



सत्यमेव जयते

File No: 21/148/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated: 21/01/2026



To,

Mr. Parag Shashi Kant Padrakar
M/s Adani M2K Realtors LLP
Adani Corporate House, Shantigram, SG Highway, Khodiyar, Gandhinagar, GUJARAT, 382421
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Subject: **Group Housing on land area of 5.1625 Acres (license no. 24 of 2012) located at Sector - 102 & 102A village Kherki, Majra Gurugram, Haryana by M/s Adani M2k Realtors LLP – For Grant of Environmental Clearance - reg.**

Sir/Madam,

This has reference to above mentioned proposal No. IA/HR/INFRA2/534724/2025 received on 05.09.2025 online through PARIVESH Portal for seeking Environmental Clearance (EC) as per the provisions of EIA Notification, 2006 as amended under the Environment (Protection) Act, 1986.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801HR5536273N
(ii) File No.	21/148/2025-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2 "Group Housing" on land area of 5.1625 Acres at Sector - 102 & 102A village Kherki, Majra Gurugram, Haryana by M/s Adani M2k Realtors LLP
(vii) Name of Project	Adani M2K Realtors LLP
(viii) Name of Company/Organization	GURUGRAM, HARYANA
(ix) Location of Project (District, State)	MoEF&CC
(x) Issuing Authority	no
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

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

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 156th meeting held on 04th Decemeber, 2025.

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

i. The proposed project is New.

ii. The project is proposed at located at Sector - 102 & 102A village Kherki, Majra Gurugram, Haryana by M/s Adani M2k Realtors LLP. The geo-graphical coordinates of the project site are 28°29'11.04"N and Longitude of 76°58'13.84"E.

iii. The total plot area is 20,891.863 sq. m, FAR area is 65,182.00 sq. m and total construction (Built-up) area of 1,30,765.88 sq. m. The project will comprise 2 blocks of Buildings. The maximum height of the building is 158.65 m. The details of building are as follows:

Particulars	Details
Plot Area (sq. m)	20,891.863
Site Parcel 1 (sq. m)	17,239.624
Site Parcel 2 (sq. m)	3,652.239
Ground Coverage	
Ground Coverage (Permissible)- 35% (sq. m)	7,312.15
Ground Coverage (Proposed) (sq. m)	4296.43
F.A.R Area (A)	
F.A.R (Permissible)- 175 % (sq. m)	36,560.76
Additional F.A.R (Permissible) for TDR- 125 % (sq. m)	26,114.83
Additional FAR 3 star GRIHA Rating -12 % (sq. m)	2,507.02
Total Permissible FAR (312%) (sq. m)	65,182.61
Proposed Residential FAR (sq. m)	60,326.00
Proposed EWS FAR & Convenience shopping (sq. m)	1,889.00
Proposed FAR Club (sq. m)	2,967.00
Total F.A.R (Proposed) (sq. m)	65,182.00
Non-F.A.R - (B)	
Non FAR Areas (Tower, Club & EWS) (sq. m)	31,199.85
Basement 1 Area (sq. m)	11,744.94
Basement 2 Area (sq. m)	11,513.82
Basement 3 Area (sq. m)	11,125.27
Basement Non FAR Area (sq. m)	34,384.03
Non FAR Areas including basement area- B (sq. m)	65,583.88
Total Built up area (sq. m) (FAR+ Non FAR including Basement Areas)	1,30,765.88
Green area (sq. m) (15% of plot area)	3,134.81
Open and Road Area (sq. m)	13,460.62

Number of Floors (no.)	3 B+G+46
Number of Blocks (no.)	2
Maximum Height of building (m)	158.65

- iv. During the construction phase, total water requirement is expected to be 15 KLD out of which water required for construction Phase will be approx 07 KLD which will be taken from Dhanwapur STP treated water or excess treated water from nearby group housing. The remaining 9 KLD will be taken from the tanker supply. 05 KLD wastewater will be treated in Mobile STP. Temporary sanitary toilets will be provided.
- v. During the operational phase- Total water demand of the project will be 329 KLD out of which fresh water demand will be 193 KLD and waste water generation will be 257 KLD which will be treated in STP of capacity 300 KLD & 20 KLD. After treatment, 232 KLD of treated water will be generated out of which 136 KLD will be reused for flushing, filter back wash, make up water for water bodies & gardening. 96 KLD excess treated water will be used in nearby green areas and road washing/ discharge into sewer lines after meeting discharge standards.
- vi. About 0.982 TPD solid wastes will be generated in the project. The biodegradable waste (0.59 TPD) will be processed in OWC and the non-biodegradable waste generated (0.392 TPD) will be handed over to authorized local vendors.
- vii. The total power requirement during the construction phase is 250 KVA and will be met from DG sets and total power requirement during the operation phase is 4600 kVA is envisaged which will be met by the Dakshin Haryana Bijli Vitran Nigam
- viii. Rooftop rainwater of buildings will be collected as per soil investigation ground water is too high, hence recharge of ground water is not feasible. A rain water collection tank of 120 m³ will be constructed.
- ix. Parking facility- Total Parking provision will be 884 ECS.
- x. Proposed energy saving measures would save about 250 KW (6.79 % of total Power load)
- xi. The project is not proposed to be located in a Critically Polluted Area (CPA).
- xii. The project is not proposed to be located in an Eco-Sensitive Zone.
- xiii. No Forest Clearance is required for the project.
- xiv. No Court case pending against the project
- xv. The project is expected to be completed in 2-3 years from the date of start of construction.
- xvi. The total cost of the project is around Rs. 750 Crore.
- xvii. The total outlay of the Environment Management Plan: (Capital Cost = Rs. 42.5 Lakhs; Recurring Cost- Rs. 5.3 lakhs/ year and during the operation phase, Capital Cost = Rs. 311.50 Lakhs; Recurring Cost = Rs. 28.15 Lakhs /year. Additional Rs. 52.0 lakhs shall be spent outside the premises.
- xviii. Employment potential- Directly and indirectly a total of 260 no. of people will be engaged out of which 200 no. of laborers will be hired during the construction phase and 60 no. of staff during the operation phase.
- xix. Environment benefits of the project include - Social benefits well connected with the network of public transport, local railways and cabs Pollution-free environment with proper drainage and sewage system. Easy access to the airport and local Railway Station. For Environmental benefits Green area 3,134.81 sq. m (i.e. 15 % of the plot area) will be developed. 1 no. of RWH tank will be provided for rainwater collection. Pollution-free environment with proper drainage and sewage system.

- 6.** The proposal was earlier considered in its 153rd EAC meeting held during 26.09.2025 wherein the committee deferred the project and raised the ADS. The PP submitted the point-wise reply to the ADS.
- 7.** The project has already been granted Environmental Clearance vide EC letter dated 21.02.2014 for the development of a "Group Housing" for total plot area 72,792.71 sq. m (17.987 acres) and total built-up area of 2,10,588.718 sq. m. The project development could not be undertaken due to unfavorable market conditions. Subsequently, a change in the project planning was made. Hence, construction at the site could not be initiated till date, and the granted Environmental Clearance, bearing letter no. SEIAA/HR/2014/347 dated 21.02.2014, now stands expired.
- 8.** Further, the land area of 12.85625 Acres has been migrated to the license no. 44 of 2021 out of previously issued license no. 24 of 2012 having an area 17.98732 Acres was granted in favour Radhey build homes Pvt. Ltd. in collaboration with Adani M2K Project LLP. Now, the renewal of license no. 24 of 2012 has been done for the remaining (Parcel A) 5.13125 acres along with an additional parcel of (Parcel B) 0.03125 Acres was added vide License No. 131 of 2025 making a total of 5.1625 acres (20,891.863 sq.m) for the development of Group Housing. Currently, the total plot area is 5.162 acres, i.e. 20,891.863 sq. m (Parcel 1- 17,239.624 sq.m & Parcel 2- 3,652.239 sq. m) and total built up area of 1,30,765.88 sq. m. The project site, though divided by a 60-meter-wide road, falls under the same license, 24 of 2012. Accordingly, the development is proposed in two parcels. Parcel 1 includes Tower 1, Tower 2, Club and service personnel facilities, while Parcel 2 consists of EWS units with commercial. Further, PP obtained Forest NoC vide letter dated 04.03.2024 from DFO and Aravalli clearance vide letter dated 03.04.2024 from DC Gurugram and also obtained height clearance from AAI on 26.12.2024.
- 9.** During the meeting, the PP presented drone videos and the .kml file, wherein the committee observed water accumulation within the proposed project site and enquired about the possibility of water logging issues in the area. In response, the PP informed that the accumulation was due to rainwater and that there is no outlet for discharging the water outside the project site. As per suggestion of the committee, the PP submitted revised action plan addressing water accumulation and potential water logging issues along with suitable mitigation measures.
- 10.** The Mitigation Plan for Water accumulation and water logging at site was observed. The site is in a plain topography having elevation from 211.40 m to 213.36 m MSL. The Sahibi river (Najafgarh drain) is 2.51 km from the project site & has an elevation of 213.58 m (HFL of the Sahibi River). The project site is covered from two sides through sector roads which are at the elevation of 213.611 m & 213.69 m msl respectively. The project has been planned with 3 basements and Plinth level will be maintained at 214.41 m (+750 mm external service Road Level). The committee was satisfied with the submission of the PP.
- 11.** The Committee further enquired whether any litigation is pending against the proposed project and who would be responsible in such a case. PP informed that there is no litigation or court case pending against the proposed project. It was further observed that although EC was earlier granted in 2014, however, the project could not be implemented due to unfavorable market conditions, and thereby construction at the site has not been initiated till date. Further, the old EC now stands expired considering 10-11 years of validity.
- 12.** Earlier, the project area was 17.987 acres, however, the scheme was shelved due to unfavorable market conditions. Subsequently, 12.85625 acres was migrated to License No. 44 of 2021 for an affordable plotted colony out of the previously issued License No. 24 of 2012 (17.9875 acres). The balance land area of 5.13125 acres along with an additional LOI of 0.03125 acres dated 17.12.2024 is now proposed. Hence, the total land area for the present development is 5.1625 acres (20,891.863 sq. m).

13. The Committee observed that the PP has proposed to develop a green area of 3,134.81 sq.m (15 % of Plot Area) and 261 trees are proposed at the project site. The committee observed the list of tree species submitted by PP and suggested to explore the possibility to increase the name of tree species such as Kadam, kachnar, etc. and also tree plantation shall be

done in peripheral of the boundary with 2x2m tree place to increase the density. Accordingly, the PP increased the number of trees from 261 to 456. The committee was satisfied with the revised greenbelt plan.

14. The Committee observed that the PP has proposed construction of the building with three basements. In this regard, the Committee emphasized that the PP shall ensure that the groundwater table is not intersected during basement construction. Further, the Committee directed the PP to explore the possibility of removing the basements from the proposed project. As per the suggestion of the committee PP has explored the alternative options such as podium parking & multi level car parking for removing the possibility of basements; however, these were found not feasible due to reasons mentioned above. Further, PP submitted that they will construct a 250 KL collection tank to store dewatered water. This water will be reused after treatment during the construction phase and the project is designed and planned to keep in mind Earthquake resistance as per IS 1893:2025.

15. Further, the Committee deliberated on the recommendation of the hydrogeological study report submitted by PP. It is observed that the depth of water table is shallow, about 2.0 meters in the area. Thus the total discharge of water to be pumped for lowering the water table by another 12 m will be 0.03545 cum/sec. Thus about 3739.56141 Cu.m per day of water need to be dewatered for lowering the water table to a depth of about 15 m below ground level. The committee opined that the 3739.56141 Cu.m per day discharge is a huge loss of ground water. Further, the committee opined that total discharge days should be taken in account for estimating total loss due to discharge, depending on the water's quality and it may be reused for non-potable purposes on-site, such as dust control or to refill ponds at the end of the project.

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

17. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the **“Group Housing on land area of 5.1625 Acres (license no. 24 of 2012) located at Sector - 102 & 102A village Kherki, Majra Gurugram, Haryana by M/s Adani M2k Realtors LLP”**, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity as in **Annexure 1**:

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

Copy To

1. The Principal Secretary, Directorate, Environment & Climate Change, Haryana, IInd Floor, Bays No. 55-58, Paryatan Bhawan, Sector-2, Panchkula, Haryana-134109.
2. Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh – 160030
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Haryana State Pollution Control Board (Head Office) C-11, Sector-6, Panchkula, Haryana - 134109, Haryana.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	The PP shall ensure that the water from the dewatering process is reused for non-potable purposes on-site, such as dust suppression and refilling of ponds, upon completion of the project.
1.2	As per Ministry's OM dated 14 th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14th January, 2025.
1.3	PP shall comply the Environment Management Plan related with project i.e Capital Cost = Rs. 42.5 Lakhs; Recurring Cost- Rs. 5.3 lakhs/ year and during the operation phase, Capital Cost = Rs. 311.50 Lakhs; Recurring Cost = Rs. 28.15 Lakhs /year. Additional Rs. 52.0 lakhs shall be spent outside the premises. Additionally, Rs. 100 Lakhs shall be spent for the adoption of a school in a nearby village and Aravalli conservation.
1.4	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.
1.5	Freshwater requirements shall not exceed 193 KLD during the operational phase. SPCB concerned shall not issue CTO incase PP proposes for ground water extraction since is area comes under over exploited
1.6	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
1.7	As proposed, wastewater shall be treated onsite in an STP of 320 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted with six monthly compliance report.
1.8	Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is 3,134.81 sq. m (15 % of Plot Area) i.e. 456 nos will be plantation including peripheral tree plantation).
1.9	Project Proponent shall strive to enhance the Green Belt beyond 15% and 456 nos. the trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.10	PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.
1.11	As proposed, 05 RWH pits shall be provided for harvesting after filtration will be used for domestic purposes.

S. No	EC Conditions
1.12	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.13	As committed Parking facility is 884 ECS are to be provided along with 20% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all parking norms and standards as applicable.
1.14	PP shall installed solar power generation facility 250 KW and thereby total energy saving measures from overall power consumption shall be 10%. Energy Audit by third party shall be conducted.
1.15	The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.), State Highway, nearby PWD roads for widening works within 500 mts from the project site.
1.16	No trees shall be cut without the permission of forest department prior to construction activity (as applicable).
1.17	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.
1.18	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.
1.19	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
1.20	The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.
1.21	PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).
1.22	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
1.23	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the <i>bona fide</i> Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and <i>bona fide</i> Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC

S. No	EC Conditions
	Condition.
1.24	The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECSBC-2024/ENS (ECSBC-2024) prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be

S. No	EC Conditions
	withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

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

S. No	EC Conditions
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Sustainable Building Code (ECSBC-2024/ENS (ECSBC-2024)) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECSBC-2024/ENS (ECSBC-2024), shall comply with the State ECSBC-2024/ENS (ECSBC-2024).
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECSBC-2024/ENS (ECSBC-2024) specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

S. No	EC Conditions
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

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

9.

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

10. Human Health Issues

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

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

S. No	EC Conditions
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Additional EC Conditions

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
No Product	No Product	0	-	-	As it's a group housing project, hence not applicable