for Air, Water, Noise & Soil	0	4
Rainwater harvesting system	0	0	Rainwater harvesting system	99	16
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	400	30	Stack height for DG Sets and acoustics	100	10
CER Activity (School)	35	0			
Aravalli Plantation	20				
Total	478	76	Total	365	53
Sub-Total	972				

Particular	Amount
Government School (CER)	35.00 Lakhs
Aravalli Plantation	20.00 Lakh

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	423	76
During Operation Phase	365	53
Budget for nearby Government School	55.00	0.00
Total	843	129
Grant Total	972	

A detailed discussion was held on the documents submitted regarding HT Lines, OWC, Tree Cutting, No Litigation Distance WLS/NBS, Construction Status, Solar Power, Green Area with Block Plantation, Percolation Data, Ground Quality Report, Fire NOC, Zoning Plan, License, Earlier EC, Power Assurance, Sewer Assurance, Water Assurance, Treated Waste Water, Structure Stability Certificate, Forest NOC, Aravali NOC as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry



of Environment and Forest, Government of India with the following specific and general stipulations to:

1. M/s Milda Buildwell Pvt. Ltd.,
2. M/s Vikram Electric Equipment Pvt. Ltd.,
3. Sh.Rajkumar S/o Sh.Dayanand,
4. Sh.Mahinder Singh S/o Dal Singh,
5. Sh.Ishwar Singh-Bastiram, Krishan Kumar Yadav, Mahenderpal Singh, Devender Singh Yadav, Giriraj Yadav, Virender Singh Yadav Ss/o Surajmal Yadav,
6. Sh.Harsh Yadav, Dherya Yadav Ss/o Surinder Singh Yadav,
7. Sh.Rakesh Kumar S/o Amrital,
8. M/s Nadish Real Estates Developers Pvt. Ltd.,
9. Sh.Malkhan Singh,
- 10.Shri Shribhagwan,
- 11.Sh.Vijaypal,
- 12.M/s Naja Estates Developers Pvt. Ltd.,
- 13.M/s Balaji Tirupati Infrastructure Pvt. Ltd.,
- 14.M/s Invecon Pvt. Ltd.,
- 15.M/s Jayanti Real Estates Developers Pvt. Ltd.,
- 16.M/s Ananti Builders and Constructions Pvt. Ltd.,
- 17.M/s Uni International Pvt. Ltd.,
- 18.M/s Qabil Builders and Developers Pvt. Ltd.,
- 19.M/s Raeks Estates Developers Pvt. Ltd.,
- 20.Sh.Satbir S/o Girabu,
- 21.Sh.Pawan S/o Pyare Lal,
- 22.Sh.Karida Real Estates Pvt. Ltd,
- 23.M/s Gurgaon One Reality Pvt. Ltd.

in collaboration with DLF Ltd.,as per License No.219 of 2023 dated 25.10.2023 issued vide Endst No.LC-5120/JE(SB)/2023/36210 dated 26.10.2023 (valid upto 24.10.2028) by Department of Town & Country Planning.

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP



- recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
 6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
 7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
 8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
 9. 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.
 10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 12. The PP shall not carry any construction above or below the Revenue Rasta, if any
 13. The PP shall keep the ROW below the HT Line passing through the project, if any.
 14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
 16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.



19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. 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).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. **As proposed**, the PP shall provide **14455.00 Sqm. (20.01 % of the Net Plot Area)) for green area development** whereas **Block Plantation** will be **8674 Sq.M. (12.01% of Net Plot Area)** and **Avenue Plantation** will be **5781 Sq.M (8% of Net Plot Area)**.
33. **18 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. **The PP shall increase the solar capacity from 40 KWp to 80 KWp.**
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.



312.13 Transfer of Environmental Clearance (EC) for API Manufacturing Project located at Village Dabkauri, Tehsil & Distt. Panchkula, Haryana from M/s Kaiser Life to M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd.

Project Proponent : Shri Harvinder Pal Singh
Consultant : Eco Paryavaran

The Project Proponent submitted online Proposal No.SIA/HR/IND3/519906/2025 dated 23.01.2025 for obtaining **Transfer of Environment Clearance** under Category 5(f) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.50,000/- vide DD No.521213 dated 22.01.2025.

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply along with an affidavit dated 06.02.2025 mentioning therein as under:

1. That Environmental Clearance (EC) has been earlier granted for API Manufacturing Project located at Village Dabkauri, Tehsil & Distt. Panchkula, Haryana by M/s Kaiser Life vide EC Letter no.SEIAA/HR/2018/578 dated 06.06.2018. Copy of EC letter is enclosed as **Annexure-1**.
2. The proprietor of M/s Kaiser Life (Mrs. Anjana Sharma) tragically committed suicide by consuming chemical on 24.12.2022 along with her family members under unanticipated circumstances. News stating the same is enclosed as **Annexure-2**.
3. That physical possession of the property of M/s Kaiser Life (i.e. API Manufacturing Project at Village Dabkauri, Tehsil & Distt. Panchkula, Haryana) along with plant and machinery etc. has been taken by Bank of Maharashtra towards the financial facility availed by M/s Kaiser Life. Possession notice has been published in newspaper by Bank of Maharashtra vide dated 30.11.2023. Copy of newspaper cutting stating the same is enclosed as **Annexure-3**.
4. That Bank of Maharashtra has given notice for auction of the said factory of M/s Kaiser Life along with plant & machinery and E-auction was conducted on 04.11.2024.
5. That later said property has been purchased by M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. through Bank auction vide Sale certificate dated 31.12.2024. Copy of sale certificate is enclosed as **Annexure-4**.
6. That the unit is currently not operational.
7. That we ensure you that we will abide with all the stipulated EC conditions granted in the name of M/s Kaiser Life vide Letter no. SEIAA/HR/2018/578 dated 06.06.2018 once EC is transferred in the name of M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. Undertaking stating the same is enclosed as **Annexure-5**.
8. That earlier plantation within the project has unfortunately perished. Thus as per earlier granted EC, 1,294 sq.m. of green area (@ 33% of plot area) will be developed and maintained by M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. Further as per norms of 1 tree per 80 sq.m. of plot area, 50 nos. of native trees i.e. *Ficus benghalensis* (Banyan tree), *Ficus religiosa* (peepal tree), *Azadirachta indica* (Neem), *Dalbergia sissoo* (shisham), etc. will be planted within the project premises.



A discussion was held on the documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to **recommend the proposal to SEIAA for Transfer of EC** from:

M/s Kaiser Life to M/s Pharmaffiliates Analytics & Synthetics Pvt. Ltd. as per Sale Certificate dated 31.12.2024 and Certification of Incorporation dated 29.09.2006

Whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

312.14 EC for proposed construction of Super Specialty Hospital over an area measuring 2.29 acres at revenue estate of Village Mewla Maharajpur, Sector-27-A, Commercial Zone, Tehsil Badalkhal, District Faridabad, Haryana by M/s RJB Healthcare Private Limited

Project Proponent : Sh.Ashish Shukla
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/518267/2025dated 13.01.2025 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.514876dated13.01.2025.

The case was taken up in 310th meeting held on 21.01.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 30.01.2025.

Table 1 – Basic Detail

Name of the Project:Development of Super Specialty Hospital Building Project over an area measuring 2.29 acres at revenue estate of Village Mewla Maharajpur, Sector-27 A, Commercial Zone, Tehsil- Badkhal & District Faridabad, Haryana by M/S RJB Healthcare Pvt. Ltd.		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/518267/2025
2.	Latitude	28°26'6.25"N
3.	Longitude	77°18'28.17"E
4.	Plot Area	9250 m ²
5.	Proposed Ground Coverage	3237.46 m ²
6.	Proposed FAR	13873.95 m ²
7.	Non FAR Area	14140.47m ²
8.	Total Built Up area	28,014.42 m²
9.	Total Green Area with %	1850 m ² (20% of net plot area)
10.	Rain Water Harvesting Tanks	3 RWH Tanks



11.	STP Capacity		ETP= 30 KLD; STP= 120 KLD
12.	Total Parking		374 cars
13.	Organic Waste Converter		2 (150 Kg/day capacity)
14.	Maximum Height of the Building (m)		42.9
15.	Power Requirement		2562.2 kW
16.	Power Backup		2670 KVA (2*1010 and 1*650 KVA)
17.	Total Water Requirement		184 KLD
18.	Domestic Water Requirement		112 KLD
19.	Fresh Water Requirement		73 KLD
20.	Waste Water Generated		118 KLD
21.	Solid Waste Generated		504 kg/day
22.	Biodegradable Waste		201 kg/day
23.	Number of Towers		1 Tower
24.	Dwelling Units/ EWS		Nil
25.	Basement		2 Basement
26.	Stories		LG+UG+9Floors
27.	Total Cost of the project:	i) Land Cost	INR 150 Crore
		ii)Construction Cost	
28.	EMP Budget (per year)	Capital Cost	150 Lakhs
		Recurring Cost	42.5 Lakhs
29.	Incremental Load in respect of:	PM _{2.5}	0.02 /m ³
		PM ₁₀	0.03 /m ³
		SO ₂	0.02g/m ³
		NO ₂	0.142 µg/m ³
		CO	0.039 µg/m ³
30.	Status of Construction		Construction will be started after obtaining EC
31.	Construction Phase:	Power Back-up	500 KVA
		Water Requirement & Source	100& GMDA
		STP (Modular)	1
		Anti-Smog Gun	1

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 05.02.2025 mentioning therein as under:

1. That we are going to construct Super Specialty Hospital over an area measuring 2.29 acres at revenue estate of Village Mewla Maharajpur, Sector-27 A, Commercial Zone, Tehsil- Badkhal & District Faridabad.
2. That, Building plan approval has been sanctioned vide annexure memo no.- 556 dated 29.11.2021 valid up to 30.11.2029 from Senior Town planner, Municipal Corporation, Faridabad.



3. That, approval of 210 beds from has been approved vide annexure memo no.- 556 dated 29.11.2021 valid upto 30.11.2029 from Senior Town planner, Municipal Corporation, Faridabad.
4. That, there will be separate lines for ETP and STP. STP water will be treated in in-house STP of 120 KLD. ETP of 30 KLD capacity will be installed for treating ETP wastewater.
5. That, 5 % of total power requirement will be met through solar panels.
6. That, 2 OWCs of 150 Kg/day capacity will be installed for disposal of organic waste.
7. That, there is no litigation pending against the project Super Specialty Hospital over an area measuring 2.29 acres at revenue estate of Village Mewla Maharajpur, Sector- 27 A, Commercial Zone, Tehsil- Badkhal & District Faridabad, Haryana and that for any such litigation whatsoever; the sole responsibility will be borne by the project proponent

Table 2 – EMP Detail

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (INRLAKH)	RECURRING COST (INRLAKH/YR)
Labor Sanitation & Wastewater Management	7.5	3.75
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10	5
Storm Water Management (temporary drains and sedimentation basin)	10	5
Solid Waste Management	10	7.5
TOTAL	37.5	21.25

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (INRLAKH)	RECURRING COST (INRLAKH/YR)
Sewage Treatment Plant	25	7.5
Rainwater Harvesting System	7.5	2.5
Solid Waste Management	10	2
Environmental Monitoring	5	1.5
Green Area/Landscape Area	15	7.5
Total	62.5	21

COMPONENT	CAPITAL COST (INRLAKH)	RECURRING COST (INRLAKH/YR)
Socio-Economic		
Government School: • Complete makeover • Construction of toilets • Installation of Solar Panels • Painting of School Building • Replacement of doors	50	--



and windows		
• Energy efficient lighting		
• Smart Classroom equipment		
• Smart Classroom equipment		
TOTAL	50	--

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	37.5	21.25
During Operation Phase	62.5	21
Budget outside the project site under CER	50	
TOTAL	150	42.5

A detailed discussion was held on the documents submitted regarding Builtup Area, Land Allotment, Possession Certificate, STP, No. of Beds, ETP, Building Plan, Landscape Plan, Power Assurance, Water, Solid Waste, Bio-Medical Waste, EMP, CSR, Structural Stability Certificate, Electrical Plan, Percolation Rate of the Soil, Borewell,, Wildlife Sanctuary, HT Line, Revenue Rasta, Forest NOC, Litigation as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s RJB Healthcare Private Limited as per Permission for Change of Land Use issued vide Memo No.DULB/OL-CLU/CLU-03070000095/Permission/6 dated 03.02.2024 issued by Directorate of Urban Local Bodies, Haryana**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
2. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.



4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
10. 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.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
15. The PP shall not mix ETP treated effluent with STP water
16. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase



17. The PP shall follow SOP regarding single use plastic free
18. The PP shall follow the SOP for reduction of carbon footprints
19. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. The PP shall carry out quarterly maintenance and cleaning of **RWH pits**.
23. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
24. The PP may provide electric charging stations to facilitate electric vehicle commuters.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
27. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
28. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
29. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
30. The minimum growth of trees should be 03 meters with sufficient canopy.
31. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
32. 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)
33. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
34. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
35. Water intensive and/or invasive species should not be used for landscaping
36. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
37. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
38. The PP shall get project **electrification plan** approved from the competent authority before operation of the project.
39. As proposed **1850 sqmts (20%)** shall be provided for green area development out of which **1110 sqmt (12% of plot area)** shall be earmarked for Block Plantation.
40. **03 Rainwater Storage Pits** shall be provided for rain water storage at the project site.
41. **The PP shall meet 5 % of total power requirement through solar panels**
42. The PP shall install required number of **Anti-Smog Guns** at the project site as per the requirement of HSPCB.



43. The PP shall register themselves on <https://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.15 EC for proposed Hotel and Resort Building Project Village Nimoth, Tehsil Sohna, District, Gurugram, Haryana by M/s Prime Plaza Hotels Private Limited

Project Proponent : Sh. Sachin Gupta
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/514135/2024 dated 10.12.2024 for obtaining under **Environment Clearance** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.447737 dated 03.12.2024.

The case was taken up in 307th meeting held on 20.12.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and some following observations and deferred the case.

Table 1 – Basic Detail

Name of the Project:Hotel and Resort Building Project is to be developed by M/s Prime Plaza Hotels Pvt. Ltd. The project site is located at Village-Nimoth, Tehsil Sohna, District, Gurugram, Haryana.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/514135/2024
2.	Latitude	28°15'58.22"N
3.	Longitude	77°9'42.52"E
4.	Plot Area	37,584.86 m ²
5.	Proposed Ground Coverage	6,879.18 m ² (@18.30 % of the plot area)
6.	Proposed FAR	18,777.64 m ²
7.	Non FAR Area	14,832.38 m ²
8.	Total Built Up area	33,610.02m ²
10.	Total Green Area with %	7,516.97 m ² (20 % of the total Plot Area)
11.	Rainwater Harvesting Pits (with size)	10 No. of RWH pits (effective dia. and depth of a Recharge pit 4 m and 4.5 m)
12./	STP Capacity	165 KLD
13.	Total Parking	791 ECS
14.	Organic Waste Converter	2 No's
15.	Maximum Height of the Building (m)	35.70m
16.	Power Requirement	512 KW
17.	Power Backup	1 DG sets 800 kVA
18.	Total Water Requirement	213 KLD



19.	Domestic Water Requirement		160 KLD
20.	Fresh Water Requirement		126 KLD
21.	Treated Water		124 KLD
22.	Waste Water Generated		137 KLD
23.	Solid Waste Generated		452 kg/day
24.	Biodegradable Waste		271.2 kg/day
25.	Number of Towers		16 Villas and 1 Restaurant Building
26.	Dwelling Units		16
27.	Basement		1
28.	Stories		Basement+G+7
29.	R+U Value of Material used (Glass)		Component U Value R Value Roof < 0.409R-2.1 External wall < 0.352 R-2.35
30.	Total Cost of the project:	Land Cost	INR 246.51Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	246 Lakhs
		Recurring Cost	33.16 Lakhs
32.	Incremental Load in respect of:	PM _{2.5}	- 0.01µg/m ³
		PM ₁₀	- 0.02µg/m ³
		SO ₂	- 0.01µg/m ³
		NO ₂	- 0.03µg/m ³
		CO	- 0.04µg/m ³
33.	Status of Construction		NA, as this is a fresh project
34.	Construction Phase:	Power Back-up	100
		Water Requirement & Source	50 KL & STP treated water through Private water tankers
		STP (Modular)	1
		Anti-Smog Gun	2

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. PP submitted the reply dated 30.01.2025 of observations raised during 307th meeting. The committee discussed the case and raised further observations to which PP submitted reply alongwith an affidavit dated 06.02.2025 mentioning therein as under:

1. That, we are going to construct a Hotel and Resort Building Project at Village-Nimoth, Tehsil Sohna, District, Gurugram, Haryana.
2. CLU has been obtained Vide Memo No. **CLU/GN-3230A/CTP/27464/2023** dated **21.08.2023** from the office of Directorate of Town & Country Planning, Haryana.
3. Zoning plan was obtained vide. no. **DRG. NO. DG,TCP 9532** dated **29.08.2023**.
4. AAI NOC has been obtained vide NOC no. **AAI/RHQ/NR/ATM/NOC/2024/3779-82** valid from **25.11.2024** to **24.11.2024** from the office of Airports Authority of India.



5. Aravali NOC was obtained vide NOC no. **156/MB** dated **29.11.2024**.
6. Forest NOC vide reference no. **(SRN):- XMB-EM5-L2R0** dated **12.04.2024**. from the office of Divisional Forest officer, Gurugram.
7. Assurance for the STP treated water during the construction phase has been obtained vide memo no. **14018** dated **22.11.2024** from the office of Public Health Engineering Division , Sohna.
8. As per the letter, vide no. 14019 dated 22.11.2024 from Office of Executive Engineer, Public Health Engineering Division Sohna and vide no. 2420 dated 20.12.2024 from office of sub Divisional Engineer , PWD Public Health Engg.
9. Power assurance was obtained vide memo no. **3403** dated **13.11.2024** from the office of Dakshin Haryana Bijli Vitran Nigam.
10. CA certificate was obtained dated **09.09.2024**.
11. We have obtained the Structural Stability Certificate dated **15.11.2024**.
12. That, As per the letter, vide no. 14019 dated 22.11.2024 from Office of Executive Engineer, Public Health Engineering Division Sohna and vide no. 2420 dated 20.12.2024 from office of sub Divisional Engineer , PWD Public Health Engg. Sub Division, Sohna. Sewage connection and freshwater facilities are not available at the site area. We will obtain the ground water NOC before the operation of the project and we will build the sewer facilities at our own expense, connecting them to the nearest available drain.We assure that if water supply is not available till completion of the project than we will obtain permission for ground water from HWRA.
13. Building Plan Approval has been obtained vide no. 1453217 dated 30.05.2024.
14. That, we have left Right of Way (RoW) of 15 meter on either side of the gas pipeline. We will not construct anything over and below the ROW left.
15. That, we will install 2 numbers of Organic Waste Converter of capacity of 300 kg/day each.
16. That, we will install solar panel of 50 KW capacity.
17. That, no HT line is passing through the project site.
18. That, there is no existing tree at the project site.
19. That, there is no revenue rasta is passing through the project site.

Table 2 – EMP Detail

During Construction Phase		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Dust Mitigation Measures Including site barricading, water sprinkling & anti-smog gun)	10.0	4.6
Storm Water Management (temporary drains & sedimentation basin)	8.0	3.0
Solid Waste Management	7.0	2.5
TOTAL	25	10.10

During Operation Phase



COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	30	5.0
Rain Water Harvesting System	20	5.0
Solid Waste Management	10	1.5
Environmental Monitoring	0	9.0
Green Area/ Landscape Area	10	2.55
Sub-Total	70	23.05

Budget Outside The Project Site CER	
COMPONENT	CAPITAL COST (INR LAKH)
3 Nearby Schools • Complete makeover • Construction of toilets • Installation of Solar Panels • Painting of School Building • Replacement of doors and windows • Energy efficient lighting • Smart Classroom equipment	151
Total	246

Total EMP Budget		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	25	10.10
During Operation Phase	70	23.05
Budget for the nearby Government School for improvement of infrastructure	151	--
TOTAL	246	33.16

A detailed discussion was held on the documents submitted regarding Water assurance, Power assurance, Sewer, Zoning Plan, AAI NOC, Forest NOC, Aravali NOC, STP, CA Certificate, Structural Stability Certificate, Building Plan, Solar Power, Trees, HT line, Revenue Rasta as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of



India to:

M/s Prime Plaza Hotels Private Limited as per Permission for Change of Land Use for setting up of Resort over an area measuring 37584.86 Sqm issued by Department of Town & Country Planning vide Memo No.CLU/GN-3230A/CTP/27464/2023 dated 21/08/2023

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

1. Specific conditions:-

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 3) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 4) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
- 5) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 6) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 7) 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.
- 8) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is



available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used

- 9) The PP shall install electric charging points for charging of electric vehicles.
- 10) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 12) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 13) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 15) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
- 25) The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
- 26) The PP shall get **project electrification plan** approved from the competent authority before operation of the project.
- 27) As proposed **7,516.97 m² (20 % of the total Plot Area)** shall be provided for green area development.
- 28) **10 Rain Water Harvesting Pits** shall be provided for storage of rain water.
- 29) The PP shall install **solar panel of 50 KW capacity**



- 30) The PP shall carry out **plantation of saplings** in the proposed green area as a part of the **tree plantation campaign “Ek Ped Maa Ke Naam”** and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)
- 31) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
- 32) The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions will be same as per the standard conditions specified by the MoEF&CC.

312.16 EC for proposed Affordable Group Housing Project located at revenue estate of Village Sohna, Sector- 7, Sohna, Gurugram, Haryana by M/s ROF Infratech and Housing Private Limited

Project Proponent : Shri Mukesh Kumar
Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/505923/2024 dated 30.01.2025 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.739413 dated 18.10.2024 during the submission of ToR. The ToR was granted to the project on 08.11.2024.

Table 1 – Basic Detail

Name of the Project: Affordable Group Housing Project at Revenue estate of village Sohna, Sector 7, Sohna, Gurugram, Haryana M/sROF Infratech and Housing Pvt. Ltd.		
S. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/505923/2024
2.	Latitude	28°14'40.80"N
3.	Longitude	77°4'56.69"E
4.	Total Plot Area	44,995.91 sqm
5.	Net Plot Area	44,914.976 sqm
6.	Proposed FAR	1,28,716.66 sqm (Residential + Commercial)
7.	Non FAR Area	25,053.49 sqm (Residential + Commercial)
8.	Community Hall and Creche , Guard, Meter and VCB Room Built Up Area	1017.65 sqm
9.	Total Built Up area (6+7+8)	1,54,787.80 sqm
10.	Total Green Area with %	8,983.00 sqm (20% of Net Plot Area)
11.	Rain Water Harvesting Structure (with size)	11 RWH pits
12.	Total Parking	1091 ECS 1,891 Two Wheeler parking
13.	Maximum Height of the Building (m)	44.60 m



14.	Power Requirement	7,264.92 kVA	
15.	Power Backup	02 DG Sets (500 kVA + 200 kVA)	
16.	Total Water Requirement	904 KLD	
17.	Fresh Water Requirement	635 KLD	
18.	Treated Water Requirement	269 KLD	
19.	Waste Water Generated	732 KLD	
20.	STP Capacity	1,200 KLD	
21.	Solid Waste Generated	5,100 kg/day	
22.	Bio-degradable Waste	3,060 kg/day	
23.	Organic Waste Convertor	2 units (2,000 kg/day + 1,100 kg/day)	
24.	Number of Buildings	17 no. Residential Towers (Max. S+14 floors), Commercial, Community and Creche, Gurad Room, Meter Room and VCB Room	
25.	Stories	Max. S+14 floors	
26.	Population	11,450 individuals	
27.	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹435.74 Cr.
		ii)Construction Cost	
		iii) Misc. Cost	
28.	Incremental Load in respect of:	PM2.5	0.012 µg/m ³
		PM10	0.029 µg/m ³
		SO2	0.042 µg/m ³
		NO2	0.2041 µg/m ³
		CO	0.000139 mg/m ³
29.	EMP Budget	- Capital cost: ₹310/- Lakhs - Recurring cost: ₹85/- Lakhs - Outside the project site: ₹60/- Lakhs Total EMP Budget: ₹455/- Lakhs	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 07.02.2025 mentioning therein as under:

1. That, the land licence has been obtained from the DTCP, Haryana vide licence No. 182 of 2024 dated 10.12.2024 for land measuring 11.11875 acres for proposed development of Affordable Group Housing Project **(Enclosure A)**.
2. That, no construction for the proposed project has been started and the construction will be commenced after obtaining the Environment Clearance.
3. That, the approved building plan of the project is awaited. The project has been submitted on conceptual basis.
4. That, the ToR letter has been issued from the SEAC, Haryana vide ToR Identification No. TO24B3812HR5445389N dated 08.11.2024 **(Enclosure B)**.
5. That, the proposed built up area of the project is 1,54,787.80 sqm, which includes development of 17 Residential Towers, Commercial Building, Community and Crèche Building, Guard Room, Meter Room and VCB Room.
6. That, the Approved Zoning Plan has been obtained from DTCP, Haryana vide DRG. NO. DGTCP 10689 dated 10.12.2024 **(Enclosure C)**.



7. That, both the Forest NOC dated 16.08.2024 and Aravalli NOC dated 24.10.2024 have been obtained (**Enclosure D and E** respectively).
8. That, assurances for Fresh water, Sewerage connection, Storm water discharge and treated water for construction have been obtained from HSVP, Haryana (**Enclosure F**).
9. That, an area measuring 8,983 sqm (20% of net plot area) is proposed for Greenbelt Development at the Project Site. Out of this, an area measuring 3,600 sqm will be developed as Block Green Plantation, which is approx. 8% of the net plot area. The Landscape Plan along with tree species is attached as **Enclosure G**.
10. That, the power requirement will be met from DHBVN, Haryana.
11. That, 40 kW of solar power provision will be made at the project site.
12. That, 02 Organic Waste Convertor (OWC) of capacity 2,000 kg and 1,100 kg will be installed at the site for the management of biodegradable waste.
13. That, the soil percolation rate of the region for Ground Water Recharge through Rainwater Harvesting is 5 LPS as per HWRA Guidelines. The ground water is feasible for recharge through rainwater harvesting pits. Hence, 11 no. of Rainwater Harvesting Pits for the ground water recharge are proposed.
14. That, according to the results of baseline monitoring conducted during March to May 2024, the ground water quality at the nearest sampling location (Approx. 1.7 km from the project site) indicates that the ground water is within the permissible limit.
15. That, the Fire NOC of the project will be obtained before operation of the project from the competent authority.
16. That, the electrification plan of the project is attached as **Enclosure H**.
17. That, the total EMP budget for the project is 455/- Lakhs, from which 60/- Lakhs is allocated for outside of the project which include Adoption of Government school in nearby village, Aravalli Safari Project and Green Wall Project.
18. That, no Revenue Rasta are passing through the project site.
19. That, no wildlife sanctuaries fall within 10 km from the project site.
20. That, there are no legal cases pending against the project land or the Project Proponent.

PP also submitted EMP Details of the project as under:

EMP BUDGET (CONSTRUCTION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per year
1	Air Pollution Control (tarpaulin sheets/barricading, wheel washing, water sprinkling)	10	5
2	Anti-smog gun	20	4
3	Noise Pollution Control (Maintenance of machinery)	10	3
4	Waste management, Mobile toilet, Septic Tank etc.	15	4
5	Environment Management Cell and Environment monitoring & Six-Monthly compliances	-	10
Total		55	26

EMP BUDGET (OPERATION PHASE)



S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per year
1	Wastewater treatment (STP)	150	20
2	Rain water Harvesting system	30	4
3	Solid Waste Management (Organic Waste Convertor and Waste Bins)	25	5
4	Tree plantation	50	10
5	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	20
Total		255	59

EMP BUDGET (OUTSIDE THE PROJECT PREMISE)

Activities	Total cost (in Lakhs)
Adoption of Government school in nearby village	30
Budget for Aravali Safari Project	15
Budget for Green Wall Project	15
Total	60

EMP BUDGET SUMMARY

Particulars	Cost (₹ in lakhs)
A. Inside the Project site	
EMP Budget (Capital cost)	310
EMP budget (Recurring cost)	85
B. EMP budget for nearby area/ outside the project boundary	60
TOTAL	455

A detailed discussion was held on the documents submitted regarding NOC obtained from DTCP, Assurances, EMP, Landscape Plan, Rainwater Harvesting, as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s ROF Infratech and Housing Pvt. Ltd. (as per land Licence No.182 of 2024 dated 10.12.2024 (valid upto 09.12.2029) issued by DTCP, Haryana vide Endst No.LC-5305/JE(SK)2024/39084 dated 10.12.2024

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:



A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. 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.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any



13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. 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).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. As proposed, the PP shall provide **8,983 sqm (20% of net plot area)** for green area development. Out of this, an area measuring **3,600 sqm will be developed as Block Green Plantation, which is approx. 8% of the net plot area**.
33. **11 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall install **solar power** of capacity **40 kW** for the project.
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**



37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.17 EC for proposed “Revision and Expansion of IT-Park” project located at Village-Tikri, Sector 48, District- Gurugram, Haryana M/s Titan Infracon LLP by M/s Titan Infracon LLP

Project Proponent : Shri Bhim Singh

Consultant : OCEAO ENVIRO Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/521604/2025 dated 31.01.2025 for obtaining **Environment Clearance for Revision and Expansion** 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. 003043 dated 30.01.2025.

Table 1 – Basic Detail

Name of the Project: “REVISION & EXPANSION OF IT-PARK PROJECT” Located at Village-Tikri, Sector 48, District- Gurugram, Haryana by M/s Titan Infracon LLP Pvt. Ltd.				
S. No.	Particulars	Existing	Expansion	Total Area (in m ²)
Online Project Proposal Number		SIA/HR/INFRA2/521604/2025		
1	Latitude	28°25'1.28"N		
2	Longitude	77° 2'22.58"E		
3	Plot Area	26081.94 m ²	Nil	26081.94m ²
4	Net Plot Area	-	-	26081.94m ²
5	Non FAR including Services(service area +2 Basement +Mumty and M.R area) (Sqm)	41820.88 m ²	1089.227 m ²	42910.107 m ²
6	Total Built-up Area (12+13) (Sqm)	99647.77 m ²	4671.153 m ²	104318.923 m ²
7	Total Green Area @25 % of Net Plot Area.(Sqm)	5894.74 m ²	-	5894.74 m ²
8	Rainwater Harvesting Pits	06 Nos	-	06 Nos
9	STP Capacity	250 KLD	-	250 KLD
10	Total Parking			1281 ECS
11	Organic Waste Converter	-	01 Nos	01 Nos
12	Maximum Height of the Building (m)	-	-	59 m



13	Power Requirement		-	-	5000 KW
14	Power Backup		-	-	6540 KVA (1010*4+750*2+500*2)
15	Total Water Requirement		247 KLD	179 KLD	422 KLD
16	Fresh Water Requirement		121 KLD	19 KLD	140 KLD
17	Treated Water		182 KLD	101 KLD	283 KLD
18	Wastewater Generated		202 KLD	27 KLD	229 KLD
19	Solid Waste Generated		-	-	1,478.69 Kg/day
20	Biodegradable Waste		-	-	739.845 kg/day
21	Number of Towers		1	-	1
22	No. of floors		12	1	13
23	Total Cost of the project: (in lakhs)	Land Cost	-	-	-
		Construction Cost	-	-	-
		Miscellaneous Assets	-	-	-
		Total	12500	2500	15000
24	CER		NA	NA	NA
25	EMP Cost/Budget		-	-	391 lakhs
26	Project Cost		300 (Actual 125) Cr.	25 Cr.	150Cr.
27	Incremental Load in respect of:		PM 2.5	90.67	90.67 (µg/m³)
			PM 10	205.16	205.16 (µg/m³)
			SO ₂	4.69	4.69 (µg/m³)
			NO ₂	40.66	40.66 (µg/m³)
			CO	0.009	0.009 (mg/m^3)
28	Construction Phase:		Water Requirement & Source	4.5 KLD(Private Water Tanker)	
			STP	Mobile Toilets	

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP submitted reply alongwith an affidavit dated 07.02.2025 mentioning therein as under:

1. That, the project has obtained prior Environmental Clearance by SEIAA Haryana vide Vide letter No. SEIAA (124)/HR/2020/56 dated 03.02.2020 valid upto 02.09.2030 for a total plot area of 26081.94 m² and total built-up area of 99,647.77m². A copy of the same is enclosed as **Annexure-I**.
2. That, the project has obtained all the NOCs/ Permissions from the competent authority:
 - a) CTE has been obtained vide from Haryana State Pollution Control Board vide letter no HSPCB/Consent/:329962320GUSOCTE8130471 dated 29.10.2020 valid up to 28.10.2025.



- b) CTO has been obtained vide from Haryana State Pollution Control Board vide letter no HSPCB/Consent/: 329962322GUSOCTO29379714 dated 21.11.2022 valid up to 30.09.2027.
- c) Forest & Aravali NOC
- Aravali NOC has been obtained Vide Letter No. – 10/MB Dated 16.09.2016
 - Forest NOC has been obtained vide no. 212- G dated 05.05.2015
- d) Water Assurance approval has been obtained from GMDA vide dated 18.05.2023.
- e) Power assurance approval vide Memo No. – Ch-34/SE/R-APDRP/OLNC-HT/GGN-II/SOL-1188 Dated 18.11.2021.
- f) AAI NOC has been obtained Vide letter no. NOC ID- PALM/NORTH/B/042718/302359 dated 27.04.2018
- g) Fire NOC has been obtained Memo No. - FS/2021/11 dated 09.06.2021 valid upto 08.06.2025.
- h) Structural Stability Certificate has been obtained Vide letter No-AM/089710/0
- i) IGBC Gold Certification has been obtained for project.
- j) License for setting up of Commercial Colony has been obtained vide Memo No. LC- 582-III/JE/(SK)/2024 34272 dated 14.11.2024
- All NOCs & Assurance has been enclosed as **Annexure-II.**
3. That, there are changes in the characteristics of the project *i.e.*, increase in built-up area (FAR & NON-FAR at 13th Floor) from 99,647.77m² to 1,04,318.923m² due other features accordingly. Therefore, application for "Revision & Expansion of Commercial Complex has been submitted to SEIAA, Haryana vide Proposal No. SIA/HR/INFRA2/521604/2025. A detailed area statement is enclosed as **Annexure-III.**
4. That, Certified Compliance Report has been obtained from HSPCB, Haryana vide letter Vide letter no HSPCB/GRS/2024/1850 dated 01.05.2024. A copy of the same is enclosed as **Annexure-IV.**
5. That, landscape area measuring 5894.74 m² (25% of total plot area) has already been developed in the project along with plantation of 326 trees around the boundary wall of the project. Photographs showing green area & trees planted in project is enclosed as **Annexure- V.**
6. That, as landscape area has already been completely developed in the project and there is no change in the plot area, thus, it is not feasible to provide block plantation within the project further.
7. That, 6 nos. of rainwater harvesting pits has been proposed out of which 4 pits has already been constructed.
8. That, estimated overall cost of project is 150 Crore. A copy of CA Certificate is enclosed as an **Annexure-VI.**
9. That, the total budget allocated for EMP is Rs.391 Lakhs which is approx. 2.61 % of the total project cost *i.e.* Rs. 15000 Lakhs or 150 Crores. A copy of revised EMP is enclosed as **Annexure-VII.**
10. That, Sewage Treatment Plant (STP) of 250 KLD has already been installed within the project site.

EMP BUDGET

BUDGETARY ALLOCATION FOR EMP DURING CONSTRUCTION PHASE

A. Capital Cost (In Lakhs)	B. Recurring Cost (Lakh/Year)
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S.No.	Item	Inlakhs	Item	Ist Year	IIYear	IIIYear	IVYear	VYear
1	Sanitation facilities (Provision of Mobile Toilets) for construction workers	5	Sanitation	0.5	0.5	0.5	0.5	0.5
2	DustsuppressionMeasures a. Installationof1No'sofAntismog Guns b. Windbarriers c. Wheelwashingfacilities d.Coveredstorageforconstruction material e. Use of tarpaulin sheets to cover transportation vehicles carrying loose materials like sand, soil, and aggregates	10	Dustsuppre ssion	1	1	1	1	1
3	SolidWasteManagement	5	Solid waste handling, treatment &disposal	1	1	1	1	1
4	Adoption of School (Govt. Primary School,TikriVillage located at a 0.46Km in NW direction		Environmen t Monitoring (Ambient Air, AmbientNoi se, Water & Soil)	1.5	1.5	1.5	1.5	1.5
TotalCapitalCost		20	TotalRecurr ing Cost=20 Lakhs	4	4	4	4	4

BUDGETARY ALLOCATION FOR EMP DURING OPERATIONAL PHASE

S.No.	A. CapitalCost		B. RecurringCost	
	Item	In Lakhs	Item	Lakh/Year
1	AirPollution&NoiseControl	80	MaintenanceofStack&DGSets	10
2	SewageTreatmentPlant(ST P)	90	MaintenanceofSTP	20
3	Air,Noise,Soil,WaterMonit oring			3



4	GreenBeltDevelopment	50	Maintenance of green area like parks and green belt	10
5	RainwaterHarvestingPits	25	Maintenance	3
6	WasteManagement	30	Solid waste handling, treatment & disposal	10
7	Adoption of School (Govt. Primary School, Tikri Village located at a 2.88KminNW direction	20		
	Total	295		56

SUMMARY OF BUDGET

S.No.	Description	Amount in Lakhs	Percentage of Total Project Cost
1	Total Capital Cost for EMP	315	2.10
2	Total Recurring Cost for EMP	76	0.51
3	Total EMP Cost During Construction And Operation Phase	391	2.61

The total budget allocated for EMP is Rs. 391 Lakhs which is approx. 2.61 % of the total project cost *i.e.* Rs.15000 Lakhs or 150 Crores.

A detailed discussion was held on the documents submitted regarding License, Zoning Plan, Forest NOC, Fresh Water Assurance, Structure Stability Certificate, Green Area, AAI NOC, Wildlife Sanctuary, OWC, Litigation, Solar Power as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Revision and Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to:

M/s Titan Infracon LLP as per License No.47 of 2008 dated 11.03.2008 (valid upto 10.03.2025) issued by Department of Town & Country Planning renewed upto 10.03.2025 vide Endst No.LC-582-III/JE(SK)/2024/34272 dated 14.11.2024.

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:



A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, 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.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. 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.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
9. The PP shall install electric charging points for charging of electric vehicles.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.



12. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
25. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
26. As proposed **5894.74 m² (25% of total plot area)** shall be provided for green area development.
27. **06 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
28. **The PP shall provide the Solar panel capacity as per HAREDA norms.**
29. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
30. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**



31. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
32. The PP shall register themselves on <https://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions are applicable as per guidelines of MoEF&CC, GoI.

312.18 EC for proposed Expansion of Residential Plotted Colony under DDJAY (Site-I) at Village Dhunela, Sector-36, Sohna Gurugram, Haryana by M/s Signature Global Homes Pvt. Ltd.

Project Proponent : Sh.Vineet Kumar Singh
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/517938/2025 dated 09.01.2025 for obtaining **Environment Clearance for Expansion** under Category 8/(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No201843 dated 05.12.2024.

The case was taken up in 310th meeting held on 21.01.2025. The PP and consultant appeared before the committee, however, the CCR of the case was not available in the file. The committee deferred the case with direction to PP and consultant to submit the CCR.

The case was taken up in 312th meeting held on 05.02.2025. The PP and consultant appeared before the committee. The PP submitted that the Certified Compliance Report could not be procured in this case. The committee decided to defer the case with direction to PP and consultant to submit the CCR. The case shall be taken up after receiving the CCR in this case.
