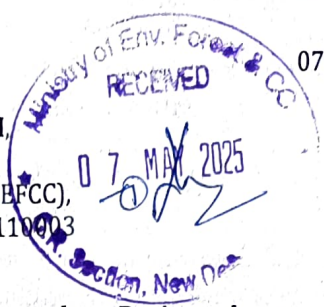


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07/05/2025

To,  
The Member Secretary cum Scientist E (Infra-II) (IA) III,  
Infrastructure and Miscellaneous Projects,  
Ministry of Forest, Environment & Climate Change (MoEF&CC),  
Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003

**Subject: Environmental Clearance for Group Housing colony Project admeasuring 12.70 acres located at Sector 102, Village Kherki Majra, Gurugram by BPTP Limited**

- Ref: (i) company letter for proposal consideration in EAC (infra-II) meeting vide 21/04/2025  
(ii) MoEF&CC new proposal no. IA/HR/INFRA2/517310/2025 w.e.f. 21/03/2025  
(iii) MoEF&CC Transfer communication received via monitoring-ec@nic.in dated 21/03/2025  
(iv) SEIAA, Haryana transfer letter vide memo no. SEIAA/HR/2025/53-54 dated 20/02/2025  
(v) State's Proposal No.: SIA/HR/INFRA2/517310/2025 recommended vide 13/02/2025

Dear Sir,

This is in reference to the subject-cited matter and in continuation of our last communication regarding consideration of our intended IGBC's certified green building Group Housing project in upcoming scheduled meeting of EAC (infra-II) and issue us the Environment clearance since instant project already received recommendation of SEAC Haryana for grant of Environment Clearance vide 13/02/2025. However, despite of receipt of recommendation from State Expert Appraisal Committee (SEAC), the project not considered for further action at EAC (infra-II) in the scheduled meeting on 25/03/2025, 22/04/2025 and upcoming 09/05/2025.

Moreover, we would like to submit the following overall status of our application for the grant of Environmental Clearance:

S. No	Application Sequential event	Date-wise summary of application
1.	Case appraised in the 313 <sup>th</sup> meeting of SEAC and recommended to SEIAA for grant of Environmental Clearance	13/02/2025
2.	MoEF&CC Transfer communication received vide new proposal no. IA/HR/INFRA2/517310/2025 via <a href="mailto:monitoring-ec@nic.in">monitoring-ec@nic.in</a>	21/03/2025
3.	The stipulated time-period of 45 days completed at MoEF&CC as per procedure mentioned in the EIA Notification S.O. 1533-dated 14.09.2006 for grant of Environmental Clearance elapsed on.	05/05/2025

As per EIA Notification published by **MoEF&CC** vide S.O. 1533 dated 14/09/2006 and their subsequent amendment as on date, para 8 stipulates about decision of grant or rejection of prior **Environment Clearance (EC)** where Sub para (i) stipulates that...



*"The regulatory authority shall consider the recommendations of the EAC or SEAC concerned and convey its decision to the applicant within forty-five days of the receipt of the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned."*

*Further, sub para (iii) read as...*

*"In the event that the decision of the regulatory authority is not communicated to the applicant within the period specified in sub-paragraphs (i) or (ii) above, as applicable, the applicant may proceed as if the environment clearance sought for has been granted or denied by the regulatory authority in terms of the final recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned"*

Accordingly, it is very clear that in case of instant application "the MoEF&CC has to consider the already recommended application by SEAC, Haryana and convey its final decision to issue EC within **45 days**. Further, since the decision of MoEF&CC is not communicated to us within the specified period of **45 days** completed on 05/05/2025 as written under sub-paragraphs (i) or (ii) of para 8, we, as an applicant, consider the Environment Clearance (EC) sought has been granted based on the final recommendations of the SEAC, Haryana.

Hence, we request you to kindly issue the EC for our project considering as "**Deemed Approved**" for which we shall be highly grateful and further we undertake to comply with the stipulated condition as per recommendation of SEAC Haryana. This shall enable us to proceed further for project execution work so that the project would be completed within time bound manner in favour of commitment towards intended allottee.

Thanking You.

Sincerely,

**Sanjeev Kumar Sharma**

Authorized Signatory

Enclosed: As above



21.04.2025

To,  
The Member Secretary cum Scientist E (Infra-II) (IA) III,  
Infrastructure and Miscellaneous Projects,  
Ministry of Forest, Environment & Climate Change (MoEFCC),  
Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003

**Subject: Environmental Clearance for Group Housing colony Project admeasuring 12.70 acres located at Sector 102, Village Kherki Majra, Gurugram by BPTP Limited**

Ref: (i) MoEF&CC new proposal no. IA/HR/INFRA2/517310/2025 w.e.f. 21/03/2025  
(ii) MoEF&CC Transfer communication received via monitoring-ec@nic.in dated 21/03/2025  
(iii) SEIAA, Haryana transfer letter vide memo no. SEIAA/HR/2025/53-54 dated 20/02/2025  
(iv) State's Proposal No.: SIA/HR/INFRA2/517310/2025 recommended vide 13/02/2025

Dear Sir,

This is in reference to the subject-cited matter and given reference, as the project was taken up under the Agenda of 313<sup>th</sup> SEAC meeting held on 11<sup>th</sup> February 2025 and based on the proceeding of appraisal and further submission of necessary documents, the then state expert appraisal committee (SEAC) recommended our Group Housing project for grant of Environment Clearance.

Since the SEIAA, Haryana had already completed its three-year tenure on 21.02.2025 and no new committee has been formed therefore all the pending Environment clearance (EC) file, irrespective of their status, have transferred to MoEF&CC for further necessary action as per procedure laid down for consideration of category B proposals at central level vide MoEF&CC's OM dated 02.08.2023.

The instant project is IGBC's pre-certified platinum rating typical green building development. However, despite of receipt of recommendation from State Expert Appraisal Committee (SEAC), the project has not yet been considered for further action at EAC (infra-II) in their scheduled meeting on 25.03.2025 and 22.04.2025.

Therefore, in view of the above, it requested to kindly consider our intended IGBC's certified green building Group Housing project in the upcoming scheduled meeting of EAC (infra-II) at central level, and issue us the Environment clearance so that at least further site preparedness including soil excavation work would be initiated and the project can be completed within time. Since more than two months have already elapsed from the date of SEAC's recommendation and project is being delay from the scheduled date of inception of construction. Hence, an early appraisal is requested.

Thanking You.

Sincerely,

**Sanjeev Kumar Sharma**  
Authorized Signatory

Enclosed: As above

**BPTP Limited**

Corporate Office: BPTP Capital City, 6th Floor, Plot No.2B, Sector-94, Noida, Uttar Pradesh-201301  
Registered Office: OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004  
CIN - U45201HR2003PLC082732

+91 120 4492650  
customercare@bptp.com  
www.bptp.com

From: monitoring-ec@nic.in  
Sent: 3/21/2025 17:56  
To: Compliance

पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय  
Ministry of Environment, Forest and Climate Change

To  
Dear, Mr Sanjeev Kumar Sharma,

Your Project Proposal vide **SIA/HR/INFRA2/517310/2025** dated **08/02/2025** has been transferred from SEIAA HARYANA to Ministry on **21/03/2025**.

The new proposal no. is IA/HR/INFRA2/517310/2025

Best Regards,  
Monitoring Cell (Environment, Forests and Wildlife Clearances)  
Ministry of Environment, Forest and Climate Change  
Government of India  
New Delhi.



State Environment Impact Assessment Authority, Haryana,  
Bays No.55-58, Prayatan Bhawan, Sector-2 Panchkula.

Telephone No. 0172-2565232

E-mail ID: [secy@moef\[at\]nic\[dot\]in](mailto:secy@moef[at]nic[dot]in)

Dated: 26/02/2025

Memo No: SEIAA/HIR/2025/

To

1. Secretary (IA Division), MoEF & CC, Govt. Indira Paryavaran Bhawan, Zorbagh Road, New Delhi-110003. [secy-moef\[at\]nic\[dot\]in](mailto:secy-moef[at]nic[dot]in).
2. Mr. Mohit Saxena (Scientist-D) (IA Division) MoEF & CC, Govt. Indira Paryavaran Bhawan, Zorbagh Road-New Delhi-110003. Email: [mohit.saxena@gov.in](mailto:mohit.saxena@gov.in)

Subject:-Procedure for consideration of Category "B" proposal at Central Level due to the non-functionality or delay in constitution of SEIAA/SEAC.

As per vide Office Memorandum dated 02.08.2023, the MoEF & CC, New Delhi stated that some instances have been brought to the Ministry that in the event of non-functionality or delay in constitution of SEIAA/SEAC, many proposals submitted to SEIAA are held up at different stages of EC process at the state level. Accordingly, the Ministry observed that there could be different situations arising out of non-functionality or delay in constitution of SEIAA/SEAC:

- i. Proposal submitted to SEIAA and not accepted by SEIAA.
- ii. Proposals received by SEAC/SEIAA and have been processed or are under processing.
- iii. Proposals considered and/or deferred by SEAC for various reasons.
- iv. Proposals recommended by SEAC but not forwarded to/not approved by SEIAA.
- v. Proposals (which do not require examination of SEAC) accepted by SEIAA but not processed and/or deferred for various reasons.
- vi. Proposals approved by SEIAA but minutes/letter not uploaded on PARVISH.

In this regard the Ministry clarified the process for handling such proposals. For the scenarios mentioned at sub-para (i) to (vi) of para 2 above, the following procedure shall be followed:

- i. Consequent upon the non-functionality/discontinuation of SEIAA/SEACs, the Member Secretary of SEIAA/State Government shall submit the details of the pending proposals to the PARVISH of MoEF&CC with a request to transfer such proposals to the central level.
- ii. PARVISH shall examine the aforesaid request and seek the approval of the Competent Authority for the transfer of Proposals from SEIAA/SEAC to the Central Level.

- iii. Thereafter, the proposals from SEIAA/SEAC shall be transferred through PARIVESH to the concerned Member Secretary of the EAC at Central Level.
- iv. The concerned Member Secretary of the EAC at Central level shall carry out the due diligence to ascertain the level of examination/appraisal needed to be carried out by the central Level EAC based on the stage at which the proposal was pending for appraisal at the concerned SEIAA/SEAC.

Further, the scenario mentioned at sub para (vi) of para 2 above, based on the request from the Member Secretary of SEIAA/State Government, a window period of 15 days shall be provided to the Member Secretary, SEIAA, extendable by a further period of 15 days, to only upload the minutes/letters for the proposals which were duly approved by SEIAA before it became non-functional.

In this context, it is to intimate that at present 93 numbers of Proposals are pending with the Authority and 26 numbers of Proposals pending with the SEAC the Authority is lapse on 20.02.2025. Further not in position to conduct any meetings.

Keeping in view of OM dated 02.08.2023; it is, therefore proposed that we may provide a list of Pending Proposals to the PARIVESH cell of the MoEF & CC through email id mohit.saxena@gov.in for further necessary action, please

1  
(Dr. Virender Kumar Dahiya IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula

Encl. No. SEIAA/HR/2025/55

Dd. 20/02/2025

A copy of the above is forwarded to the following:

- ✓ 1. All the concerned Project Proponents regarding transfer of all pending proposals SEIAA to MOEF & CC GOL.)

*Virender*  
(Dr. Virender Kumar Dahiya IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula

	and any other area which may have been disturbed due to other mining activities and restore the land to a condition which is fit for growth of fodder, flora, fauna etc.
1 4.	The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF&CC.
1 5.	Any appeal against this environmental clearance 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.
1 6.	A separate 'Environmental Management Cell' with suitable qualified manpower should be set-up under the control of a Senior Executive. The Senior Executive shall directly report to Head of the Organization. Adequate number of qualified Environmental Scientists and Mining Engineers shall be appointed and submit a report to RO, MoEF&CC.
1 7.	The concerned Regional Office of the MoEF&CC shall randomly monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the MoEF&CC officer(s) by furnishing the requisite data / information / monitoring reports.
1 8.	The Project Authorities should inform to the Regional Office regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work. Page 378 of 474 Minutes of 307th Meeting of State Expert Appraisal Committee, Haryana 151 S. No Environmental Conditions.
1 9.	The Project Proponent shall submit six monthly compliance reports on the status of the implementation of the stipulated environmental safeguards to the MOEFCC & its concerned Regional Office, Central Pollution Control Board and State Pollution Control Board.
2 0.	The above conditions will 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 and the Public Liability Insurance Act, 1991 along with their amendments and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/High Court and any other Court of Law relating to the subject matter.
2 1.	Concealing factual data failure to comply with any or submission of false/ fabricated data and of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
2 2.	The Ministry or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.

### 3.13. Agenda Item No 13:

#### 3.13.1. Details of the proposal

Proposed Group Housing Colony Project by BPTP Limited located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
<a href="#">SIA/HR/INFRA2/5173 10/2025</a>	SEAC/HR/202 4/254	08/02/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

### 3.13.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/517310/2025 dated 08.02.2025 for obtaining **Environment Clearance Proposed Group Housing Colony Project** under Category 8 (b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of ₹2,00,000/- vide DD No. 266037 dated 26.11.2024.

**TABLE 1: BASIC DETAIL**

<b>Name of the Project: Proposed Group Housing Colony Project at Sector 102, Village Kherki Majra, Gurugram, Haryana by M/s BPTP Ltd</b>		
<b>S. N o.</b>	<b>Particulars</b>	<b>Details</b>
	Online Proposal Number	SIA/HR/INFRA2/517310/2025
	Latitude	28°28'17.83"N
	Longitude	76°58'21.49
	Total Plot Area	51395.071 sqm
	Net Plot Area	50249.736 sqm
	Proposed FAR	229815.495 sqm
	Non FAR Area	134474.679 sqm
	Total Built Up area	364290.174 sqm
	Total Green Area with %	10054.972 sqm (20.01% of net plot area)
	Rain Water Harvesting Structure	Internal storm water system will be provided for disposal of rain water
	Total Parking	1528 ECS
	Maximum Height of the Building (m)	186.55 m
	Power Requirement	10,377.11 KW (11.53 MVA)
	Power Backup	5 power generator sets of total 9500 kVA capacity (4x2000KVA+1x1500KVA)
	Total Water Requirement	810 KLD
	Fresh Water Requirement	552 KLD
	Treated Water Requirement	258 KLD



	Waste Water Generated		635 KLD															
	STP Capacity		825 KLD															
	Solid Waste Generated		4432 kg/day															
	Bio-degradable Waste		2660 kg/day															
	Organic Waste Convertor		2 units (2X400Kg)															
	Number of Buildings		8 residential towers (Tower 1 to Tower 8), 1 EWS block, convenient shopping areas, community block, banquet hall, 2 Nursery schools, Primary school.															
	Stories		Max 3B+G+51 floors															
	Basements		03 nos.															
	Population		10,357 individuals															
	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹642.693 Cr.															
		ii)Construction Cost																
		iii) Misc. Cost																
	Incremental Load in respect of:		PM2.5	0.054 µg/m <sup>3</sup>														
			PM10	0.138 µg/m <sup>3</sup>														
			SO2	0.194 µg/m <sup>3</sup>														
			NO2	0.931 µg/m <sup>3</sup>														
			CO	0.653 mg/m <sup>3</sup>														
	EMP Budget		<table><tr><th>Particulars</th><th>Cost (in lakhs)</th></tr><tr><td>EMP Budget (Capital cost)</td><td>520</td></tr><tr><td>EMP budget (Recurring cost)</td><td>61</td></tr><tr><td>Adoption &amp; Infrastructural Development of Government School in nearby school</td><td>50</td></tr><tr><td>Budget for Wildlife Action Plan</td><td>20</td></tr><tr><td>Budget for Aravali Safari Project</td><td>15</td></tr><tr><td>Budget for Green wall project</td><td>15</td></tr></table>		Particulars	Cost (in lakhs)	EMP Budget (Capital cost)	520	EMP budget (Recurring cost)	61	Adoption & Infrastructural Development of Government School in nearby school	50	Budget for Wildlife Action Plan	20	Budget for Aravali Safari Project	15	Budget for Green wall project	15
			Particulars	Cost (in lakhs)														
			EMP Budget (Capital cost)	520														
			EMP budget (Recurring cost)	61														
			Adoption & Infrastructural Development of Government School in nearby school	50														
			Budget for Wildlife Action Plan	20														
			Budget for Aravali Safari Project	15														
			Budget for Green wall project	15														

		ect	
		<b>Total EMP</b>	<b>681</b>

The case was taken up in 313<sup>th</sup> meeting held on 11.02.2025. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 12.02.2025 along with an affidavit dated 12.02.2025 stating therein as under:

1. That, we have proposed to develop a Group Housing colony admeasuring 12.70 acres for which a land parcel of 12.05 acres accorded license to company's wholly owned subsidiary company M/s. Countrywide Promoters Pvt. Ltd. vide License No. 123 of 2014 dated 22.08.2014 which is validated up to 21.08.2029. Further, Letter of Intent for an additional land area of 0.65 acres has also granted by DTCP vide Memo No. LC-1023-B/JE(AK)/2024/41273 dated 24.12.2024 and thus accumulating a total land area of 12.70 Acres for the development of the Group Housing colony Project under DTCP's TOD Policy at Village- Kherki Majra, Sector -102, District- Gurugram, Haryana.
2. That, as per Hon'ble NCLT's order passed in CP (CAA) No. 26/Chd/Hry/2023 dated 20.09.2024; licensee company M/s. Countrywide Promoters Pvt. Ltd., now stands amalgamated with M/s BPTP Limited.
3. That, all the properties, rights and powers of the Transferor licensee Company i.e. Countrywide Promoters Private Limited have been transferred, without further act or deed, to the Transferee Company i.e. BPTP Limited in compliance of the orders passed by Hon'ble National Company Law Tribunal dated 20.09.2024. Therefore, M/s BPTP Limited is applicant, instead of licensee, which now stands amalgamated with parent Transferee Company for obtaining Environment Clearance of proposed Group Housing colony.
4. That, Total Plot area of the project is 51,395.071 sqm (12.70 Acres), out of which about 0.283 acres of the land parcel falling in 18m green belt & 12m service road development thus total utilizable plot area (net plot area) measuring 50,249.736 sqm (12.417 Acres) available for development of said Group Housing Colony.
5. That, the project has intent to develop the green building and additionally availing extra FAR under IGBC pre-certified Platinum rating.
6. That, the building plan approval for the proposed project secure in phases for following better delivery schedule in consonance of development plan.
7. That, application for Environment Clearance submitted in purview of overall holistic concept inclusive of entire planned development and in case of principal change of concept viz; change in threshold limit of overall built-up area or dwelling units etc, the revised application shall be submitted.
8. That, all the intended development of residential towers and habitation zones are under land parcel of 12.05 acres and additional LOI land parcel of 0.65 acres only be used for accommodation of services.
9. That, we have not executed any construction work at site under proposed licensed Group housing owing to pending subject application of EC and construction will be commenced only after obtaining EC.
10. That, we have obtained Forest NOC for 12.70 Acres of land via SRN No. n8u-lrr-2rk7 dated 27.11.2024. Aravali NOC permission obtained for 12.70 Acres vide SRN no. 158 dated 16.12.2024. Water supply assurance obtained vide F No. I/9481/2024 from GMDA W/S Division no. II, infra II Gurugram dated 28.11.2024. Sewer disposal as well storm water connection assurances also secured from GMDA vide letter dated 26.11.2024. Assurance w.r.t. electrification plan has been granted by DHBVN vide Memo no. Ch-48/Drg.-PLC dated 21.11.2024.
11. That, the project development planning approved with release of Demarcation cum zoning plan under TOD policy vide drawing no.DTCP 10578-dated 18.11.2024. Further, permission for allocating F.A.R. of 350 (175 to 350) in intense zone under TOD policy in

consonance of zoning plan released from DTCP, Haryana vide memo no. LC-1023 Vol-ii/JE (AK)/2024/34631 dated 18.11.2024.

12. That, the project qualify for purchase of additional F.A.R under Transferrable Development Rights (TDR) policy for residential F.A.R. development and from declared 46,625 SQM additional purchasable F.A.R. under TDR in EC application, 38,831.653 SQM already purchased from DTCP.
13. That, proposed maximum height of the project is up to 186.55 meter for which height clearance up to 191.49 meter already allowed from Airport authority vide approval dated 16.02.2024.
14. That, Sultanpur National Park situated towards west southwestern direction at the distance of 7.3 km from the project site.
15. That, there is no Revenue Rastas falling under planned group-housing colony.
16. That, we have proposed STP having capacity of 825 KLD and shall construct STP in consonance of progression of project development and commission STP as per occupancy development.
17. That, the sewage load to be suitably bifurcated as per design outfall in line of site specific topography and proportionate STP capacity shall be more than 30% of the overall estimated sewage generation.
18. That, Biodegradable waste estimated to be 1995 kg to 2660 Kg/day for complete project, which will be treated into the OWC within the premises. Further, we have proposed 02 number of Organic Waste Converter (OWC) of 800 kg capacities (1 x 400 kg + 1x 400 kg) as per gradual habitation development at project to treat entire wet biodegradable 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.
19. That, total 100 KW of energy planned to conserve through installation of solar panels and similar capacity of solar PV systems shall be integral part of Group Housing as per applicable amended HAREDA policy.
20. That, there is an existing HT line of 66 KV passing through the project adjacent to our licensed Residential plotted colony for which application for re-routing/shifting submitted with HVPNL and permission already issued (copy enclosed) for line shifting and estimate amount already deposited.
21. That there is no litigation pending regarding land or any other issues against the above proposed Group Housing Colony Project admeasuring 12.70 acres located at Sector 102, Village Kherki Majra, Gurugram, Haryana.
22. 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 BIS specification IS 15797 (2008) issued for adoption of rainwater harvesting.
23. That, domestic supply water connection to be obtained in consonance of gradual securing of OC being phase wise construction development and assurances in this regard already issued from GMDA
24. That, sewer and storm water connection to be obtained after laying of internal respective line as per service estimate in consonance of laying GMDA's trunk services and Assurances in this regard already issued from GMDA.

PP also submitted EMP Details of the project as under:

**EMP BUDGET (CONSTRUCTION PHASE)**

S. No.	Component	C a p i t a l C	Recurring Cost (in lakhs) per annum
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		o st (i n l a k h s)	
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, wheel washing etc.)	3 5. 0	7.0
2.	Noise Pollution Control (Maintenance of machinery & PPE's)	1 0. 0	4.0
3.	Mobile toilets/septic tank	8. 0	2.0
4.	Handling of construction waste material	7. 0	3.0
5.	Miscellaneous (Environment monitoring cost, Compliances, Management of Environment Cell, etc.)	2 0. 0	5.0
<b>Total</b>		<b>8 0</b>	<b>21</b>

**EMP BUDGET (OPERATION PHASE)**

S. No.	Component	Capital Cost (in lakhs)	Recurring Cost- in lakhs (per annum)
1.	Water Pollution Control (STP operation & maintenance)	300	15.0
2.	Noise Pollution Control Measures	25	7.0
3.	Solid Waste Management (Organic Waste Convertors and Waste Bins)	30	6.0
4.	Tree Plantation	50	5.0
5.	Miscellaneous (Environment monitoring, Management of Environment Cell, etc.)	35	7.0



<b>Total</b>	<b>440</b>	<b>40</b>
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**EMP BUDGET OUTSIDE THE PROJECT PREMISE**

	<b>Activities</b>	<b>Total Cost (lakhs)</b>
1	Adoption & Infrastructural Development of Government School in nearby school	50
2	Budget for Wildlife Action Plan	20
3	Budget for Aravali Safari Project	15
4	Budget for Green wall project	15

**TOTAL EMP BUDGET**

<b>Particulars</b>	<b>Cost (in lakhs)</b>
EMP Budget (Capital cost)	520
EMP budget (Recurring cost)	61
EMP budget Outside the Project premise	100
<b>Total EMP</b>	<b>681</b>

**3.13.3. Deliberations by the committee in previous meetings**

N/A

**3.13.4. Deliberations by the SEAC in current meetings**

A detailed discussion was held on the documents submitted regarding Land License, Zoning Plan, Assurances, EMP, Landscape Plan, Green Area, STP, HT Line, Revenue Rasta, OWC, Litigations, NOCs, EMP, Wildlife Activity Plan 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 **Environment Clearance** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India to:

**M/s BPTP Ltd. (as per Land License No.123 of 2014 issued by DTCP vide Endst No.LC-1023-JE(VA)-2014/19548-563 dated 22.08.2014 (renewed dated 13.08.2024 as valid up to 21.08.2029) and further additional land area of 0.65 acres via Letter of Intent by DTCP vide Memo No. LC-1023-B/JE(AK)/2024/41273 dated 24.12.2024.**

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

### 3.13.5. Recommendation of SEAC

Recommended

### 3.13.6. Details of Environment Conditions

#### 3.13.6.1. Specific

N/A

#### 3.13.6.2. Standard

8( b)	<b>Townships/ Area Development Projects / Rehabilitation Centres</b>
<b>Statutory compliance</b>	
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.
<b>Air quality monitoring and preservation</b>	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be

	complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
<b>Water quality monitoring and preservation</b>	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.



20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
<b>Noise monitoring and prevention</b>	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
<b>Energy Conservation measures</b>	
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.
<b>Waste Management</b>	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
<b>Green Cover</b>	
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.
<b>Transport</b>	
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.
<b>Human health issues</b>	
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.
<b>Miscellaneous</b>	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.



3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
14.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.



1 8.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
<b>Specific Conditions</b>	
1.	<b>The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.</b>
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1 0.	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.

1 1.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
1 2.	The PP shall not carry any construction above or below the Revenue Rasta, if any.
1 3.	The PP shall keep the ROW below the HT Line passing through the project, if any.
1 4.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1 5.	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
1 6.	The PP shall 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 <sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
1 7.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1 8.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1 9.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
2 0.	The PP may provide electric charging stations to facilitate electric vehicle commuters.
2 1.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
2 2.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
2 3.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
2 4.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
2 5.	The minimum growth of trees should be 03 meters with sufficient canopy.
2 6.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
2 7.	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest

	Department. Plantations to be ensured species (cut) to species (planted).
2 8.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
2 9.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 0.	Water intensive and/or invasive species should not be used for landscaping.
3 1.	As proposed, the PP shall provide <b>10054.972 sqm (20.01% of net plot area)</b> for green area development, out of which <b>6,167.41 sqm (12.27% of the net plot area)</b> shall be marked as block green area.
3 2.	The PP shall provide <b>100 KWp solar power</b> at the project site.
3 3.	The PP shall install required number of <b>Anti Smog Guns</b> at the project site as per the requirement of HSPCB.
3 4.	<b>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 (<a href="http://merilife.nic.in">http://merilife.nic.in</a>).</b>
3 5.	<b>The PP shall get project electrification plan approved from the competent authority before operation of the project.</b>
3 6.	The PP shall register themselves on the <a href="http://dustapphspcb.com">http://dustapphspcb.com</a> 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.

### 3.14. Agenda Item No 14:

#### 3.14.1. Details of the proposal

<b>Group Housing Colony "ROF Sukoon" under Retirement Housing Policy by UTHAAN ESTATE DEVELOPER S LLP located at GURUGRAM, HARYANA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
<a href="#">SIA/HR/INFRA2/523217/2025</a>	SEAC/HR/2025/330	09/02/2025	Building / Construction (8(a))

#### 3.14.2. Project Salient Features

<p>The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/523217/2025 dated 09.02.2025 for obtaining <b>Environment Clearance for Group Housing Colony “ROF Sukoon” under Retirement Housing Policy</b> under Category 8 (a) of EIA Notification dated 14.09.2006. The PP submitted the</p>
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