



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



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

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

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

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

Meeting Mode: Physical

Date & Time:

| | | |
|------------|----------|----------|
| 05/02/2025 | 11:00 AM | 05:00 PM |
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1. Opening remarks

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting.

The following members joined the meeting:

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

2. Confirmation of the minutes of previous meeting

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

3. Details of proposals considered by the committee

Day 1 -05/02/2025

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

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

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

3.2.2. Project Salient Features

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

Table 1 – Basic Detail

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

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

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

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

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

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

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

EMP Budget

Table 1: EMP Budget Sanctioned in Previous EC

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

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

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

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

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

Table 4: EMP Budget Outside the Project for Expansion Part

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

Table 5: Total EMP Budget for Complete Project

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

3.2.3. Deliberations by the committee in previous meetings

N/A

3.2.4. Deliberations by the SEAC in current meetings

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

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

1. M/s Countrywide Promoters Pvt. Ltd.
 2. M/s Shivnand Real Estate Pvt. Ltd.,
 3. M/s Precision Infrastructure Pvt. Ltd.,
 4. M/s Private Infraprojects Pvt. Ltd.,
 5. M/s Druzbs Overseas Pvt. Ltd.,
 6. M/s Realtech Pvt. Ltd.
 7. M/s Merit Marketing Pvt. Ltd.,
 8. M/s Eventual Builders Pvt. Ltd.,
 9. M/s Sunglow Overseas Pvt. Ltd.,
 10. M/s BPTP Ltd.,
 11. M/s Saraswati Promoters Pvt. Ltd
 12. M/s Mega Infraprojects Pvt. Ltd.
 13. M/s Saraswati Kunj Infrastructure Pvt. Ltd.,
 14. M/s Precision Infrastructure Pvt. Ltd.
 15. M/s Satpal-Rajkumar Ss/o Raghunath,
 16. M/s Bijender Sahrawat-Jitender Singh Sahrawat Ss/o Mahender Singh,
 17. Mohinder Singh- Ranbir Singh- Saryawan- Chandrabhan Surender Pal Ss/o Risal Singh,
 18. Santra Devi Wd/o &
 19. Gyan Parkash- Jaivir Singh-Jasvir Singh Ss/o Ramchander,
 20. Narender Pal-Naresh Kumar Ss/o Sunder Lal
- in collaboration with M/s Countrywide Promoters Pvt. Ltd.
as per License No.165 of 2024 (valid upto 27.11.2029) issued vide Endst No.LC-2330-E/JE(AK)-2024/37182 dated 29.11.2024, License No.58 of 2010 dated 03.08.2010 (renewed upto 02.08.2025) issued vide Endst. No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020, License No.45 of 2011 (renewed upto 16.05.2025) dated 17.05.2011 issued vide Endst No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020 and License No.41 of 2021 dated 23.07.2021 (valid upto dated 22.07.2026) issued vide Endst No.LC-2330-C-JE(DS)-2021/ dated 23.07.2021 by Department of Town & Country Planning, Haryana and LoI issued by Department of Town & Country Planning, Haryana vide Memo No.LC-2330-E/JE(AK)-2024/9962 dated 16.03.2024.

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

3.2.5. Recommendation of SEAC

Recommended

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

N/A

3.2.6.2. Standard

| | |
|--|--|
| 8(b) | Townships/ Area Development Projects / Rehabilitation Centres |
| Statutory compliance | |
| 1. | The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. |
| 2. | The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc. |
| 3. | The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project. |
| 4. | The project proponent shall obtain clearance from the National Board for Wildlife, if applicable. |
| 5. | The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee. |
| 6. | The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority. |
| 7. | A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained. |
| 8. | All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. |
| 9. | The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed. |
| 10. | The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly. |
| Air quality monitoring and preservation | |
| 1. | Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with. |
| 2. | A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site. |
| 3. | The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period. |
| 4. | Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets |

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| | may be decided with in consultation with State Pollution Control Board. |
| 5. | Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. |
| 6. | Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. |
| 7. | Wet jet shall be provided for grinding and stone cutting. |
| 8. | Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. |
| 9. | All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016. |
| 10. | The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards. |
| 11. | The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms. |
| 12. | For indoor air quality the ventilation provisions as per National Building Code of India. |
| Water quality monitoring and preservation | |
| 1. | The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. |
| 2. | Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done. |
| 3. | Total fresh water use shall not exceed the proposed requirement as provided in the project details. |
| 4. | The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports. |
| 5. | A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users. |
| 6. | At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface. |
| 7. | Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done. |

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| 8. | Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan. |
| 9. | Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done. |
| 10. | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. |
| 11. | The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms. |
| 12. | A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. |
| 13. | All recharge should be limited to shallow aquifer. |
| 14. | No ground water shall be used during construction phase of the project. |
| 15. | Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering. |
| 16. | The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports. |
| 17. | Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain. |
| 18. | No sewage or untreated effluent water would be discharged through storm water drains. |
| 19. | Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted. |
| 20. | Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP. |
| 21. | Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. |
| Noise monitoring and prevention | |
| 1. | Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during |

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| | day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB. |
| 2. | Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. |
| 3. | Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources. |
| Energy Conservation measures | |
| 1. | Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. |
| 2. | Outdoor and common area lighting shall be LED. |
| 3. | Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications. |
| 4. | Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. |
| 5. | Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. |
| 6. | Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. |
| Waste Management | |
| 1. | A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained. |
| 2. | Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority. |
| 3. | Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. |
| 4. | Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed. |
| 5. | All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. |
| 6. | Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board. |
| 7. | Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at |

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| | least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. |
| 8. | Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction. |
| 9. | Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016. |
| 10. | Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. |
| Green Cover | |
| 1. | No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted). |
| 2. | A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. |
| 3. | Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document. |
| 4. | Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site. |
| Transport | |
| 1. | A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation. |
| 2. | Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours. |
| 3. | A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments. |

| Human health issues | |
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| 1. | All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. |
| 2. | For indoor air quality the ventilation provisions as per National Building Code of India. |
| 3. | Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented. |
| 4. | Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. |
| 5. | Occupational health surveillance of the workers shall be done on a regular basis. |
| 6. | A First Aid Room shall be provided in the project both during construction and operations of the project. |
| 7. | The project proponent shall comply with the provisions of CER, as applicable. |
| 8. | The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report. |
| 9. | A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. |
| 10. | Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report. |
| Miscellaneous | |
| 1. | The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed. |
| 2. | ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt. |
| 3. | The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis. |
| 4. | The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal. |
| 5. | The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. |

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| | The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report. |
| 6. | A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization. |
| 7. | Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report |
| 8. | The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company. |
| 9. | The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project. |
| 10. | The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government. |
| 11. | The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee. |
| 12. | No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC). |
| 13. | Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986. |
| 14. | The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory. |
| 15. | The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions. |
| 16. | The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports. |
| 17. | The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter. |
| 18. | Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010. |
| Specific Conditions | |
| 1. | Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should |

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

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

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

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

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

3.3.2. Project Salient Features

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

Table 1 – Basic Detail

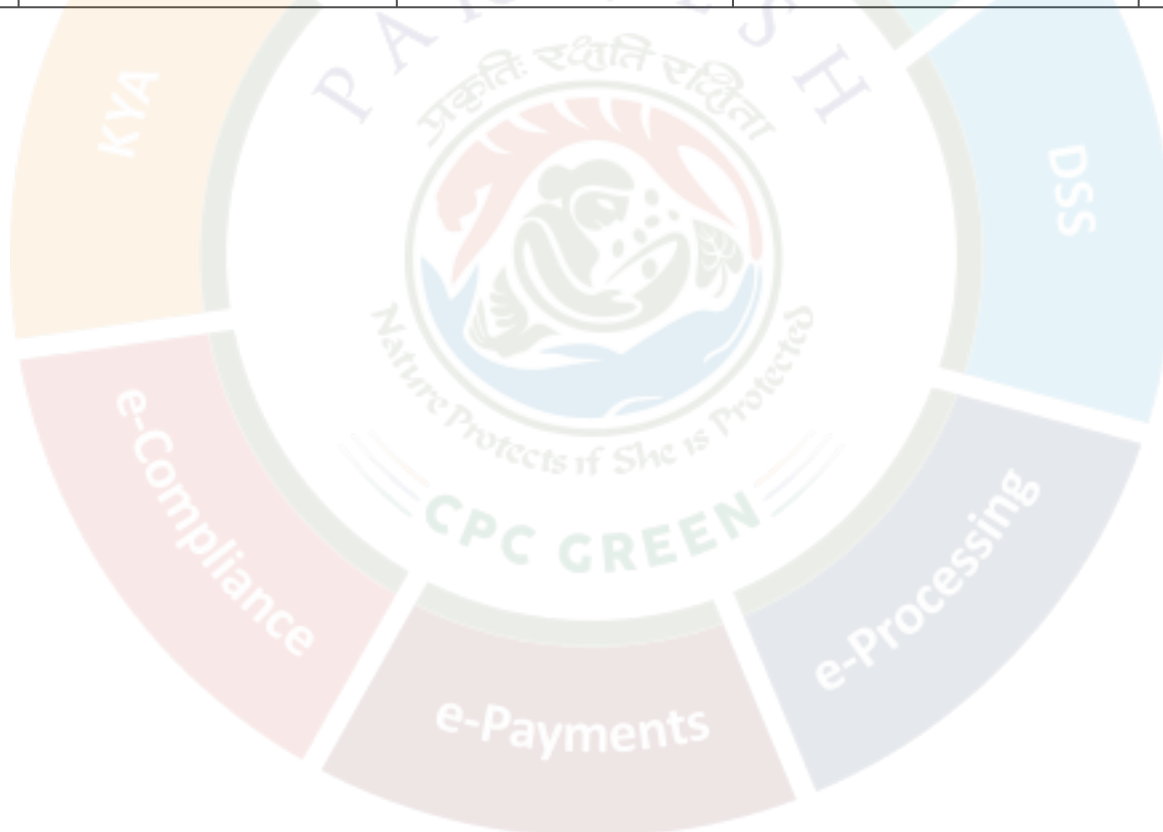
| | | |
|---|--------------------|----------------|
| Name of the project: EC for Proposed Expansion of Group housing project Windchant at Village Chouma, Sector-112, Gurugram Haryana by M/s Experion Developers Private Limited | | |
| S. No. | Particulars | Details |

4. Any Other Item(s)

N/A

5. List of Attendees

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





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

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting.

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

The following members joined the meeting:

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

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

Project Proponent : Sanjeev Kumar Singh
Consultant : Vardan EnviroNet

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

Table 1 – Basic Detail

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



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

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

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

Project Proponent : Shri Madhur Kumar

Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

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



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

Table 1 – Basic Detail

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



| | | | |
|-----|------------|---|-------------------------|
| | | SO2 | 0.142 µg/m ³ |
| | | NO2 | 0.678 µg/m ³ |
| | | CO | 0.47 µg/m ³ |
| 28. | EMP Budget | <ul style="list-style-type: none">• EMP Budget for Expansion Part: ₹116/- Lakhs Capital cost: ₹59/- Lakhs Recurring cost: ₹13/- Lakhs Adoption of School in nearby Village: ₹34/- Lakhs Wildlife Action Plan: ₹10/- Lakhs• EMP budget Sanctioned in Previous EC: ₹1192/- Lakhs• Total EMP Budget for complete project: ₹1308/- Lakhs | |

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

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



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



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

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



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

EMP Budget

Table 1: EMP Budget Sanctioned in Previous EC

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



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

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

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

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

Table 4: EMP Budget Outside the Project for Expansion Part

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

Table 5: Total EMP Budget for Complete Project

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



| | | |
|--|--|----------------|
| | Total EMP Budget Complete Project (A + B) | 1308.00 |
|--|--|----------------|

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

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

1. **M/s Countrywide Promoters Pvt. Ltd.**
2. **M/s Shivnand Real Estate Pvt. Ltd.,**
3. **M/s Precision Infrastructure Pvt. Ltd.,**
4. **M/s Private Infraprojects Pvt. Ltd.,**
5. **M/s Druzbs Overseas Pvt. Ltd.,**
6. **M/s Realtech Pvt. Ltd.**
7. **M/s Merit Marketing Pvt. Ltd.,**
8. **M/s Eventual Builders Pvt. Ltd.,**
9. **M/s Sunglow Overseas Pvt. Ltd.,**
10. **M/s BPTP Ltd.,**
11. **M/s Saraswati Promoters Pvt. Ltd**
12. **M/s Mega Infraprojects Pvt. Ltd.**
13. **M/s Sarasawati Kunj Intrastructure Pvt. Ltd.,**
14. **M/s Precision Infrastructure Pyt. Ltd.**
15. **M/s Satpal-Rajkumar Ss/o Raghunath,**
16. **M/s Bijender Sahrawat-Jitender Singh Sahrawat Ss/o Mahender Singh,**
17. **Mohinder Singh- Ranbir Singh- Saryawan- Chandrabhan Surender Pal Ss/o Risal Singh,**
18. **Santra Devi Wd/o &**
19. **Gyan Parkash- Jaivir Singh-Jasvir Singh Ss/o Ramchander,**
20. **Narender Pal-Naresh Kumar Ss/o Sunder Lal**
in collaboration with M/s Countrywide Promoters Pvt. Ltd.
as per License No.165 of 2024 (valid upto 27.11.2029) issued vide Endst No.LC-2330-E/JE(AK)-2024/37182 dated 29.11.2024, License No.58 of 2010 dated 03.08.2010 (renewed upto 02.08.2025) issued vide Endst. No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020, License No.45 of 2011 (renewed upto 16.05.2025) dated 17.05.2011 issued vide Endst No.LC-2330/JE(DS)/2020/21180 dated 02.12.2020 and License No.41 of 2021 dated 23.07.2021 (valid upto dated 22.07.2026) issued vide Endst No.LC-2330-C-JE(DS)-2021/ dated 23.07.2021 by Department of Town & Country Planning, Haryana and LoI issued by Department of Town & Country



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

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

A. Specific conditions:-

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



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



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

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

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

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

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

Table 1 – Basic Detail

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