



File No: 21/76/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated: 25/11/2025



To,

Ms. Avi
M/S GODREJ PROPERTIES LTD.
5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai , MUMBAI,
MAHARASHTRA, , 400079
godrejvestamark@gmail.com

Subject: Proposed Group Housing plot no. GH-01, Sector39, Urban Estate Gurugram II, Haryana, being developed by M/s Godrej Properties Ltd.- For Grant of Environmental Clearance -reg.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Group Housing plot no. GH-01, Sector 39, Urban Estate Gurugram II, Haryana being developed by M/s Godrej Properties Ltd. submitted to Ministry vide proposal number IA/HR/INFRA2/531054/2025 dated 25/03/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801HR5373742N
(ii) File No.	21/76/2025-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Proposed Group Housing plot no. GH-01, Sector 39, Urban Estate Gurugram II, Haryana being developed by M/s Godrej Properties Ltd.
(viii) Name of Company/Organization	M/S GODREJ PROPERTIES LTD.
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

3. The project/ activity is covered under category ‘B’ of item 8(a) Building/Construction Projects’ of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Haryana. As per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 the proposal has been appraised at the Central level by sectoral EAC.

3. 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 and 153rd meeting held on 26th September, 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 project is new.
- ii. The proposed project is located at plot no. GH-01, Sector 39, Urban Estate Gurugram II, Haryana. The geographical coordinates of the project site are 28°26'30.86"N Latitude and 77° 2'38.83"E Longitude.
- iii. The total plot area is 7,990.525 sq. m, FSI area is 24,930.23 sq. m and total built-up area of 52,075.12 sq. m. The project will comprise of construction of the Group Housing Colony Project. The 908 Flats shall be developed. Maximum height of the building is 130 m. The details of building are as follows:

S. No	Description	Total Area (sq. m)
1.	Total Plot area	7,990.525
2.	Permissible Ground Coverage (@35%)	2,796.68
3.	Proposed Ground Coverage (@20%)	1,598.105
4.	Permissible FAR (@175%)	13,983.42
5.	Additional FAR (TOD/ GRHA/ IGBC/ LEED/ any other) (137%)	10,947.02
6.	Total permissible FAR Area (312%)	24,930.438
7.	Total Proposed FAR (Residential, EWS, Commercial, Club/community	24,930.23
8.	Total Non FAR (Towers, EWS, balconies, stilt/podium, basement, club/community, convenient Shopping etc.	27,144.89
9.	Total Built Up Area (FAR + Non-FAR)	52,075.12
10.	Proposed Green Area (20% of the plot area)	1,598.11
11.	Maximum No. of Floors	G+35
12.	Towers	1
13.	Basement	4 Nos
14.	Total Population	1,712
15.	Total Water requirement (KLD)	128
16.	Total Fresh Water requirement (KLD)	91
17.	Total Waste water generation (KLD)	110
18.	Total Solid Waste Generation (kg/day)	610
19.	Biodegradable Waste(kg/day)	244
20.	Non-Biodegradable Waste(kg/day)	366

21.	OWC Capacity (kg/day)	300
22.	Total no. of Dwelling Units	140 Nos
23.	Servant Units	14 Nos
24.	STP Capacity (KLD)	140
25.	Proposed Parking ECS	242
26.	Maximum height of building (in Meter)	130
27.	Total Power Requirement (in KW)	1,640.4
28.	Total load of DG Sets (KVA)	2,260 KVA (1x1,250+1x1,010)
29.	Total no. of RWH Pits Proposed	2
30.	Total Project Cost (in Crore)	422

iv. During the construction phase, the total water requirement is expected to be 10 KLD which will be met by HSVP. During the construction phase, soak pits and a septic tank will be provided for treatment of wastewater. Temporary sanitary toilets will be provided during peak labour force.

v. During operational phase, total water requirement of the project is expected to be 128 KLD and the same will be met by HSVP, out of which 91 KLD fresh water from HSVP and 37 KLD Recycled Water. Wastewater generated 110 KLD will be treated in STP of total 140 KLD capacity. 37 KLD of treated wastewater will be recycled and re-used (29 KLD for flushing and 8 KLD for gardening). About 89 KLD will be disposed in to nearest sewer.

vi. About 0.61 TPD solid wastes will be generated in the project. The biodegradable waste of 0.244 TPD will be processed in OWC and the non-biodegradable waste generated of 0.366 TPD will be handed over to authorized local vendor.

vii. The total power requirement during construction phase is 10 KW and will be met from DHBVN and total power requirement during operation phase is 1,640.4 KW and will be met from DHBVNL.

viii. Rooftop rainwater of buildings will be collected in 2 Rain Water Collection Pits of total 244 KLD capacity of collection of rain water from project site.

ix. Parking facility for 242 ECS four wheelers is proposed to be provided against the requirement of 210 ECS (according to local norms).

x. Proposed energy saving measures would save about approx. 1.21% of power.

xi. The project is not located in Critically Polluted area.

xii. No NBWL Clearance is required for the project.

xiii. No Forest Clearance is required for the project.

xiv. No Court case pending against the project.

xv. The total Cost of the project is Rs. 422Crores.

xvi. Total Green Area is 1,598.11sq.m(20 % of the total plot area) will be developed as green belt. The proposed nos of trees is 342 and 100 nos. of trees at the project site.

xvii. The Total Outlay of the Environment Management Plan: (Capital Cost = Rs 322.04 Lakhs Lakh; Recurring Cost- Rs 49.70 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs 341.88 Lakhs; Recurring Cost = Rs 40.70 Lakhs /year).

xviii. The expected timeline for completion of the project is about 2035 from the date of start of construction.

xix. Employment potential: 100 individuals.

xx. Benefit of the project: The project will generate jobs that are related to un-skilled, semi-skilled as well skilled labour categories. Supervisory positions will also open up for which local candidates will be considered based on merit.

6. The committee has noted that the total plot area is 7,990.525 sq. m and the total built-up area is 52,075.122 sq. m. The PP has obtained the land allotment from Haryana Shehri Vikas Pradhikaran, Haryana (HSVP) vide letter dated 23.01.2025. Further, the proposed land comes under Gurgaon - MANESAR Urban Complex - 2031 AD. The PP has earmarked an area of 1,598.11 sq. m. (20% of the total plot area) for the green belt development area. The PP has proposed to plant about 342 trees around the periphery of the project site as part of green belt development. Further, the PP has obtained forest NoC from Estate Officer-II HSVP, Gurugram vide letter dated 31.03.2025 for the proposed project is not located within the forest area.

7. The Committee after deliberation observed that the proposal was earlier considered by EAC in its 150th meeting held during 27-28 August, 2025, wherein it was deferred due to non-submission of certain requisite information. Now, in the instant meeting PP has submitted drone videos of the proposed project along with a point-wise reply to the Additional Details Sought (ADS) raised by EAC during the 150th EAC meeting.

8. The Committee observed that the proposed land does not fall in the Aravalli region. As per Section 3A of the Punjab Land Preservation (Haryana Amendment) Act, 2019, the provisions of PLPA do not apply to lands under the Haryana Development and Regulation of Urban Areas Act, 1975; the Haryana Municipal Corporation Act, 1994; and the Gurugram Metropolitan Development Authority Act, 2017. The subject land parcel falls within the notified development plan under HDRUA, 1975, and is therefore outside the purview of PLPA/Aravalli restrictions. The PP also submitted an undertaking in this regard.

9. Further, the PP presented a drone video of the proposed site and provided an explanation of the existing and nearby facilities in the area. The committee noted that the presence of land vegetation, existing developments, and other physical features within and around the proposed site. The committee also noted the surrounding land-use pattern, accessibility to infrastructure facilities, and the extent of environmental sensitivity of the area.

10. The Committee also deliberated that the PP submitted a revised proposal to plant 342 trees, which is more than three times the statutory requirement, and also submitted geo-tagged photographs of the existing trees. Furthermore, the PP submitted a layout plan clearly demarcating the project boundary, indicating that the adjoining roads lie outside the project site and are not part of the layout. The Committee found the reply satisfactory.

11. The Committee enquired about the total EMP budget. In response, PP informed that the total EMP budget is Rs 754.32 lakhs in which includes the Capital Cost = Rs 322.04 Lakh; Recurring Cost- Rs 49.70 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs 341.88 Lakhs; Recurring Cost = Rs 40.70 Lakhs /year).The Committee suggested additional budget Rs 2 Cr to be allocated for Aravalli Restoration Works. The PP agreed and submit commitment in this regard.

12. Memorandum regarding approval for shifting/re-routing of High-Tension Line by Haryana Vidyut Prasaran Nigam Limited (WTDs Meeting) through U.O.No.9279/WTDs. 29.08.2025 (36) dated 03.09.2025. Tentative Route Plan for Shifting/ Re-Routing of transmission line was submitted by PP. The Committee also observed that a High Tension (HT) line passes through the project site. The PP informed that an application for obtaining the NOC from the Electricity Department has been submitted and presented a layout showing that the HT line passes along the project boundary and will be laid underground. Accordingly, the committee decided that the Project Proponent (PP) shall provide the required Right of Way on either side of the HT lines in accordance with the Haryana Building Code, 2017 (as amended). Further, the PP shall provide proper fencing with clearly visible signage boards on both sides of the HT lines, and human entry in this area shall be strictly prohibited. In addition, the PP shall obtain the necessary clearance from the Competent Authority.

13. The EAC, based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, recommended granting Environmental Clearance to the proposed project, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

16. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to Proposed Group Housing plot no. GH-01, Sector 39, Urban Estate Gurugram II, Haryana, being developed by M/s Godrej Properties 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 **Annexure -1**.

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

Copy To

1. The Additional Chief Secretary, Department of Environment & Climate Change, Government of Haryana, Room No. 429, 4th Floor, Mini Secretariat, Sector – 17, Chandigarh.
2. The DDG (F), Ministry of Environment, Forest and Climate Change, Regional Office (NZ), Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh – 160 030.
3. The Chairman, 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, 11, Sector 6, Panchkula, Haryana 134 109.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Building / Construction)

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 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	PP shall comply the additional Environment Management Plan which includes total Capital Cost is Rs 954.32 lakhs in which includes the Capital Cost = Rs 322.04 Lakh; Recurring Cost- Rs 49.70 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs 341.88 Lakhs; Recurring Cost = Rs 40.70 Lakhs /year). Additional Rs. 2 cr budget shall be allocated for the Aravalli restoration works/ Safari project/Aravali Green Wall Development Project.
1.3	PP shall obtain the necessary clearance from the Competent Authority for the High Tension (HT) electrical lines pass through the project site. Further, the PP shall provide proper fencing with

S. No	EC Conditions
	clearly visible signage boards on both sides of the HT lines, and human entry in this area shall be strictly prohibited.
1.4	PP shall protect the nearby habitant from dust generated during construction activity. Proper barricading of 10 mtrs height + greensheet of 2 mtrs shall be implemented at the project area.
1.5	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.
1.6	Freshwater requirements shall not exceed 91 KLD during the operational phase. As proposed, wastewater shall be treated onsite in STP (Moving Bed Biofilm Reactor (MBBR) Technology with Tertiary Treatment) of 140 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted with six monthly compliance report.
1.7	PP shall avoid to releasing the treated water into public drains instead, the PP shall reuse the water for nearby construction activities.
1.8	Area for greenery shall be provided as per the details provided in the project document i.e., the area under plantation / greenery should be 1,598.11sq. m i.e. (20) % of the total plot area. The PP should plant 342 native trees within the plot area and certify the same with DFO prior to grant of Consent to Operate/occupancy certificate.
1.9	Project Proponent shall strive to enhance the Green Belt beyond 20% and that the trees planted (342 nos.) in this regard would be planted under the campaign "एकपेड़मैकैनाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.10	PP shall appoint environmental officers for take care of the various project sites for environmental management/compliance activities. The PP shall constitute the EMC with full-fledged qualified persons.
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. As proposed, 2 no. of RWH pits for harvesting after filtration will be used for domestic prepose.
1.12	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.13	As committed Parking facility is 242 ECS are to be provided. The project proponent shall essentially comply with all parking norms and standards as applicable
1.14	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
1.15	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

S. No	EC Conditions
	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
1.16	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
1.17	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.
1.18	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance
1.19	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.
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 will be disposed for National Highway (N.H.), State Highway, nearby PWD roads for widening works within 100 mts from the project site.
1.21	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.
1.22	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.
1.23	PP shall create an online and physical grievance addressable system for any issue related to nearby habitation, arised due to construction activity. The grievance shall be replied and mitigation measures shall be adopted within 24 hrs of matter (based on issue).
1.24	Proponent shall ensure the installation of Solar Panels of 50 kW for energy saving measures would save about 10% of power. Atleast, 10% of overall power consumption shall be generated from renewable energy source. Energy Audit by third party shall be conducted.

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.
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) 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.

S. No	EC Conditions
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.
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.

S. No	EC Conditions
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 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.

S. No	EC Conditions
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.
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

S. No	EC Conditions
	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.
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

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	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.

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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.
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

S. No	EC Conditions
	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.

Additional EC Conditions

N/A

