

Common Application Form

Project Details

1. Details of Project

1.1. Name of the Project

Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016

1.2. Project Proposal For

New

1.3. Project ID (Single Window Number)

SW/206756/2024

1.4. Description of Project

The plot area of the project site is 57,212.432 m2

2. Details of the Company/Organization/User Agency making application

2.1. Legal Status of the Company/Organization/User Agency

Private Limited

2.2. Name of the Company/ Organization/User agency

Sadan Realtech Private Limited

Registered address

2.3. Address

4th Floor, M2K Corporate Park, N Block, Mayfield Garden, Sector-51, Gurugram

2.4. State

HARYANA

2.5. District

GURUGRAM

2.6. Pin Code

122003

2.7. E-mail address

sect.projects@m2kindia.com

2.8. Mobile number

xxxxx4405

3. Details of the person making application

3.1. Name

Rajesh Kumar

3.2. Designation

Authorised Signatory

Correspondence address

3.3. Address

4th Floor, M2K Corporate Park, N Block, Mayfield Garden, Sector-51, Gurugram

3.4. State

HARYANA

3.5. District

GURUGRAM

3.6. Pin Code

122003

3.7. E-mail address

sect.projects@m2kindia.com

3.8. Landline Number

xx5000

3.9. Mobile number

xxxxx4405

Project Location

4. Location of the Project or Activity

4.1. Upload KML

sadan realtech pvt. ltd.kml

4.2. Whether the project/activity falling in the state/UT sharing international borders

NO

5. Shape of the Project

Non - Linear

Location Details

Toposheet No	State/UT	District	Sub District	Village	Plot/Survey/Khasra No.
H43WI5	HARYANA	Gurugram	Gurgaon	DHANWANPUR	

Remarks

N/A

6. Land Requirement (in Ha) of the project or activity

6.1. Nature of Land involved

6.2. Non-Forest Land [A]

5.7212

6.3. Forest Land [B]

0

6.4. Total Land [A+B]

5.7212

Project Activity Cost

6. Project/Activity Cost

6.1. Total Cost of the Project at current price level (in Lakhs)

42003  
Amount in Words : **Forty Two Thousand Three Lakh(s) Only**

7. Employment likely to be generated

7.1. During construction phase

Permanent employment

7.1.1. Period of employment (No. of days) [B]

1825

Temporary employment

7.1.2. Temporary / Contractual employment (No. of Man days) [Y]

456250

7.1.3. Total [X] +[Y]

456250

7.2. During operational phase

**7.2. During operational phase**

Permanent employment

7.2.1. No. of permanent employment (No.s) [A]	54
7.2.2. Period of employment (No. of days) [B]	10950
7.2.3. No. of man-days [X]=[A]*[B]	591300

Temporary employment

7.2.4. Total [X] +[Y]	591300
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**Others**

8. Whether Rehabilitation and Resettlement (R&R) involved?	NO
9. Whether project area involves shifting of watercourse/road/rail/Transmission line/water pipeline, etc. required?	NO
10. Whether any alternative site(s) examined or part thereof for the non-site-specific component?	Not applicable as the project or activity is site specific
11. Whether there is any Government Order or Policy/ Court order relevant or restricting to the site?	NO
12. Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?	NO
13. Whether the proposal involves violation of Act/Rule/Regulation/Notification of Central/State Government?	NO

Basic Information

1. Category of the Project/Activity

1.1. Name of the project proposal	Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016		
1.2. Type of Proposal	New		
1.3. Whether violation is involved in the project	No		
1.4. Whether multiple items (Components) as per the notification involved in the proposal?No			
1.4.1. Item No. as per schedule to EIA Notification, 2006	8(b) Townships/ Area Development Projects / Rehabilitation Centres	Area Development	
Capacity	184851.35	sqmtr	
2. Whether project/activity attracts the General Condition specified in the Schedule of EIA Notification?	No		
3. Whether located proximity to Protected Area Notified Under the Wild Life (Protection) Act, 1972?	No		
4. Whether located proximity to Critically Polluted area as identified by the CPCB from time to time?	No		
5. Whether located proximity to Notified Eco-Sensitive area notified under Environmental (Protection) Act, 1986?	No		
6. Whether located proximity to Inter-State Boundaries and International Boundaries?	No		
7. Whether located proximity to Severely polluted areas as identified by the CPCB from time to time?	No		
8. Category of the Project as per EIA Notification, 2006	B1		
8.1. Whether proposal is required to be appraised at Central level?	No		
9. Whether Proposal has interlinked / interdependent projects or activities?	No		
9.1. Reason thereof	N/A		
10. Whether any Forest Land involved in the project or part thereof	No		
11. Whether NBWL recommendation is required?	No		

Project Details

15. Details of CTE			
15.1. Whether consent under Air & Water Act has been obtained from SPCB / UTPCC?	Yes		
15.1.1. Reference Number of Consent obtained from SPCB / UTPCC	329962324GUNOCTE71486200		
15.1.2. Date of consent issued	23/07/2024		
15.1.3. Validity of consent (Valid up to)	22-07-2029		
15.1.4. Upload copy of consent order	consent to establish.pdf		
16. Whether the project/activity located in Notified Industrial Area?	No		
17. Whether the project/activity located in CRZ or ICRZ area?	No		
18. Whether the project proposed to be located in Territorial waters (Off-shore)	No		
19. Whether project/activity attracts the Specific Condition specified in the Schedule of EIA Notification?	No		
20. Whether project/activity located in the Eco-sensitive Zone notified/proposed to be notified under Environment (Protection) Act, 1986	No		

Product Details

21. Details of Products & By-products					
Name of Product	Product / By Product	Quantity / Capacity	Unit	Mode of Transport / Transmission	Remarks
As it is a affordable plotted colony project, hence not applicable	Product	0	Not applicable	Not applicable	As it is a affordable plotted colony project, hence not applicable
22. Whether any other Environmental Sensitive area exists within 10 Km from the project/activity boundary?	Yes				
22.1. Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	Yes				
Name	Shortest distance from the project boundary in Km			Remarks	
Sultan pur Nataional Park ESZ	3.86			West	
22.2. Areas which are important or sensitive for ecological reasons- Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Yes				
Name	Shortest distance from the project boundary in Km			Remarks	
Nala near Project Area	0.01			South	

22.3. Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, overwintering, migration	Yes	
Name	Shortest distance from the project boundary in Km	Remarks
Sultan pur Nataional Park ESZ	3.86	West
22.4. Inland, coastal, marine or underground waters	No	
22.5. Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Yes	
Name	Shortest distance from the project boundary in Km	Remarks
Talab Road	0.33	NNW
22.6. Defence installations	No	
22.7. Densely populated or built-up area	Yes	
Name	Shortest distance from the project boundary in Km	Remarks
Basai Village	0.53	East
22.8. Areas occupied by sensitive man-made land uses	Yes	
Name	Shortest distance from the project boundary in Km	Remarks
Yashroop Hospital 12-P, Neki Ram Marg, Sector 9, Gurugram, Haryana	0.64	South
22.9. Areas containing important, high quality or scarce resources	Yes	
Name	Shortest distance from the project boundary in Km	Remarks
Dhanwapur Lake 2 (Water Pond)	0.33	NNW
22.10. Areas susceptible to natural hazards which could cause the project to present environmental problems similar effects	Yes	
Name	Shortest distance from the project boundary in Km	Remarks
Project falls under Seismic Zone IV	0	-
23. Status of collection of baseline data	Already collected	
Period of baseline data collection		
23.1. From	01/10/2024	
23.2. To	31/12/2024	
24. Seasons of collection	Post monsoon	
25. Number of Monitoring locations for		
25.1. Meteorology (Nos.)	1	
25.2. Ambient Air Quality (Nos.)	10	
25.3. Surface Water Quality (Nos.)	8	
25.4. Ground Water Quality (Nos.)	8	
25.5. Ground water level (Nos.)	0	
25.6. Noise Level (Nos.)	9	
25.7. Soil Quality (Nos.)	8	
25.8. Summary on the baseline situation	summary of baseline.pdf	
25.9. Map showing the monitoring locations	map showing all sampling locations.pdf	

Consultant Details

26. Whether QCI/NABET Accredited EIA Consultant engaged?	Yes
26.1. Accreditation No. / Organization Id	ORG000630
26.2. Name of the EIA Consultant Organization	Perfact Enviro Solutions Pvt. Ltd.
26.3. Address	5th Floor, NN Mall, Sector – 3, Rohini, New Delhi – 110085
26.4. Mobile No.	9818424364
26.5. E-mail Id	info@perfectgroup.in
26.6. Category of Accreditation (Eligible for Category A / Eligible for Category B)	A
26.7. Sector(s) of Accreditation	1,4,8,15,21,36,25,29,31,32,32 A,35,37,38,39,19,22,9,13,16,17,18,20,2,6,10,34
26.8. Validity of Accreditation	11/02/2027

Project Details

1. Introduction of Project or Activity

1.1. Need for the project or activity and its importance to the country/region

Infrastructure Development & Employment Generation

1.2. Demand – Supply Gap and Domestic and export markets, if any

Not Applicable, as this is a project of development of Affordable Plotted Colony

2. Social Infrastructure

2.1. Readily available

Project is well connected with the Dhanwa pur Road at 0.62 km in NE direction

2.2. Proposed to be developed

Residential Plots, Commercial plot, Community plot, Utility Block, and Milk booth

3. Connectivity to the project or activity

3.1. Nearest railway station and its distance (in Km)

Basai Dhankot Railway Station

0.90

3.2. Nearest Airport and its distance (in Km)

Indira Gandhi International Airport

14.08

3.3. Nearest Town/City/District head quarter and its distance (in Km)

Basai Village

0.53

4. Soil classification

Silty Loam

5. Distance from the HFL of the river in m, if any

100

6. Benefits of the project

6.1. Social benefits of project or activity

Employment will be generated

6.2. Financial benefits of project or activity

Revenue Generated

7. Project/ Activity Construction Status

Under construction

7.1. Date of Start

15/08/2024

7.2. Likely date of completion

16/07/2029

Construction Details

8. Use of resources for construction or operation of the project

8.1. Whether requirement of water involved in the project?

Yes

Details of Water requirement during Construction stage

Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission
Fresh water	09	0	Fresh water tanker supply	2000	Pipeline	
Recycled	06	0	STP treated water from Tanker supply	2000	Pipeline	

Details of Water requirement during Operational stage

Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission
Other	464	0	Others	2000	Pipeline	Permission has been obtained from GMDA dated 12.02.2024
Recycled	245	0	Others	2000	Pipeline	

8.2. Other information, if any

N/A

8.3. Whether requirement of Minerals and/or fuels involved in the project?

No

8.4. Construction material

Yes

Construction material	Quantity in MT	Source	Mode of transport	Distance from source in Km
Aggregates	1.08	From near local market	Road	5
Cement	193500	From near local market	Road	5
Sand	0.78	From near local market	Road	5

8.5. Timber

No

8.6. Electric Power:

Yes

8.6.1. Total Electricity requirement (MW):

1860.06

8.6.2. Main Source:

Dakshin Haryana Bijli Vitran Nigam

8.6.3. Renewable energy proposed to install (KW):

37

8.6.4. Percentage contribution of renewable energy:

2

8.6.5. Standby arrangements (details of DG Sets):

Community Club- 1 x 250 kVA Common Area/Services- 1x 100 kVA Plots- 2x 1000 kVA (optional) SCO & site office- 2x 30 kVA

8.6.6. Stack height in m (DG set):

6

8.6.7. Energy conservation measures:

LEDs are provided in common areas like corridors, lifts, and lobbies, Lighting of the common area is designed as per the daylight integration, Provision of Solar panels will be made.

8.7. Whether any other natural resources / other raw materials required?:

No

8.8. Whether any use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies) required?

No

8.9. Whether any resource efficiency / optimization / recycling and reuse envisaged in the project?	Yes	
8.9.1. Details	Yes, In- house STP treated water will be reused in the premises.	

Physical Changes

9. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality:		
9.1. Whether any permanent or temporary change in land use, land cover or topography due to project activity?	No	
9.2. Whether any clearance of existing vegetation due to project activity?	No	
9.3. Whether any loss of native species or genetic diversity?	No	
9.4. Whether any demolition works involved in project activity?	No	
9.5. Whether any linear structures proposed for diversion or demolition due to project activity? (e.g. roads, transmission lines, rail line, pipeline, conveyor, etc.)	No	
9.6. Whether any closure or diversion of existing transport routes or infrastructure due to project leading to changes in traffic movements?	No	
9.7. Whether any closure or diversion of water bodies present in project area or realignment of water courses passing through project area?	No	
9.8. Whether any dismantling or decommissioning or restoration works or reclamation works (Long-term/ short-term)?	No	
9.9. Whether any construction works for temporary use for project activity?	No	
9.10. Whether any cut and fill excavations proposed for the project activity?	Yes	
9.10.1. Quantity of cutting material in Cu.m	127000	
9.10.2. Proposed utilization / dispose of cutting material	Excavated soil will be reused for foundation and basement	
9.10.3. Quantity of filling material in Cu.m	127000	
9.10.4. Source of filling material	Excavated soil	
9.10.5. Other information, if any	For balance construction activity, soil will be excavated for foundation and basement out of which topsoil which will be preserved and used within the site for landscaping.	
9.11. Whether any underground works including tunnelling?	No	
9.12. Whether any dredging involved in project?	No	
9.13. Whether any offshore structures involved in project?	No	
9.14. Whether any new road, rail, sea, airports, helipad, etc. during construction or operation?	No	
9.15. Whether any construction of new linear structures? (e.g. transmission lines, pipelines, etc.)	No	
9.16. Whether any Facilities for storage of goods or raw materials?	No	
9.17. Whether any Facilities for long term/ permanent housing of operational workers/ staff?	No	
9.18. Whether any Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	
9.19. Whether any Stream crossings, temporary and permanent?	No	
9.20. Whether any Influx of people to an area in either temporarily or permanently?	Yes	
9.20.1. No. of people likely to influx to an area temporarily	154	
9.20.2. No. of people likely to influx to an area Permanently	4914	
9.20.3. Other information, if any	Residents-4914, Staff residential-20,Commercial Staff-34,Visitors residential-100	
9.21. Whether any other information would like to submit?	No	

Pollution Details

10. Release of pollutants to Air and Mitigation measures		
10.1. Whether any probable air pollutants generated?	Yes	
Air Pollution Source	Probable Pollutants	Mitigation Measures
DG sets	PM 2.5, PM 10, SO2, NO2, CO	Stack height of 6 m above root level will be provided.
10.2. Other information, if any	N/A	
10.3. Generation of Noise & Vibration and mitigation measures		

10.3.1.	Whether any probable generation of Noise and vibration from the proposed project?	Yes	
10.3.1.1.	Sources of Noise	From AC & DG Sets	
10.3.1.2.	Sources of Vibration	From AC & DG Sets	
10.3.1.3.	Details of blasting, if any	N/A	
10.3.1.4.	Other information, if any	N/A	
10.3.1.5.	Whether any mitigation measures proposed for Noise & Vibration?	Yes	
10.3.1.5.1.	Mitigation measures proposed for control of Noise	Acoustic enclosures tor DG Sets will be provided.	
10.3.1.5.2.	Mitigation measures proposed for control of vibration	Anti -vibration pads will be provided.	
10.3.1.5.3.	Other information, if any	NO	
10.3.2.	Whether any probable generation of Light and Heat?	No	
10.4.	Discharge of pollutants to water and mitigation measures		
10.4.1.	Whether any probable water pollutants generated?	No	
10.5.	Probable sources of water pollutant	No	
Details of reuse / recycle of wastewater			
Details	Qty / Capacity		
10.6.	Quantity of waste water generation per day (KLD)	596	
10.7.	Quantity of treated water proposed to use per day (KLD)	245	
10.8.	Quantity of treated water proposed to discharge outside the premises (KLD)	292	
10.9.	Purpose for which treated water is proposed to use	In flushing & Gardening.	
10.10.	Whether it is proposed to opt/avail common off-site Sewage Treatment Plant (CSTP)/Effluent Treatment Plant (CETP) facility?	No	
10.11.	Whether it is proposed to setup on-site Sewage Treatment Plant (STP)/Effluent Treatment Plant (ETP) facility?	Yes	
10.11.1.	Whether 100% of the waste water generated will be treated?	Yes	
10.12.	Type of treatment plant	STP	
10.13.	ETP/STP Capacity	STP	
		780	KLD
		ETP	
		N/A	N/A
10.14.	ETP/STP Technology	STP	ETP
		MBBR	N/A
10.15.	Whether the adequacy of the Sewage Treatment Plant (STP) or Effluent Treatment Plant certified by an independent expert?	No	
10.15.1.	Reasons thereof	No, STP adequacy will be done after complete installation of STP.	
10.16.	Whether any other mitigation measures proposed?	No	
10.17.	Whether Dual Plumbing System proposed to be implemented?	Yes	
10.17.1.	Details thereof	Black water & grey water lines will be provided	
10.18.	Whether any discharge of treated effluent involved?	Yes	
10.18.1.	Mode of discharge of treated effluent	Sewer line	
10.18.2.	Place of discharge of treated effluent	Sewer line	
10.18.3.	Other information, if any	NO	

Water Requirements

11.	Ground water intersection and water conservation measures:		
11.1.	Whether ground water table intersection involved in the project activities?	No	
11.2.	Area category from Groundwater availability perspective?	Critical	
11.3.	Whether Rainwater harvesting proposed	No	
11.4.	Whether any other water conservation measures proposed?	Yes	
11.4.1.	Details thereof	Cisterns of 3- 5 liters capacity, use of Ultra Low- Flush toilets.	
11.5.	Whether the ZLD is proposed?	No	

8. Greenbelt

8.1.	Area proposed for green belt (in Ha)	0.4305	
8.2.	Width of green belt (in m) along the boundaryof the project or activity	2	

8.2. Width of green belt (in m) along the boundary of the project or activity	2	
8.3. Percentage of the total area covered under green belt	7.5	
8.4. Details of the species proposed for plantation	Kadam, kachnar, Amaltas, Gulmohar etc.	
8.5. No. of tree saplings to be planted	715	
8.6. Funds allocated for plantation in Lakhs.	50	

Waste Generation

9. Production of wastes during construction or operation or decommissioning

9.1. Whether any generation of Solid waste (domestic wastes)?

Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
Biodegradable waste	Domestic activities	490.93	In-house OWC	Road

9.2. Whether any generation of plastic waste?

Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
Plastic waste	Domestic activities	327.04	Approved Recycler	Road

9.3. Whether any generation of e-waste?

Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
E-waste	Domestic activities	0.01	Approved Recycler	Road

9.4. Whether any generation of batteries waste?

No

9.5. Whether any generation of Bio-medical waste?

No

9.6. Whether any generation of hazardous wastes (as per Hazardous Waste Management Rules)?

No

9.7. Whether any generation of construction or demolition wastes?

No

9.8. Whether any generation of other wastes?

No

9.9. Whether any generation of surplus products?

No

9.10. Whether measures for waste minimization proposed?

Yes

9.10.1. Details thereof

Biodegradable waste will be treated in inhouse OWC

Risk Assessment

10. Whether any risks associated with project activities which could affect human health or the environment, -

10.1. From explosions, spillages, fires etc. from storage, handling, use or production of hazardous substances?

Yes

10.1.1. Details thereof

The possible source of accidents like explosion, spillage, fires etc, from emission from specific tank & storage & used oil & gas pipeline etc. used oil will be handled as per Hazardous & Other Waste Management Rules, 2016 & MHIC Rules 1889. Proper disaster management & fire- fighting systems will be provided within the project

10.2. From any other causes?

Yes

10.2.1. Details thereof

The possible sources of accidents in the project can be mechanical accidents & explosions due to leak from PG pipeline & cylinders within the affordable plotted colony.. Gaseous emissions may occur if the STP will not properly maintained it may affect human health & environment

10.3. Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?

No

10.4. Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)

No

10.5. Could project adversely affect the wellbeing of people in project area e.g. by changing living conditions?

No

10.6. Vulnerable groups of people who could be adversely affected by the project e.g. hospital patients, children, the elderly etc.

Yes

10.6.1. Details thereof

Proper mitigation measures will be adopted to reduce the impact of construction on the patient's or elderly.

10.7. Risk Management Plan

Yes

10.7.1. Details thereof

Building was constructed as per IS 1896 standards for earthquake resistance

10.8. Whether any likely impacts of the proposed activity on the existing facilities adjacent to the proposed site due to generation of dust, smoke, odorous fumes or other hazardous gases?

No

11. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

11.1. Whether lead to development of supportive facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: Supportive infrastructure (roads, power supply, waste or waste water treatment, etc.): housing development; industries in supply

Yes



(roads, power supply, waste or waste water treatment, etc.); housing development; industries in supply chain and downstream; any other?	Yes	
11.1.1. Details there of	Yes	
11.2. Whether lead to after-use of the site, which could have an impact on the environment? (e.g. mine void, dump sites, etc.)	No	
11.3. Whether set a precedent for later developments?	Yes	
11.3.1. Details thereof	The project sets precedent for later developments.	
11.4. Have cumulative effects due to proximity to other existing or planned projects with similar effects?	No	
11.5. Whether lead to growth of alien species, if any?	No	
11.6. Is there any threat of the project to the biodiversity (including displacement of fauna-both terrestrial and aquatic and avi-fauna or creation of barriers for their movement)?	No	
11.7. Will the proposed project in any way result in the obstruction of a view, scenic amenity or landscapes?	No	
11.8. Is there any impact on anthropological or archaeological sites or any important site feature in the vicinity of the proposed site have been considered?	No	
11.9. Will the proposed project result in any changes to the demographic structure of local population?	Yes	
11.9.1. Details thereof	There will be influx of people in form of staff, visitors & residents	
11.10. Will the project cause adverse effect on local communities, disturbance to sacred sites or other cultural values?	No	

12. Building or Construction projects or Area Development projects and Townships Proposals

12.1. Major Project Requirement in terms of the land area, built up area, green belt, parking needs etc.			
	Existing	Expansion	
12.1.1. Total number of dwelling units	1092	N/A	
12.1.2. Paved Area (sq. m)	5270.88	N/A	
12.1.3. STP & Solid Waste Area (sq. m)	130	N/A	
12.1.4. Proposed FAR	102582.48	N/A	
12.1.5. Surface Parking Area (sq. m)	N/A	N/A	
12.1.6. Build up area (sq. m)	184851.35	N/A	
12.1.7. Unpaved Area (sq. m)	5270.959	N/A	
12.1.8. Open Area (sq. m)	10541.918	N/A	
12.1.9. Maximum number of floors	4	N/A	
12.1.10. Green belt Area (sq. m)	4305.23	N/A	
12.1.11. Total Land/plot area (sq. m)	57212.432	N/A	
12.1.12. Number of parking Required	1174	N/A	
12.2. Whether management of drainage in and around site is proposed as per the Central Public Health & Environment Engineering Organization (CPHEEO) Manual on Storm Water Drainage System, 2019 to avoid flooding or water logging?	Yes		
12.2.1. Details thereof	The storm water and runoff will be channelized to Disspersion pipe.		
12.3. Details regarding measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)	Run- off from construction activities is being channelized through Disspersion pipe.		
12.4. Impact of the land use changes occurring due to the proposed project on the runoff characteristics of the area in post construction phase on a long term	The storm water and runoff will be channelized through Disspersion pipe.		
12.5. Will there be any significant land disturbance resulting in erosion, subsidence and instability?	No		
12.5.1. Reasons thereof	There will be no significant disturbance.		
12.6. Whether soil erosion control measures proposed to conform to best management practices highlighted in the National Building Code (NBC) of India, 2016?	Yes		
12.6.1. Details thereof	The soil erosion is controlled by plantation of tree.		
12.7. Breakup of water requirement for various daily uses			
Daily Use	Daily quantity (KLD)		
	During Construction	During Operation	
Drinking Water	5	464	
Green Belt	0	22	
Flushing	4	223	
Dust Suppression	0	0	
Daily Use	During Construction	During Operation	
12.8. Details of traffic management at the entry & exit to the project site in construction and operation phase with comparison to the present level of traffic	Proper Traffic Circulation will be provided.		
12.9. Whether buildings or building complexes have a connected load of 100 kW or greater or a contract demand of 120 kVA or greater and are intended to be used for commercial purposes.	No		

demand of 120 kVA or greater and are intended to be used for commercial purposes.

12.10. What is the Energy Performance Index (EPI) of a building in kilowatt-hours per square meter per year of the building and measures to minimize energy consumption?	70	
12.11. Whether Compliance to the ECBC norms is applicable?	Yes	
12.11.1. Whether compliance to	ECBC	

12.12. Details for Energy efficiency level

Building envelop

12.12.1. Fenestration

Parameter	Details	Remarks
U-Factor (W/m2 .K)	5.7	Composite
Solar Heat Gain Coefficient	0.67	Maximum SHGC Non-North
Visual Light Transmittance	0.27	-

12.12.2. Day lighting

Parameter	Details	Remarks
% Useful daylight illuminance (UDI)	50	AS per Norms
Area per floor (sq. m) UDI requirement during 90% of the year	89	Approximately for one floor of one Plot
Total daylight area (sq. m) in building meeting UDI requirement during 90% of the year	100	Approximately for one floor of one Plot

Building Envelope Sealing

12.12.3. Roof

Parameter	Details	Remarks
Roof assembly U-factor (W/m2 .K)	0.33	All buildings
Climate Zone	Composite	-

12.12.4. External Wall

Opaque Assembly Maximum U-factor (W/m2 .K)	0.79	-
Climate Zone	0	Composite
Material	200	200 mm thick AAC block Walls
R Value	1.3	-

12.12.5. Energy efficiency in Thermal comfort systems and controls	3 Star Rated Split AC will be installed to optimise the area wise cooling as per uses.
12.12.6. Energy efficiency in Lighting and Electrical systems and controls	All lights will be with LED fixtures and high efficiency fans will be used.

12.13. Does the layout of streets & buildings maximize the potential for solar energy devices? Substantiate with details.	The zoning is approved by the DTCP.The low rise development of equal height allows opportunity to install Solar panels by the plot/ floor owners.
12.14. What extent the non-conventional energy technologies are utilized in the overall energy consumption?Provide details of the renewable energy technologies used	Solar panels will be installed.
12.15. What are the likely effects of the building activity in altering the microclimates? Provide a self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?	Green areas will be developed as per DTCP zoning plans. Trees are planned on both sides od streets. Rear setback area of the plots will provide additional greens.
12.16. What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans	All safety measures as per NBC and HBC are being implemented during construction period.
12.17. Details of NOCs available for the project (if any)	N/A

Enclosures

13. Layout Plan showing the components of the project and green belt proposed; general location and specific location of the project along with coordinates	layout plan.pdf
14. Conceptual Plan for Building and Construction project	conceptual plan.pdf
15. Schematic representation of the feasibility drawings which give information for EIA purpose	schematic of eia.pdf

15. Additional Information

S. No.	Document Name	Remark	Document
1	ToR Application	ToR Application with annexures	tor application.pdf

Undertaking

17. <input checked="" type="checkbox"/> I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information is found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at our risk and cost. In addition to the above, I hearby give undertaking that no activity/construction/expansion has been taken up	
17.1. Name	Rajesh Kumar
17.2. Designation	Authorised Signatory
17.3. Company	Sadan Realtech Private Limited
17.4. Address	4th Floor, M2K Corporate Park, N Block, Mayfield Garden, Sector-51, Gurugram
17.5. Date	28/09/2024

Application for EC (Category A, B1, and B2 Violation)– Form 1

1. Details of Terms of Reference (ToR)

2. Select nature of the ToR

Standard ToR issued by the Ministry

Note: Please select option "Standard ToR available on website" in case of Expansion under 7 (ii) (a).

2.1. Date of issuance of ToR/Standard ToR

08/11/2024

2.2. Date of issuance of Additional ToR, if any

2.3. MoEF&CC / SEIAA File No.

SEAC/HR/2024/228

2.4. Upload ToR letter (PDF only)

tor letter.pdf [Preview](#)

2.5. Whether any amendment to ToR has been obtained

No

3. Details of Public Consultation

3.1. Whether the Project has been exempted from Public Hearing?

Yes

3.1.1. Reason

Building or Construction projects or Area Development projects or Townships

Baseline Details

4. Summary of Baseline Data

Details of Baseline data collection

4.1. Season

Post monsoon

Period of collection

4.2. From

01/10/2024

4.3. To

31/12/2024

Number of monitoring locations

4.4. Meteorology (Nos.)

1

4.5. Ambient Air Quality (Nos.)

10

4.6. Surface Water Quality (Nos.)

8

4.7. Ground Water Quality (Nos.)

8

4.8. Ground Water Level (Nos.)

0

4.9. Noise Level (Nos.)

9

4.10. Soil Quality (Nos.)

8

5. Meteorological Parameters

Parameter	Min. Value	Max. Value	Mean Value
5.1. Temperature (°C)	5.87	35.83	26.32
5.2. Wind Speed (m/s)	0.14	6.54	2.52
5.3. Relative Humidity (%)	12.98	100	61.32
5.4. Solar Radiation (W/m²)	9.01	107.1	52.2
	Total rainfall (mm)	No. of rainy days	Average annual rainfall (mm)
5.5. Rainfall	13.09	9	0.01
5.6. Predominant Wind direction	West (W)		

6. Ambient Air Quality

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location			Observed Value			
Buffer Zone	Criteria Pollutant	Unit	From	To	Mean Value	Prescribed Standard
Buffer Zone	PM2.5	Micro Gram per Meter Cube	37.87	88.40	70.87	60
Buffer Zone	SO2	Micro Gram per Meter Cube	12.96	28.97	20.99	80
Buffer Zone	PM10	Micro Gram per Meter Cube	91.55	204.24	158.86	100
Buffer Zone	NOx	Micro Gram per Meter Cube	8.66	19.10	14.87	80
Buffer Zone	CO	Milli Gram per Meter Cube	0.36	0.84	0.60	2

Monitoring Location			Observed Value			
Core Zone	Criteria Pollutant	Unit	From	To	Mean Value	Prescribed Standard
Core Zone	PM2.5	Micro Gram per Meter Cube	33.94	78.92	63.31	60
Core Zone	PM10	Micro Gram per Meter Cube	81.60	181.9	141.51	100
Core Zone	NOx	Micro Gram per Meter Cube	7.8	13.8	12.3	80
Core Zone	SO2	Micro Gram per Meter Cube	11.67	25.92	18.82	80
Core Zone	CO	Milli Gram per Meter Cube	0.32	0.75	0.54	2

7. Surface Water Quality

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location			Observed Value		CPCB Water Quality Criteria	
Buffer Zone	Criteria Pollutant	Unit	From	To	Standard as per IS: 2296-1982	Class

Monitoring Location			Observed Value		CPCB Water Quality Criteria	
Buffer Zone	Criteria Pollutant	Unit	From	To	Standard as per IS: 2296-1982	Class

Buffer Zone	BOD	mg/L	1.80	24.60	3	E	3	
Buffer Zone	COD	mg/L	32	152	0	E	0	
Buffer Zone	Chlorides	mg/L	3.60	438	250	E	250	
Buffer Zone	DO	mg/L	4.40	5.20	5	E	5	
Buffer Zone	pH	NA	7.10	7.88	6.5-8.5	E	6.5-8.5	
Buffer Zone	TDS	mg/L	142	1298	500	E	500	
Buffer Zone	Total Hardness	mg/L	42	338	200	E	200	
Buffer Zone	TSS	mg/L	8.60	32	0	E	0	

Monitoring Location			Observed Value			CPCB Water Quality Criteria		
Core Zone	Criteria Pollutant	Unit	From	To	Standard as per IS: 2296-1982	Class	Standard	

8. Ground Water Quality

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location			Observed Value				
Buffer Zone	Criteria Pollutant	Unit	From	To	Standard as per IS: 10500 Desired Limits	Standard as per IS: 10500 Permissible Limits	
Buffer Zone	pH	mg/L	6.33	7.90	6.5	8.5	
Buffer Zone	TDS	mg/L	418	3916	500	500	
Buffer Zone	Total Hardness	mg/L	80	670	200	200	
Buffer Zone	Chlorides	mg/L	30.12	1525	250	250	
Buffer Zone	Fluoride	mg/L	0.1	1.90	1.0	1.0	

Monitoring Location			Observed Value				
Core Zone	Criteria Pollutant	Unit	From	To	IS: 10500 Desired Limits	IS: 10500 Permissible Limits	
Core Zone	TDS	mg/L	3422	3422	500	500	
Core Zone	Total Hardness	mg/L	806	806	200	200	
Core Zone	pH	NA	6.70	6.70	6.5	8.5	
Core Zone	Chlorides	mg/L	1132	1132	250	250	
Core Zone	Fluoride	mg/L	0.35	0.35	1.0	1.0	

9. Ground Water Level (Phreatic Surface)

Monitoring Location	Range of Water Table Pre-monsoon Season (in m below ground level)		Range of Water Table Post-monsoon Season (in m below ground level)	
Buffer Zone	From (Pre-monsoon)	To (Pre-monsoon)	From (Post-monsoon)	To (Post-monsoon)
Buffer Zone	3.3	79.7	3.05	77.5

Monitoring Location	Range of Water Table Pre-monsoon Season (in m below ground level)		Range of Water Table Post-monsoon Season (in m below ground level)	
Core Zone	From (Pre-monsoon)	To (Pre-monsoon)	From (Post-monsoon)	To (Post-monsoon)
Core Zone	2.8	72.0	2.5	70.0

10. Whether Ground Water Intersection will be there?	No	
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11. Noise Level

Monitoring Location		Observed Noise Level(dB(A))				Prescribed Standard(dB(A))	
Buffer Zone		Day Time Level		Night Time Level		Day Time Level	Night Time Level
	Category	From	To	From	To		
Buffer Zone	Residential area	54.1	55.9	45.8	47.2	55	45
Buffer Zone	Commercial area	58.8	72.5	51.8	64.7	65	55

Monitoring Location		Observed Noise Level(dB(A))				Prescribed Standard(dB(A))	
Core Zone		Day Time Level		Night Time Level		Day Time Level	Night Time Level
	Category	From	To	From	To		
Core Zone	Residential area	56.4	57.3	47.9	48.5	55	45

12. Soil Quality

Physical Characteristics

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location			Particle Size Distribution (%)				
Buffer Zone	Soil Texture	Sand	Silt	Clay	Water Holding Capacity (%)	Porosity (%)	
Buffer Zone	Silt Loam	2.6	73.4	7.4	39	28.6	

Monitoring Location			Particle Size Distribution (%)				
Core Zone	Soil Texture	Sand	Silt	Clay	Water Holding Capacity (%)	Porosity (%)	
Core Zone	Silt Loam	3.6	72.3	24	44	28.9	

13. Chemical Properties

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location		Observed Value		Unit	Permissible Standard
Buffer Zone	Criteria Parameter	From	To		
Buffer Zone	Nitrogen	84	126.6	mg	313
Buffer Zone	Phosphorus	8.4	12.6	mg	13.9
Buffer Zone	Potassium	31.1	56.6	mg	156

Monitoring Location		Observed Value		Unit	Permissible Standard
Core Zone	Criteria Parameter	From	To		
Core Zone	Nitrogen	70.8	70.8	mg	313
Core Zone	Phosphorus	8.2	8.2	mg	13.9
Core Zone	Potassium	17.3	17.3	mg	156

14. Whether Traffic study has been conducted? Yes

Meteorological Parameters

Parameter	Existing	Proposed
14.1. Road	Dwarka Express way	Dwarka Express way
14.2. V (volume in PCU/day)	33932	1173
14.3. C (capacity in PCU/day)	208080	208080
14.4. Existing V/C Ratio	0.16	0.16
14.5. LOS	0.17	0.17

15. Whether any Schedule-I Species found in the study area? No

15.1. Whether conservation plan for Schedule-I Species has been approved by competent authority? N/A

16. Impact Prediction

Air Quality Impact Prediction

Monitoring Location			Criteria Pollutant	Unit	Baseline Concentration [A]	Predicted incremental value considering worst case stability class [B]	Total GLC [A]+ [B]	Prescribed Standard
Lat	Long	Core/Buffer						
28° 28' 19" <b>N</b>	76° 59' 22" <b>E</b>	Core Zone	PM2.5	Microgram per m3	63.31	0.383	63.693	60
28° 28' 19" <b>N</b>	76° 59' 22" <b>E</b>	Core Zone	PM10	Microgram per m3	141.51	0.447	141.957	100
28° 28' 19" <b>N</b>	76° 59' 22" <b>E</b>	Core Zone	NOx	Microgram per m3	12.3	0.799	13.099	80
28° 28' 19" <b>N</b>	76° 59' 22" <b>E</b>	Core Zone	SO2	Microgram per m3	18.82	0.639	19.459	80
28° 28' 43" <b>N</b>	76° 59' 32" <b>E</b>	Buffer Zone	PM2.5	Microgram per m3	70.87	0.07	70.94	60
28° 28' 43" <b>N</b>	76° 59' 32" <b>E</b>	Buffer Zone	PM10	Microgram per m3	158.86	0.08	158.94	100
28° 28' 43" <b>N</b>	76° 59' 32" <b>E</b>	Buffer Zone	NOx	Microgram per m3	14.87	0.2	15.07	80
28° 28' 43" <b>N</b>	76° 59' 32" <b>E</b>	Buffer Zone	SO2	Microgram per m3	20.99	0.1	21.09	80

17. Funds Allocated for Environment Management

17.1. Funds Allocated for Environment Management (Capital) (in Lakhs)	176
17.2. Funds Allocated towards Corporate Environmental Responsibility (in Lakhs)	40
17.3. Funds Allocated for Environment Management Plan (EMP) (Recurring per Annum) (in Lakhs)	28

Summary of allocation of fund for EMP

EMPs	Capital Cost (INR)	Recurring Cost per Annum (INR)
Landscaping	50	12
Water Management (STP)	74	9
Rain Water Harvesting	2	1
Six Monthly Compliances as Per EIA Notification	0	2.5
Acoustic enclosure/stack for DG sets	20	0.5
Solid Waste Management (collection, handling & transportation) and 2 Number of Organic Waste Convert	30	3.5
Total	176	28

18. Status of Land Acquisition Acquired

19. Details of Post-project monitoring program

Parameters to be monitored during construction and operation of the unit

Monitoring

Monitoring							
Attribute	Parameters proposed for monitoring	Lat	Long	Mode of Monitoring	Frequency of Monitoring	Project phase in which monitoring is required	Monitoring Agency
Air Quality	PM10, PM2.5 SO2 & NOX	28° 28' 19"	76° 59' 22"	Manual	Twice in year	All phases	Third Party
Water Quality	All parameters of IS 10500	28° 28' 19"	76° 59' 22"	Manual	Twice in year	All phases	Third Party
Noise Quality	Day & Night Noise Level	28° 28' 19"	76° 59' 22"	Manual	Twice in year	All phases	Third Party
Soil quality	All parameters to check the soil quality	28° 28' 19"	76° 59' 22"	Manual	Twice in year	All phases	Third Party
20. Whether Environmental cell is proposed for implementation and monitoring of EMP					Yes		
20.1. Organizational structure of the Environmental Management Cell					The EMP Cell includes 10 no of persons		
20.2. Details of responsibilities and scope of work, assigned to each member in the organizational structure of the Environmental Management Cell					Responsibilites will be given as per the Qualification of the members		
20.3. Details on procedure to report observation of Environmental Management Cell to Project Head					All the members of the EMP cell will report to the Head		
21. Whether compliance report from integrated regional office on existing EC is obtained?					Not applicable as proposal is new project		

Enclosures

22. Document to be attached		
22.1. Upload Copy of Final EIA/EMP Report	application.pdf	
22.2. Executive summary of feasibility report/project report	executive summary.pdf	
23. Upload Copy of Final Layout Plan (Upload pdf only)	layout plan.pdf	

24. Additional Information

S. No.	Document Name	Document	Remark
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25. Document Checklist

25.1. Land-Related Documents	Ownership document	Yes	
	Mine lease document (in case of mining)	Not Applicable	
	Letter of Intent (in case of mining)	Not Applicable	
	Project layout	Yes	
	Gazette notification of notified industrial area (if applicable)	Not Applicable	
25.2. Public Hearing-Related Details	Public hearing proceedings	Not Applicable	
	Advertisements	Not Applicable	
	Pre-feasibility report	Yes	
25.3. EIA/EMP - Related Details	EIA/EMP report (in case of Cat A, B1)	Yes	
	EMP report (in case of Cat B2)	Not Applicable	
	Budgetary provision table for EMP	Yes	
	Mining plan (in case of mining)	Not Applicable	
	DSR in case of minor minerals	Not Applicable	
	25.4. Water Permission-Related Details	Permission for withdrawal of surface water	Not Applicable
	Permission for abstraction of ground water	Not Applicable	
25.5. Compliance and Monitoring Documents	Certified compliance report (in case of Expansion Proposals)	Not Applicable	
	Action Taken Report (if any)	Not Applicable	
	Closure report from RO (if any)	Not Applicable	
25.6. Previous Clearances	Previous TOR granted (if any)	Yes	
	Previous EC granted (if any)	Yes	
	Previous EC transferred (if any)	No	
25.7. Wildlife and Forest Related Documents	Conservation plan for Schedule-I species	No	
	NBWL/SBWL recommendation	Not Applicable	
	In principle (stage-I) forest clearance	Not Applicable	
	Final (stage-II) forest clearance	Not Applicable	
25.8. NOC from Other Departments/Ministries	Existing CTE/CTO	Yes	
	NOC from airport authority on the permissible height of the building (if applicable)	Not Applicable	
25.9. Others	Court case details (if any)	No	
	Violation details (if any)	No	
	Summary of the project	Yes	
26. <input checked="" type="checkbox"/> I certify that I have uploaded all the required documents and correctly indicated them in the checklist. In case any discrepancy is found, or any required document is missing, the application shall be liable to be rejected at our own risk and cost.			

Undertaking

27. <input checked="" type="checkbox"/> I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information is found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at our risk and cost. In addition to the above, I hearby give undertaking that no activity/construction/expansion has been taken up	
27.1. Name	Rajesh Kumar
27.2. Designation	Authorised Signatory
27.3. Company	Sadan Realtech Private Limited
27.4. Address	4th Floor, M2K Corporate Park, N Block, Mayfield Garden, Sector-51, Gurugram
27.5. Date	31/01/2025