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File No: SEAC/HR/2026/173

State Environment Impact Assessment Authority (SEIAA), Haryana

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Dated: **05/08/2026**

To,

M/s 4S Developers Pvt. Ltd. and Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd
Retail Unit IX-63, 2nd Floor, ILD Trade Centre, Sector-47, , GURUGRAM, HARYANA, 122002
4sdevelopers2023@gmail.com

Subject: **Environment Clearance for Proposed Revision & Expansion of Affordable Group Housing Colony Project at Revenue estate of Village Dhunela, Sector 36, Sohna, Haryana.**

Sir/Madam,

This has reference to your Proposal No. **SIA/HR/INFRA2/574237/2026 dated 02.04.2026** and subsequent letter dated 26.05.2026 for obtaining Environment Clearance for **Revision & Expansion** under **Category 8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 232880 dated 04.04.2026, in compliance with Haryana Government, Environment & Climate Change Department Notification No. **DE&CCH/3060 dated 14.10.2021**. It is further noted that the **CTE Fees** and **Performance Security** have been deposited by the Project Proponent and the same has been verified on the **PARIVESH Portal**. HSPCB has no objection for grant of CTE as per new procedure on PARIVESH Portal 2.0 (No separate CTE is required as per MoEF OM dated 14.01.2025 and 08.10.2025). The proposal has been appraised as per the prescribed procedure in light of the provisions under the **EIA Notification, 2006**, based on the mandatory documents enclosed with the application, viz., **Form-1, Form-1A, Conceptual plan** and additional clarifications furnished in response to the observations of the **State Expert Appraisal Committee (SEAC)** constituted by **MoEF&CC, GoI** vide Notification No. **S.O. 5981(E) dated 24.12.2025**, in its **324th meeting held on 26.05.2026**.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3801HR5121377N
(ii) File No.	SEAC/HR/2026/173
(iii) Clearance Type	EC

(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Revision & Expansion of Affordable Group Housing Colony Project
(vii) Name of Company/Organization	4S DEVELOPERS PRIVATE LIMITED
(viii) Location of Project (District, State)	GURUGRAM, HARYANA
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

3. It is inter-alia, noted that the project involves in the Environmental Clearance for **Revision & Expansion of Affordable Group Housing Colony Project at Revenue estate of Village Dhunela, Sector 36, Sohna, Haryana.**

4. The basic details of project are as under:

TABLE 1– BASIC DETAILS

S. No.	Particulars	EC accorded	Proposed	Overall
1.	Online Proposal Number	SIA/HR/INFRA2/574237/2026		
2.	Latitude	28°17'35.35"N		
3.	Longitude	77° 3'51.17"E		
4.	Total Plot Area	39,189.695 sqm (9.684 acres)		
5.	Net Plot Area	38,964.407 sqm		
6.	Proposed Ground Coverage	8,243.897 sqm	+2,566.595 sqm	10,810.492 sqm (27.74 % of net plot area)
7.	Proposed FAR	84,550.367 sqm	+28,590.610 sqm	1,13,140.977 sqm
8.	Non-FAR Area	22,134.627 sqm	+12,822.416 sqm	34,957.043 sqm
9.	Crech and Community Area	397.004 sqm	+13.156 sqm	410.160 sqm
10.	Total Built-up area	1,07,081.998 sqm	+41,426.18 sqm	1,48,508.18 sqm
11.	Total Green Area with %	8,112.25 sqm (20.82% of net plot area)		
12.	Total Parking	1,013 ECS	+127 ECS	1,140 ECS
13.	Maximum Height of the Building (m)	85.00 m	+1.00 m	86.00 m
14.	Power Requirement	5,031 kW	-674.97 kW	4,356.03 kW
15.	Number of RWH Pits	10	-	10
16.	Power Backup	3 x 500 kVA		
17.	Proposed Solar Capacity	50 kW	+ 25 kW	75 kW
18.	Total Water	701 KLD	+ 70 KLD	771 KLD

	Requirement			
19.	Fresh Water Requirement	494 KLD	+ 29 KLD	523 KLD
20.	Treated Water Requirement	207 KLD	+ 41 KLD	248 KLD
21.	Estimated Wastewater Generation	578 KLD	+ 48 KLD	626 KLD
22.	STP Capacity	720 KLD	Capacity of STP will be increased	950 KLD (920 KLD + 30 KLD)
23.	Estimated Solid Waste Generation	4,140 kg/day	+ 407 kg/day	4,547 kg/day
24.	Estimated Bio-degradable Waste Generation	2,484 kg/day	+ 216 kg/day	2,700 kg/day
25.	Treatment of Bio-degradable Waste	02 Organic Waste Convertor (OWC) units of capacity 1,500 kg/day each (Total: 3,000 kg/day) .		
26.	Number of Buildings	07 Residential Towers 02 Commercial Towers Crech and Community Hall	+ 02 Residential Towers	09 Residential Towers 02 Commercial Towers Crech and Community Hall
27.	Basements	1 level Basement		
28.	Population	9,625 individuals	+ 2,198 individuals	11,823 individuals
29.	Total Cost of the project	392.8 Cr.	+ 183 Cr	575.8 Cr.
30.	Incremental Load in respect of:	PM2.5		0.0056µg/m^3
		PM10		0.142µg/m^3
		NO2		0.949µg/m^3
		SO2		0.198µg/m^3
		CO		0.000665mg/m^3
31.	EMP Budget	· Capital cost: 425/- Lakhs · Recurring cost: 133/- Lakhs per year · Outside project site: 125/- Lakhs · Already incurred: 26/- Lakhs · Total EMP Budget: 709/- Lakhs		

EMP BUDGET – CONSTRUCTION PHASE

Component	**Capital Cost (in Lakhs)**	**Recurring Cost (in Lakhs per annum)**
Wheel wash arrangement and Water for Dust	10.00	4.00

suppression		
Site barricading/galvanized sheets, green net, tarpaulin cover to cover the construction material	30.00	6.00
Dust Mitigation measures (Peripheral plantation, Anti-Smog Guns, AQM Sensors, Sprinkling, PTZ camera etc.)	20.00	10.00
Sanitation & Waste management facility	10.00	4.00
EMC, Environment monitoring & Six-Monthly compliances	-	25.00
Total ()	**70.00**	**49.00**

EMP BUDGET – OPERATION PHASE

Component	**Capital Cost (in Lakhs)**	**Recurring Cost (in Lakhs per annum)**
Wastewater treatment (STP)	150.00	15.00
Rainwater Harvesting system	40.00	5.00
Solid Waste Management (Organic Waste Convertor, Provision of MRF for dry waste)	70.00	12.00
Tree Plantation	35.00	12.00
Environment Management cell, Environment monitoring & Six-Monthly compliances	10.00	35.00
Energy Conservation Measures (Solar PV etc.)	50.00	5.00
Total ()	**355.00**	**84.00**

EMP BUDGET (OUTSIDE PROJECT PREMISES)

S. No.	**Activities**	**Proposed Locations**					**Total cost (in Lakhs)**
			1st Year	**2nd Year**	**3rd Year**	**4th Year**	
1	·Installation of smart classes & Solar Lighting ·Installation of RO Treatment plant ·Toilets construction, Medical Camps (Health check-up & Vaccinations)	Adoption of Government school in nearby village as per SEAC/SEIAA recommendation	20.00	20.00	20.00	20.00	**80.00**
2	Green belt development and Road maintenance	Nearby Villages	10.00	15.00	10.00	10.00	**45.00**
Total			30.00	35.00	30.00	30.00	**125.00**

TOTAL EMP BUDGET (SUMMARY)

Particulars	**Cost (in Lakhs)**
Incurred EMP Budget	26.00
Proposed EMP Budget Inside Project (Capital cost)	425.00

Proposed EMP budget Inside Project (Recurring cost)	133.00
Proposed EMP outside the project	125.00
Total EMP Budget	**709.00**

5. In view of the recommendations made by the **State Expert Appraisal Committee (SEAC)** in the said case, and after further consideration of the documents/details submitted by the Project Proponent, the Authority, after due deliberations, decided during the **204th meeting of SEIAA held on 09.07.2026** to **"GRANT ENVIRONMENTAL CLEARANCE" to M/s 4S Developers Pvt. Ltd. and Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd.; as per License No. 235 of 2023 (valid upto 01.11.2028) & 269 of 2023 (valid upto 27.12.2028) issued by DTCP** under the provisions of the **EIA Notification dated 14.09.2006** issued by the **Ministry of Environment, Forest and Climate Change, Government of India.**

Copy To

1. The Director IA Division, Ministry of Environment Forest and Climate Change (MoEF&CC) GOI, Indira Paryavaran Bhwan Zorbagh Road-New Delhi-110003 , New Delhi, Delhi, secy-moef@nic.in
2. The Chairman, State Environment Impact assessment Authority Haryana , Bays No. 55-58 Paryatan Bhawan Sector-2 Panchkula, Panchkula, Haryana, chairmanseiaaharyana@gmail.com
3. The Chairman, Haryana State Pollution Control Board (HSPCB), C-11 Sector-6 Panchkula, Panchkula, Haryana, pschhspcb@gmail.com
4. The Director, Department of Environment & Climate Change Haryana, South Block 11th Floor Anant Raj Building Plot No.1 Sector-22 Panchkula, Panchkula, Haryana, environment@hry.nic.in
5. The Director General, Town and Country Planning Department Haryana. , Plot No. 3 Sec-18a Madhya Marg Chandigarh 160018., Panchkula, Haryana, tcpharyana7@gmail.com
6. The Regional Office , Ministry of Environment Forest and Climate Change Government of India, Bays No. 24-25sector-31a Dakshin Marg Chandigarh-160018, Chandigarh, Chandigarh, eccompliance-nro@gov.in

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	The PP shall carry out the quarterly awareness programs for the stakeholders of the project
1.2	The PP 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
1.3	Consent to operate and other Authorizations for the project shall be obtained from the State Pollution Control Board as required under relevant Acts/Rules.
1.4	The PP 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 feacal coli forms and other pathogenic bacteria.
1.5	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as

S. No	EC Conditions
	during operational phase. 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.
1.6	The PPs 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
1.7	The PP shall ensure adherence of latest Solid Waste Management Rules 2026 and directions of Hon'ble Supreme Court and National Green Tribunal from time to time. The PP shall set up and operate well equipped all –weather SWM Facility (geo-tagged, minimum 550 sqm) within propjet site having adequate waste processing facility for wet waste, 3rd level segregation/ channelization of dry waste & storage facility, SWM machineries (vehicles, bailing machines, shredders, composters, compost sieving machines, weighing machines, CCTVs, ceiling fans etc), sanitation facility & drinking water/ rest room facility for workers & office room and green belt. The PP shall prepare & execute the detailed action plan for source segregation of waste (i. wet, ii. dry, iii. sanitary, and special care i.e. iv. domestic bio-medical & v. domestic hazardous), its segregated door to door collection, in-situ processing of wet & horticulture waste and channelization of dry waste, sanitary waste, special care. 2-3 lanes of three layers plantation of native plants to be erected around the SWM Facility, acting as Green Belt. Beside, the PP shall conduct various behaviour change awareness and capacity building activities regularly for the stakeholders for achieving the compliances in letter & spirit. The inert waste will be disposed of through authorised Sanitary Landfill Facilities only. The PP will revise the recurring cost during operational phase accordingly
1.8	PP shall set up Environmental Cell having environment & waste management professionals for compliance and monitoring of environmental conditions in the project area
1.9	The PP shall ensure the compliance of provisions of Plastic Waste Management Rules, 2016 & as amended and notifications of the State Government of Haryana in this regards from time to time. Beside, PP will also ensure compliance of Construction & Demolition Waste Management Rules, 2025 & as amended from time to time. PP shall ensure C&D waste collection, storage, processing and re-utilization etc ensuring no debris/ waste is dumped in environment
1.10	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 habilitation 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
1.11	The PP shall install the Eco-Friendly Green Transformer based on ester oil to reduce the carbon foot print. 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
1.12	The PP may provide electric charging stations to facilitate electric vehicle commuters
1.13	The PP shall get project electrification plan approved from the competent authority before operation

S. No	EC Conditions
	of the project
1.14	The PP shall comply with Notification No. 23/13/2022-5E dated 10.07.2024 issued by Energy Department, Haryana and provide Right of Way under HT Line; if any
1.15	That PP shall ensure that any existing Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority
1.16	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1.17	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site
1.18	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority
1.19	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
1.20	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH Pits.**
1.21	10 Rain Water Harvesting Pits shall be provided for storage of rain water from the project site.
1.22	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase
1.23	The PP shall ensure that trees planted on soil / earth 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 and 10 meter height.
1.24	The PP shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process
1.25	As proposed 8,112.25 sqm (20.82% of net plot area) shall be provided green area in the project site
1.26	The PP shall ensure that Tree Plantation have minimum 03 feet away from boundary wall of project area. The PP shall be responsible for safety of trees ensuring no crown removal, no concretization of roots in radius of at least one meter from the stem and no hoardings/ banners/ nails/ wire etc objects on trees within project site
1.27	The Roof Top of the underground parking shall not be considered as a part of Green Area
1.28	The PP shall install required number of **Anti-Smog Gun** at the project site as per the directions No. 69 of 2022 issued by CAQM and the same shall also be remained install after operational phase at the roof top

S. No	EC Conditions
1.29	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightening etc
1.30	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
1.31	**The PP shall carry out plantation of tall plants 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 Meri LiFE Portal (http://merilife.nic.in)**
1.32	**The PP shall submit the videos of EMP with date and time stamping and GPS locations and if Panchayat land is being used for EMP then a certificate be submitted that the said land is not being used for any other such purpose.**
1.33	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC
1.34	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
1.35	The Project Proponent shall conduct an audit through a third party empanelled/approved by SEIAA regarding the expenditure incurred on the activities mentioned under CER in the EC letter. The fee for conducting such audits shall be deposited by Project Proponent to the tune of 2,00,000 or 2% of the CER budget, whichever is higher. The audit will be done by empanelled parties by MOEF, However if there are no empanelled parties by MOEF then the SEIAA will empanel such parties who are qualified to do such audit.
1.36	The Project Proponent shall submit details of the groundwater depth and in case the high water table with submit plan for managing /extracting /channelling the water along with required approvals, so that in future this water does not damage the structure which has been created.

2. Apart From The Above Conditions, The Following Conditions Have Also Been Imposed For Consent To Establish

S. No	EC Conditions
2.1	That the unit shall keep all the parameters within the prescribed limits and shall comply with all the Norms and Rules as prescribed in the Acts.
2.2	That the unit will comply with all the provisions of Hazardous Waste Rules and will make agreement with TSDF for scientific disposal of Hazardous Waste
2.3	That the unit will not add any air polluting process/ machinery and also not to add any process which increases the water pollution load
2.4	Unit will comply the directions issued by MoEF& CC/ CPCB/CAQM/State Govt./ HSPCB from time to time

S. No	EC Conditions
2.5	The unit shall deposit the balance consent fees if any found due at any stage due to increase in the investment cost on Land, Building, Plant and Machinery of the unit at any later stage
2.6	That unit shall use only approved fuel as per HSPCB/CAQM order
2.7	That the unit will obtain CTO before starting of operation
2.8	That unit shall comply DG sets as per CAQM directions regarding Regulations for use of DG sets in NCR
2.9	CTE granted will be without prejudice to any violation made by unit in past & will be deemed revoked & further action will be taken as per law if any violation is observed at any stage
2.10	That the CTE so granted shall become invalid in case of violation of any of the above / any law of the land

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

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

S. No	EC Conditions
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

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

S. No	EC Conditions
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

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

S. No	EC Conditions
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental

S. No	EC Conditions
	pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

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

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring

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

7. Green Cover

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

S. No	EC Conditions
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	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.

9. Human Health Issues

S. No	EC Conditions
9.1	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.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	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.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.

S. No	EC Conditions
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Miscellaneous

S. No	EC Conditions
10.1	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.
10.2	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.
10.3	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.
10.4	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.
10.5	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.
10.6	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.
10.7	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
10.8	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.
10.9	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.

S. No	EC Conditions
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
10.12	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).
10.13	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.
10.14	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	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.
10.17	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.
10.18	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.
10.19	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.
10.20	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.

Signed by
Prabhjot Singh
Date: 05-08-2026 19:22:28
Reason: Verified and signed