



सत्यमेव जयते

File No: 21/41/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate
Change
IA Division



Date 01/12/2025



To,
Shri. Rajeev Gupta
1000 trees Housing private limited
711/92, Deepali, Nehru Place, New Delhi 110019
rajeev.gupta@homekraft.in

Subject: **Revision and Expansion of Group Hosing Colony Project at Sector 105, Gurugram, Haryana by M/s 1000 Trees Housing Pvt. Ltd.- For Grant of Environmental Clearance - reg.**

Sir/Madam,

This has reference to above mentioned proposal No. IA/HR/INFRA2/502345/2024 received on 24.12.2024 online through PARIVESH Portal for seeking Environmental Clearance (EC) as per the provisions of EIA Notification, 2006 as amended under the Environment (Protection) Act, 1986.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812HR5468672N
(ii) File No.	21/41/2025-IA.III
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Sector	INFRA-2
(vii) Name of Project	Revision and Expansion of Group Hosing Colony Project
(viii) Name of Company/Organization	1000 trees Housing private limited
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. The project/ activity is covered under category 'B' of item 8(b) 'Township and Area Development Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. The PP has submitted the application before SEIAA, Haryana. However, due to the temporary absence of SEIAA / SEAC in Haryana, this application was forwarded to Ministry on 21.03.2025, as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 and this proposal has been appraised at the Central level by sectoral EAC.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 150th meeting held during 27-28 August, 2025.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The proposal is for revision and expansion.

ii. The proposed project is located at sector- 105, Gurugram, Haryana. The geo-coordinates of the site are 28°29'18.19"N (Latitude) and 77° 0'26.94"E (Longitude).

iii. The total plot area is 52,924.70 sq.m, Net Planned Area is 51,496.17 sq. m and the total built-up area is 1,97,035.37sq. m. The project will comprise of Tower 1,2,3&4 (2B+G+34Floors), Tower 5&6 (2B+G+33Floors), Tower 7,9,10&11(2B+G+31 Floors), Tower 8 (2B+G+30Floors), Nursery School(G floor in EWS) &EWS(1+6 floors),6 Row houses (G+2 floors),Community building(G+1 floors),Commercial Block (LG+UG to 02 floors) and Swimming Pool Block(G), The details of building are as follows:

S. no	Particulars	Area in sq. m		
		Existing EC	Revision/ Expansion	Total
	Total Plot Area	52,924.70		
	Area under Road Widening	1,428.53		
	Net Plot Area	51,500.29	-4.12	51,496.17
	Proposed Ground Coverage	6,706.18	1,575.07	8,281.25
	Proposed Green Area	16,481.34		
	Area For Surface Parking	7,275.00	-4,313.60	2,961.40
	Area for paved and road	21,037.78	2,734.40	23,772.18
	Total Proposed FAR			1,18,592.73
	Proposed FAR for Residential	87,379.12	31,213.61	1,10,286.20
	Proposed FAR for commercial			8,306.53
	Proposed Non- FAR	46,780.28	31,662.36	78,442.64
	Total Built Up Area (12+13)	1,34,159.40	62,875.97	1,97,035.37

iv. During construction phase, total water requirement is expected to be 55 KLD (Domestic: 05 KLD + Construction: 50 KLD). The domestic water requirement during construction phase will be met through local vendors and the treated water for construction will be procured through private tankers from GMDA. During the construction phase, soak pits and septic tanks will be provided for disposal of wastewater. Temporary sanitary toilets will be provided during peak labor force.

v. During operational phase, total water requirement of the project is expected to be 685 KLD and the same will be met by 430 KLD fresh water from municipal supply of GMDA and 255 KLD Recycled Water. Wastewater generation will be of 574 KLD. For treatment, STP of 760 KLD capacity is proposed for the project.

vi. About 2565.8 Kg/day solid wastes will be generated in the project. The biodegradable waste (1700

- kg/day) will be processed in OWC of 1 X 500 kg + 1X 1000 kg and the non- biodegradable waste generated (868.8 kg/day) will be handed over to authorized local vendor.
- vii. The total power requirement during construction phase is 45 kVA and will be met from temporary connection from Dakshin Haryana Bijli Vitran Nigam Ltd. (DHBVN) and total power requirement during operation phase 5610.98 kVA and will be met from Dakshin Haryana Bijli Vitran Nigam Ltd. (DHBVN).
- viii. 13 rain water harvesting pits already sanctioned in previous EC and same has been proposed to develop.
- ix. Parking facility for 1,299 four wheelers is proposed to be provided against the requirement of 888 ECS respectively (according to local norms).
- x. Baseline monitoring has been done during the period of March – May 2024.
- xi. Proposed energy-saving measures would save about 25% of power. Solar PV cell of capacity 201 KW will be installed for energy conservation during operational phase, which is approx. 3.5% of the total power load.
- xii. The project is not located in Critically Polluted area.
- xiii. No NBWL Clearance is required for the project.
- xiv. No Forest Clearance is required for the project. However, PP has obtained NoC from Divisional Forest Officer, Govt. of Haryana.
- xv. No Court case pending against the project.
- xvi. The total Cost of the project is Rs. 898.7 Crores.
- xvii. The proposed green area at the project site is 16,481.34 sq. m (Approx. 32% of Net Plot Area). The green area will be properly maintained and dead plants will be regularly replaced. The locally available, fast growing species with high foliage density will be provided. There are 46 no. of trees is to be uprooted, shifted and/or exceptionally cut and the permission for the same has been obtained
- xviii. The Total Outlay of the Environment Management Plan: (Capital Cost = Rs 60 Lakhs Lakh; Recurring Cost- Rs 18 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs 450 Lakhs; Recurring Cost = Rs 47 Lakhs /year).Rs 90 Lakh additional budget has been allocated for EMP budget for nearby area/ outside the project boundary.
- xix. The expected timeline for completion of the project is about 05 years from the date of start of construction.
- xx. Employment potential - 200 individuals.
- xxi. Benefits of the project: The primary benefit from the project is to provide housing in the overall benefit towards the economy, social life and environment of the area. The project will provide sewerage network, water supply system & waste water treatment, waste collection facility, ground water recharge etc. This project will be beneficial not only for the nearby people but also to the people in the nearby region as this project will help in ancillary facilities development in the area. It has been the objective to offer a better job and growth opportunity for all people. The project plans to provide all kinds of facilities within the project site so as to make it self- sustained. Apart from housing facilities; parking, rain water harvesting, harnessing solar energy is the prior feature. Also a big investment like this helps in overall development of any area. The project will enhance the job opportunity, equity, and social wellbeing through community support and awareness. Local people shall find employment in the project, thus bringing about economic benefits to the economically backward local population. Greenbelt development in and around the project site will help attenuate the pollution level and also enhance scenic beauty of the site. Indirect benefits such as escalation of the prices of land in the nearby areas, and economic activities around the area are also envisaged.

6. The EAC, after detailed deliberations, observed that the present proposal pertains to a revision and expansion of the project for which EC had already been granted earlier from SEIAA, Haryana vide no.

SEIAA/HR/2015/93 dated 05.02.2015 for total built up area 1,47,639.591 sq. m (Correct figure submitted in previous proposal is 1,34,159.354 sq.m) comprising of 11 towers with double basements, EWS, Shopping center and club house and nursery school. However, it was observed that the PP has not implemented the project so far. The PP has now revised the project configuration which includes the development of 11 towers with double basements, 6 Row houses, EWS, Community block, Commercial building, Swimming pool and Nursery school, and proposed an increase in the total built-up area from 1,47,639.561 sq. m to 1,97,035.37 sq. m.

7. PP has obtained ToR from SEAC Haryana vide letter dated 20.09.2024. It was further observed that the proposal has already been recommended by SEAC, Haryana in its meeting held on 09.01.2025. The committee also sought clarification from the PP regarding the status of any litigation pending against the project, if applicable, and desired the PP to provide a categorical declaration in this regard.

8. In this regard, the PP submitted a clarification stating that the Environmental Clearance for the project was obtained on 05.02.2015. However, due to the absence of road access to the site, construction could not be initiated. Further, the development of the Dwarka Expressway delayed the provision of site access. Now, that the access road to the project site is available, the PP has envisaged for expansion in the project.

9. It was noted that Land License No. 127 of 2012 on 27.12.2012 (Plot area:13.078 Acres) was obtained in favour of Kanwar Singh, Rohtash, Krishan Pal s/o Jabar Singh, Narinder Pal S/o Sajjan Singh, Smt. Sharda Wd/o Dharampal, Ved Parkash S/o Viriender Singh, Anantpal, Vijaypal, Shamsher Singh s/o Ranjeet, Naveen, Nitin s/o Umed singh, Smt. Nirmala Wd/o Umed Singh, Nidhi D/a Umed Singh, Shiv Raj, Satish s/o Ram Chander, Pankaj, Neeraj s/o Ram Parkash, C/o 1000 Trees Housing Pvt. Ltd. for the development of Group Housing Project and subsequently renewals has been obtained on 08.02.2024 valid up to 26.12.2027.

10. The Committee observed that the proposed green belt development area is 16,481.34 sq. m (32% of Net Plot Area), out of which, 6,413.5 sq. m (12.4%) is for block plantation, and a total of 1,000 trees are proposed to be planted. The Committee suggested that the PP shall increase the number of trees to be planted and revise the EMP cost for plantation accordingly. In this regard, the PP has increased the number of the trees from 1000 to 1160 and proposed to plant only native tree species in and around the project area and revised EMP budget.

11. Further, the Committee also reviewed that the Environmental Management Cell (EMC) structure and observed that details of the person appointed for environment management have not been provided. Accordingly, the Committee directed the PP to appoint qualified environmental personnel within three months and submit an undertaking in this regard. In this regard, the PP has submitted the undertaking and assured that within 3 months from the grant of Environmental Clearance they will created EMC with qualified Environmental persons.

12. The Committee has deliberated on the Certified Compliance Report issued by the RO Chandigarh and noted that seven conditions were not complied with, for which the PP had submitted an ATR to the RO. The ATR submitted by the PP was deliberated upon and found unsatisfactory. It was also observed that the ATR was submitted by the consultant; however, as per norms, the ATR should be submitted by the PP. The Committee directed the PP to adhere strictly to the norms issued by the Ministry. In this regard, the PP has submitted the ATR to Regional Office on 02.08.2025 and copy of the email submitted.

13. Additionally, the Committee desired that the PP shall provide a concrete approach road prior to the start of construction to avoid fugitive emissions. The PP shall submit a structural stability certificate from the Competent Authority. Based on the observation of the Committee, the PP has submitted the undertaking and copy of the structural stability certificate.

14. The committee has observed that the proposed Environment Management Plan of budget during construction phase of the Capital Cost is Rs. 60 Lakhs and recurring cost is 18 Lakhs/Yr and during operation phase of Capital Cost is Rs. 452 Lakhs and recurring cost is 47 Lakhs/Yr. EMP Budget Outside the project boundary is Rs. 90 Lakhs.

15. Based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, the EAC recommended to grant Environment Clearance for the project under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 with the specific conditions.

16. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the **“Revision and Expansion of Group Housing Colony Project at Sector 105, Gurugram, Haryana by M/s 1000 Trees Housing Pvt. Ltd.”**, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity as in **Annexure 1**:

17. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Directorate, Environment & Climate Change, Haryana, IInd Floor, Bays No. 55-58, Paryatan Bhawan, Sector-2, Panchkula, Haryana-134109.
2. Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh – 160030
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Haryana State Pollution Control Board (Head Office) C-11, Sector-6, Panchkula, Haryana - 134109, Haryana.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Conditions

S. No	EC Conditions
1.1	As per Ministry's OM dated 14 th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30

S. No	EC Conditions
	days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14 th January, 2025.
1.2	No trees shall be cut without the permission of forest department prior to construction activity (as applicable).
1.3	PP shall comply with the Environment Management Plan of budget construction phase-Capital Cost : Rs. 60 Lakhs, Recurring cost : 18 Lakhs/Yr and Operation Phase- Capital Cost : Rs. 452 Lakhs, Recurring cost : 47 Lakhs/Yr. Further, Rs. 100 Lakh additional budget to be allocated for EMP budget for nearby area/ outside the project boundary and in Aravali Safari Project and Green Wall Project
1.4	The PP shall recruit qualified personnel with an environmental background within three months from the date of issuance of the EC, to be appointed in the Environmental Management Cell (EMC) for ensuring environmental / EC compliance of the project.
1.5	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of EC letter.
1.6	The freshwater requirement shall not exceed 430 KLD during operational phase.
1.7	No ground water shall be used during construction and operational phase. Further, prior Permission of the CGWA/SGWA shall be obtained before drawing ground water for the project activities. SPCB concerned shall not issue CTO till the PP obtains such permission.
1.8	As proposed, wastewater shall be treated onsite in STP (Moving Bed Biofilm Reactor (MBBR) Technology with Tertiary Treatment) of 760 KLD capacity.
1.9	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 16,481.34 sq. m out of total plot area of 51,496.71 sq. m, i.e. equivalent to 32% of total net plot area (Out of this, Block Green Area has been proposed over an area measuring 6,413.5 sq. m, which is 12.45% of the Net Plot Area). The landscape planning should include plantation of 1160 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.10	Project Proponent shall strive to enhance the Green Belt beyond 32% and that 1160 trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.11	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. PP shall construct 13 rainwater harvesting pits, 1 rain water collection tank s for rainwater harvesting and reuse after filtration.
1.12	As committed, biodegradable waste shall be utilized through the OWC to be installed within the

S. No	EC Conditions
	site. Inert waste shall be disposed of as per norms at the authorized site. The recyclable waste shall be sold to authorized vendors/recyclers.
1.13	As committed 1299 ECS parking areas is to be provided and 20% of Electronic vehicle charging points are to be provided. Project proponent shall essentially comply with all parking norms and standards as applicable.
1.14	PP shall installed solar power generation facility of 201 KW and thereby total energy saving measures from overall power consumption shall be 15%. Energy Audit by third party shall be conducted.
1.15	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.
1.16	The project proponent shall ensure that there more than one entry /exit from different directions however it should be checked that it does not create road safety hazard.
1.17	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
1.18	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.19	The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the 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
1.20	The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.). State Highway, nearby PWD roads for widening works within 500 mts from the project site.
1.21	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and bona fide Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition
1.22	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation

S. No	EC Conditions
1.23	PP shall comply with the sanction plans which is subject to strict compliance as contained in order dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014 Vardhman Kaushik Vs. UOIL and others as well as MOEF guidelines 2010.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

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.
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 ECSBC-2024/ENS (ECSBC-2024)/ECSBC-2024/ENS (ECSBC-2024) 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

S. No	EC Conditions
	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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, 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.
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.
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

S. No	EC Conditions
	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 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.

S. No	EC Conditions
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 Sustainable Building Code (ECSBC-2024/ENS (ECSBC-2024)) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECSBC-2024/ENS (ECSBC-2024), shall comply with the State ECSBC-2024/ENS (ECSBC-2024).
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 ECSBC-2024/ENS (ECSBC-2024) 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 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.

S. No	EC Conditions
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.
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.

9.

S. No	EC Conditions
9.1	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.

10. Human Health Issues

S. No	EC Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	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.
11.2	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.
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	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.

S. No	EC Conditions
11.12	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).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

12. Specific Conditions

S. No	EC Conditions
12.1	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Built Up Area	Product	134159.4	62875.97	197035.37	sqm	NA