



- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. 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.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

282.09 EC for Revision & Expansion of Group Housing Project "Diplomatic Greens" at Village Chauma, Sector – 110 A & 111, Gurugram, Haryana by M/s Puri Construction Private Limited

Project Proponent : Sh.Chitrnanjan Saproo
Consultant : Aplinka Solutions & Technologies Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/448759/2023 dated 16.10.2023 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.735684 dated 06.09.2023.

The case was taken up in 280th meeting held on 08.11.2023. However, the case was deferred on request of PP.

Table 1 – Basic Detail

Project name: EC for Revision & Expansion of Group Housing Project "Diplomatic Greens" at Village Chauma, Sector – 110 A & 111, Gurugram, Haryana by M/s Puri Construction Private Limited				
Sr. No.	Particulars	Area as per EC	Expansion (m ²)	Total Area (m ²)



1.	Online Proposal no.	SIA/HR/INFRA2/448759/2023		
2.	Latitude	28°31'7.04"N		
3.	Longitude	77° 1'41.64"E		
4.	Plot Area	79824.12 sqm	5235.61 sqm	85059.73 sqm
5.	Net Plot area	79824.12 sqm	31.36 sqm	79855.48 sqm
6.	Proposed Ground Coverage Area	11326.10 sqm	12472.10 sqm	23798.20 sqm
7.	Proposed FAR Area	139506 sqm	70,711.95 sqm	2,10,217.95 sqm
8.	Proposed Non FAR Areas (Basement, Balconies, Mumty Machine, etc.)	85,873.07 sqm	66,120.54 sqm	1,51,993.61 sqm
9.	Total Built Up area	225379.07 sqm	1,36,832.50 sqm	362211.57 sqm
10.	Total Green Area with Percentage	28125.99 sqm	28125.99 sqm (Approx. 35.22% of net plot area)	
11.	Rain Water Harvesting Pits	20 pits	6	26 Pits
12.	STP Capacity	500 & 100 KLD	400 KLD	1000 KLD
13.	Total Parking	1650 ECS	1462 ECS	3112 ECS
14.	Total Population	4,339 No	4248No	8587 No
15.	Power Requirement	5426.25 kVA	5939.17 kVA	11,365.42 kVA
16.	Power Backup	1 X 500 kVA + 2 X 625 kVA + 2 X 1010 kVA	3 x 1500 kVA + 1 x 1010 kVA	1 X 500 kVA + 2 X 625 kVA + 3 X 1010 kVA+ 3 x 1500 kVA
17.	Total Water Requirement	762 KLD	422 KLD	1184 KLD
18.	Fresh Water Requirement	434 KLD	252 KLD	686 KLD
19.	Total treated Water	328 KLD	170 KLD	498 KLD
20.	Waste Water Generated	499 KLD	300 KLD	799 KLD
21.	Solid Waste Generated	2226.84 kg/day	1960 kg/day	4186.84 kg/day
22.	Maximum height	78 meters	+39.80 m	117.80 m
23.	No of Building blocks	32 Residential Blocks, EWS, Nursery School, Community building and convenient shopping	6 Residential Blocks, 1 club and 1 combined EWS and nursery/Primary school	22+6 residential blocks (12+6 no. of residential towers, 10 villas), 1+1 EWS block and 1+1 community building/ club house, convenient shopping and 1+1 nursery school/ Primary school Total Dwelling Unit: 1129 units
24.	No. of Floors	Max. 2B+S+21	Max. 3B+S+31	Max. 3B+S+31
25.	Total Cost of the project	428	+581.55	1009.55 crore.



26.	EMP Budget	Capital cost (₹ in lakhs)	428/-
		Recurring cost (₹ in lakhs)	38.5/-
		Nearby area/ outside the project boundary (₹ in lakhs)	114/-
27.	Incremental Load in respect of:	i) PM _{2.5}	0.04043 µg/m ³
		ii) PM ₁₀	0.10041 µg/m ³
		iii) SO ₂	0.13987 µg/m ³
		iv) NO ₂	0.66728 µg/m ³
		v) CO	0.46781 µg/m ³
	Status of Project	Operational Phase	Vacant land
			-

The case was taken up in 282nd meeting held on 08.12.2023. PP presented the case before the committee. The Certified Compliance Report issued by Integrated Regional Office, Ministry of Environment, Forest and Climate Change vide letter dated 23.11.2023 regarding the earlier EC issued to the project, was also discussed alongwith the ATR points mentioned below:

S. No.	Condition	Compliance Status
1.	PP has not submitted the details related to the greenbelt such as the area covered under the greenbelt, the total number of trees, expenditure done, etc. [Sp. Cond. No. (g)]	Green belt for the existing and expansion part of the project is 28,125.99 sqm. Plantation has been done at the project boundary as well as at the peripheral areas. The list of trees and shrubs along with number of trees planted and their survival rates has been attached as Annexure 1 . Plantation expenditure has been attached as Annexure 2 . Photographs of green belt development at the site are attached as Annexure 3 . Plan for the same has been attached as Annexure 4 .
2.	It was observed during the present visit that some of the RWH pits were filled with stagnant water [Sp. Cond. No. (i)].	A total of 20 rain water harvesting pits have been constructed as per the design submitted with proposal and is operational at site. RWH pit cleaning schedule is attached as Annexure 5 . The photographs of RWH Pits have been attached as Annexure 6 .
3.	A system for the management of E-waste and Battery waste has not been developed at the site [Sp. Cond. No. (t)].	The quantity of E-waste generated is negligible at site as it is a residential project. If E-waste will be generated in bulk, then it will be handed over to the registered vendor. The condition is not applicable as no battery waste is being generated at the site. Battery usage/ inverter are not allowed to provide power backup as DG sets have been installed at the site.



The committee discussed the case and raised some observations to which PP replied alongwith the form of affidavit stating therein as under:

1. That, first Environment Clearance dated 27.12.2012, was granted for land area of 15.457 acres (land being part of License no. 55 of 2010) with built-up area 71,682.57 sqm. and Zoning plan was approved for 15.457 acres dated 24.08.2011.
2. That, last Environment Clearance under expansion was obtained over land area 19.725 acres [15.457 acres + 4.268 acres (land being part of license no. 87 of 2012)] with total built up area of 2,25,379.07 sqm dated 15.10.2013. Zoning plan was approved for complete land area of 19.725 acres dated 30.08.2012.
3. That, the last Environment Clearance, dated 15.10.2013, was granted over land area of 19.725 acres for 32 Residential Blocks, EWS, Nursery School, Community building and convenient shopping for a maximum of 21 floors i.e., (2B+S+21 floors). Out of which the construction of 8 residential blocks and 2 guard houses proposed on 5.18725 acres [being part of licence 87 of 2012 and licence no 55 of 2010] was put on hold and reserved for future expansion in view of achieving additional FAR arising out of applicable provisions of TOD Policy, TDR Policy and Green Certification policy. The built up area of 1,28,974.1 sqm has been achieved out of the total approved built up area of 2,25,379.07 sqm as approved in EC dated 15.10.2013.
4. That, the Consent to Operate was obtained for built up area of 1,28,974.1 sqm which included 22 residential blocks (12 no. of residential towers, 10 villas), 1 EWS block and community building/ club house, convenient shopping and nursery school as **Phase A** on 28.08.2018 and the latest CTO renewal for the said premises has been obtained on 29.07.2023 which is valid till 30.09.2028.
5. That, now, an additional land parcel of 1.29375 acres (land being part of license no. 33 of 2013) and approved zoning plan of 21.01875 acres (15.457 acres + 4.268 acres + 1.29375 acres) dated 30.06.2023 has been obtained for the project development, the land parcel of 1.29375 acres has been offered for handover to the Government of Haryana for the road and greenbelt development. Hence, all the applicable FAR pertaining to the additional land parcel of 1.29375 acres will be utilized in the 5.18725 acres (land being part of license no. 55 of 2010 and License no. 87 of 2012) of the land as mentioned in the approved zoning plan dated 30.06.2023.
6. That, additional FAR is being availed under TOD (FAR @3.5), TDR (FAR @1.5) and IGBC green building certification (FAR @0.12). TOD and TDR utilization over net planned area of 5.18725 acres (land being part of license no. 55 of 2010 and License no. 87 of 2012) shall be done as indicated in the approved zoning plan dated 30.06.2023. As per the current planning 6 Residential Blocks, 1 club and 1 combined EWS and nursery/Primary school are proposed in the **Phase B** of project development.
7. That, no construction has been done in the future expansion land. Same has been recorded in the certificate compliance report issued by Integrated Regional Office, Ministry of Environment, Forest and Climate Change dated 23.11.2023
8. That, the green area as per the EC dated 15.10.2013 is 35.22% of the total plot area of 79,824.12 sqm; i.e. 28,114.055 sqm has been sanctioned. Now,



the green area of 28,125.99 sqm i.e., approx. 35.22% of the net plot area of 79,855.48 sqm will be achieved.

9. That, Biodegradable waste from the expansion part will be managed through inhouse OWC (automatic).
10. That, there is a 3 karam rasta adjacent to the project boundary which will be not encroached.
11. That, there is one HT line of 66 KV passes through the project site for which appropriate horizontal clearance of 9m at both the sides has been provided as per the approved zoning plan. This ROW will be the part of roads and lawn area having shrubs and herbs.
12. That, about 125 KW Power requirement of total project will be met through solar.
13. Status of the Licences granted by DTCP, Haryana to the project are as follows

Licence no.	Land area	Issue date	Renewal
Licence No. 55 of 2010	15.457 acres	dated 25.07.2010	08.02.2021- 24.07.2025
Licence No. 87 of 2012	4.268 acres	dated 29.08.2012	08.02.2021- 28.08.2025
Licence No. 33 of 2013	1.29375 acres	dated 25.05.2013	08.02.2020- 24.05.2024

The comparative chart with regard to the project also submitted by PP which is as under:

	EC granted	Achieved	Proposed	Total
Plot area	79,824.12 sq.m	79,824.12 sq.m	5,235.61 sq.m	85,059.73 sq.m
Net plot area	79,824.12sq.m	79,824.12sq.m	31.36 sq.m (Since remaining of the additional area is deducting under road and greenbelt)	79,855.48 sqm
Green area	28,114.055 sq.m	26,077.321 sq.m	2,036.734 sq.m+ additional proposed 11.935 sq.m	28,125.99 sq.m
Built up area	2,25,379.07 sq.m	1,28,974.1 sq.m	+2,33,237.47 sq.m	3,62,211.57 sq.m
Rainwater Harvesting System (Pits)	20	20	+6	26



PP further submitted EMP Details as follows:

Table 2: EMP Detail

Environment Budget (Construction Phase of Expansion Part)			
S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹) per annum
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, wheel washing etc.)	20,00,000/-	3,50,000/-
2.	Noise Pollution Control (Maintenance of machinery & PPE's)	5,00,000/-	2,00,000/-
3.	Sanitation for labours (mobile toilets/septic tank)	3,00,000/-	1,00,000/-
4.	Waste water management	5,50,000/-	2,50,000/-
5.	Handling of construction waste material	5,00,000/-	2,00,000/-
6.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10,00,000/-	4,00,000/-
Total		48,00,000/-	15,00,000/-

Environment Budget (Operation Phase of Expansion Part)			
S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1.	Water Pollution Control (STP of Capacity 400 KLD)	1,50,00,000/-	5,00,000/-
2.	Rain water Harvesting (6 pits)	15,00,000/-	2,00,000/-
3.	Noise Pollution Control (Acoustic enclosure/stack for DG sets and Energy savings)	5,00,000/-	1,50,000/-
4.	Solid Waste Management (Organic Waste Convertor and Waste Bins)	30,00,000/-	2,00,000/-
5.	Landscaping (green area development and plantation)	30,00,000/-	5,00,000/-
6.	Energy Conservation (LED lights in common areas, solar panels, etc.)	120,00,000/-	2,50,000/-
7.	Water efficient fixture and measures	20,00,000/-	2,00,000/-
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10,00,000/-	4,00,000/-
Total		3,80,00,000/-	23,50,000/-

Environment Budget (Outside Project)								
S. No.	Activities	Proposed Locations	Capital Cost (₹)					Total cost (₹)
			1st Year	2nd Year	3rd Year	4th Year	5th Year	
1.	Plantation in nearby village (Plant 1,250 @ ₹1,000/- including maintenance)	• Chauma Village • Bajghera Village • SalpurKhera Village	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	12,50,000/-
2.	Plantation and maintenance along the Sector	• Sector Road (Diplomatic Greens Road)	1,00,000/-	1,00,000/-	1,00,000/-	1,00,000/-	1,00,000/-	5,00,000/-



	road passing through the project site.							
3.	Providing Solar Lighting at Government School	<ul style="list-style-type: none"> Govt. Sr. Sec. School Carterpuri, Sector 23A, Gurugram, Haryana Govt. Primary School, Sarai Alawardi, Sector 3, Gurugram, Haryana Government Primary School, Palam Vihar, Gurugram, Haryana 	1,00,000/-	1,50,000/-	1,00,000/-	1,50,000/-	1,00,000/-	6,00,000
4.	R.O. distribution nearby school of Govt. School	<ul style="list-style-type: none"> Govt. Sr. Sec. School Carterpuri, Sector 23A, Gurugram, Haryana Govt. Primary School, Sarai Alawardi, Sector 3, Gurugram, Haryana Government Primary School, PalamVihar, Gurugram, Haryana 	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	7,50,000
5.	Toilets construction under Swacch Bharat Mission at nearby village	<ul style="list-style-type: none"> Chauma Village Bajghera Village SalpurKhera Village 	2,00,000/-	2,00,000/-	2,00,000/-	2,00,000/-	2,00,000/-	10,00,000
6.	<ul style="list-style-type: none"> Providing bins at nearby village Waste management awareness program 	<ul style="list-style-type: none"> Chauma Village Bajghera Village SalpurKhera Village 	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	7,50,000
7.	Assistance to farmers by providing seedlings, manure and Bio fertilizers to nearby villagers.	<ul style="list-style-type: none"> Chauma Village Bajghera Village Salpur Khera Village 	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	15,00,000
8.	Maintenance of nearby village	<ul style="list-style-type: none"> Sikanderpur Badha, Gurugram, Haryana, 	3,00,000/-	3,00,000/-	3,00,000/-	2,00,000/-	2,00,000/-	13,00,000



	pond	Pond UID: 01HRGGMGGM 0109SIKA373						
9.	Contribution to wildlife conservation		5,00,000/-	5,00,000/-	5,00,000/-	5,00,000/-	5,00,000/-	25,00,000
10.	Adaption and maintenance of authority parks	Sector 23A Park, Gurugram, Haryana	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	12,50,000
Total								1,14,00,000

Total EMP Budget	
Particulars	Cost (₹)
EMP Budget (Capital cost)	4,28,00,000/-
EMP budget (Recurring cost)	38,50,000/-
EMP budget for nearby area/ outside the project boundary	1,14,00,000/-
Total EMP	5,80,50,000/-

The CCR was also discussed during the meeting and PP submitted ATR as follows:

S. No.	Condition	Compliance Status
4.	PP has not submitted the details related to the greenbelt such as the area covered under the greenbelt, the total number of trees, expenditure done, etc. [Sp. Cond. No. (g)]	Green belt for the existing and expansion part of the project is 28,125.99 sqm. Plantation has been done at the project boundary as well as at the peripheral areas. The list of trees and shrubs along with number of trees planted and their survival rates has been attached as Annexure 1 . Plantation expenditure has been attached as Annexure 2 . Photographs of green belt development at the site are attached as Annexure 3 . Plan for the same has been attached as Annexure 4 .
5.	It was observed during the present visit that some of the RWH pits were filled with stagnant water [Sp. Cond. No. (i)].	A total of 20 rain water harvesting pits have been constructed as per the design submitted with proposal and is operational at site. RWH pit cleaning schedule is attached as Annexure 5 . The photographs of RWH Pits have been attached as Annexure 6 .
6.	A system for the management of E-waste and Battery waste has not been developed at the site [Sp. Cond. No. (t)].	The quantity of E-waste generated is negligible at site as it is a residential project. If E-waste will be generated in bulk, then it will be handed over to the registered vendor. The condition is not applicable as no battery waste is being generated at the site. Battery usage/ inverter are not allowed to provide power backup as DG sets have been installed at the site.

A detailed discussion was held on the documents submitted regarding CCR, zoning plan, ATR, previous EC, TDR/ToD, FAR, sewer, HT line, revenue rasta, EMP, solar power, license, IGBC Certificate 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 to M/s Puri Construction Private (as per the zoning plan approved vide No.DGTCP/9362 dated 30.06.2023)** 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.

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. 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 and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP shall obtain power assurance from the competent authority.
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 PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm 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. **As proposed 28125.99 sqm (Approx. 35.2% of net plot area) shall be provided for green area development.**
24. **26 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.
26. 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.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent 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 fire fighting 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, 1986, 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 and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
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 Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from 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, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. 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.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. 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 PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv. 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 ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. 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.
- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust



- ix. 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 Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. 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. Ultra 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.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- i. 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.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. 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.
- v. 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.
- vi. 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.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. 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.
- ix. 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.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. 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 pits shall be provided for ground water recharging as per the CGWB norms.



- xii. 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 use. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. 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.
- xvi. 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.
- xvii. 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.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. 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.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. 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.

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area 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.
- ii. 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.
- iii. 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.

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.



- ii. Outdoor and common area lighting shall be LED.
- iii. 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 R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
- v. 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.
- vi. 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.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

- i. 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.
- ii. 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.
- iii. 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.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. 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.
- viii. 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.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. 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.



VI Green Cover

- i. 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).
- ii. A minimum of 1 tree (5' tall) 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.
- iii. 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.
- iv. 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.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

- i. 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.
- ii. 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.
- v. 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..

VIII Human Health Issues



- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. 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.
- iii. 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.
- iv. 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.

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers 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.
- ii. 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 30days from the date of receipt.
- iii. 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.
- iv. 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.
- v. 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.

- vi. 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.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. 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.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

282.10 EC for Revision in Commercial Colony Project at Village Gurugram, Sector 104, Gurugram, Haryana by M/s Value Buildcon Pvt Ltd

Project Proponent : Not Present
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/MIS/233526/2021 dated 31.03.2022 as per check list approved by the SEIAA/SEAC for obtaining EC under category 8(a) of EIA Notification dated 14.09.2006.

The case was recommended to SEIAA in 237th meeting of SEAC for grant of EC. PP submitted the scrutiny fee amounting to Rs.2,00,000/- vide DD No. 006050 dated 12.11.2021.