

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH AT NEW DELHI  
ORIGINAL APPLICATION NO. 81 OF 2025**

**IN THE MATTER OF:**

Satish Kumar Goyal

...Applicant

-versus-

State of Haryana & Ors.

.... Respondents

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Filed by



Place: New Delhi  
Dated : 26.05.2025

**AVNEESH ARPUTHAM**  
Advocate for the Respondent-MoEF  
Off: 25, Bazar Lane, Bengali Market,  
New Delhi – 110001.  
Email – [avneeshlaw@gmail.com](mailto:avneeshlaw@gmail.com)  
Mob. No. 96544 12354



भारत सरकार  
107  
GOVERNMENT OF INDIA  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE  
क्षेत्रीय कार्यालय, चंडीगढ़ / Regional Office, Chandigarh



1

F. No.:1-07/2025/NGT/Env/eFile



Dated: 21/05/2025

To

The Registrar General,  
National Green Tribunal (PB),  
Faridkot House, Copernicus Marg,  
Near India Gate, New Delhi- 110001  
Email: [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in)

**Sub: Submission of Joint Committee Report in OA. 81/2025 titled as Satish Kumar Goyal Versus State of Haryana & Ors- reg.**

Ref.: Hon'ble NGT(PB) order dated 28.02.2025.

Sir,

In compliance of the direction dated 28.02.2025 passed by this Hon'ble National Green Tribunal in O.A. No. 81/2025 titled as Satish Kumar Goyal Versus State of Haryana & Ors.

In this regard, I am directed to enclose hereby the Joint Committee Report with a request to put up before Hon'ble Tribunal for kind perusal and consideration. The matter is listed on 30.05.2025.

Yours Sincerely,

Encl.: As above

  
(Dr. Dharmendra Kumar Gupta)  
Director /Scientist 'F'

Copy to:

1. Sh. Munna Kumar Shah, Scientist E, IA-Division (Infra II), MoEF&CC, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi – 110003 (Email: [munna.shah@gov.in](mailto:munna.shah@gov.in)).
2. Sh. Danish Meena, Scientist 'C', Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi – 110032 (Email: [danish.cpcb@gov.in](mailto:danish.cpcb@gov.in)).

**Joint Committee**

**Report**

**as per**

**Hon'ble National Green Tribunal**

**(Order dated 28<sup>th</sup> February, 2025)**

**IN THE MATTER OF**

**OA No. 81/2025 Satish Kumar Goyal**

**Versus**

**State of Haryana & Ors.**

**Joint Committee report in compliance to the NGT order dated 28/02/2025 in OA No. 81 of 2025- Satish Kumar Goyal Versus State of Haryana & Ors.**

**1.0 Background:** In the original application, allegation of the applicant is that respondent no. 6- M/s Trehan Promoters & Builders Pvt. Ltd. has started construction at plot GH 3B & 3C at Sector-80, Residential Estate, Manesar, District: Gurugram, Haryana in violation of the Environmental Impact Assessment (EIA) Notification, 2006 without obtaining Environmental Clearance (EC) though the total land area of the project is 20558.36 Sq.m. and proposed built up area is 168060.56 Sq.m. Hon'ble NGT vide order dated 28/02/2025 (**Copy is enclosed at Annexure-I**) has constituted Joint Committee vide para 7 of the order and the relevant part is reproduced as under:-

*7. We also appoint a joint committee-comprising representative of Member Secretary, Central Pollution Control Board (CPCB) and RO, MoEF&CC, Chandigarh, who will act as the nodal agency in the joint committee. The Joint Committee will visit the site, ascertain the factual position on the spot, and file the report before the Tribunal at least one week before the next date of hearing.*

**2.0 Compliance of Hon'ble NGT direction:**

In compliance to the directions of Hon'ble NGT, Regional Office, Ministry of Environment, Forest and Climate Change (MoEF&CC), Chandigarh nominated a member and also Member Secretary; Central Pollution Control Board (MoEF&CC) nominated a member. The details of joint committee constituted for compliance of the matter is given below:

S. No.	Name	Designation	Organization
1.	Dr. Dharmendra Kumar Gupta	Scientist F	Ministry of Environment Forest & Climate Change
2.	Shri Danish Meena	Scientist C	Central Pollution Control Board

In compliance to Hon'ble NGT directions, joint committee visited the site under the reference on 04<sup>th</sup> April, 2025 to ascertain the factual situation.

**3.0 Observations:**

On the basis of inspection conducted by joint committee and the information received from the representatives of Project Proponent (M/s. Trehan Promoters & Builders Pvt. Ltd.) during inspection following observations were made:

*D.K. Gupta*  
20/5/25

*Danish*  
20/05/2025

1. SEAC Haryana has issued standard TOR under category B1 [8(b) Townships/Area Development Projects/Rehabilitation Centers] to M/s. Trehan Promoters & Builders Pvt. Ltd. under EIA notification 2006 for group housing project at plots GH 3B & 3C at Sector-80, Residential Estate, Manesar, District Gurugram, Haryana vide File No. SEAC/HR/2024/245 dated 27.11.2024 (**Copy is enclosed at Annexure-II**).
2. Unit has obtained sanction of building plan for temporary construction from HSIDC for plot area measuring 5.080 Acres for temporary site offices vide Memo No. HSIIDC/IPD/IMT/M/2025/1273 dated 10.01.2025 (**Copy is enclosed at Annexure-III**).
3. Unit has registered on portal of HSPCB (Dust Pollution Control Self-assessment) on 30.11.2024 with Project Unique ID. 24HRY001453 (**Copy is enclosed at Annexure-IV**).
4. Unit has started construction activity at one corner of the project site without Environment Clearance and valid Consent to Establish, which includes excavation (**Figure 1**), construction of pillars (**Figure 2**), brickwork (**Figure 3**), Woodwork etc. and construction material was found lying uncovered in the plot, during visit PP informed that the construction is for a temporary site office not for the main project.
5. During visit it was noticed that a HT line is passing through the project site, as per Project Proponent (PP) it will be relocated soon.
6. With respect to online application of PP dated 03.12.2024 for felling of 12 Nos. of Trees, Haryana Forest & Wildlife Department, Office of Divisional Forest, Gurugram vide letter No. C-VII-23-VOL-5/Applicant/2023/2071 dated 13.12.2024 has informed that the stated area falls in Manesar District and section 4 of PLPA, 1900 is not applicable, so action of tree felling, cutting and pruning may be taken by PP at their own level (**Copy is enclosed at Annexure-V**).
7. In the 309<sup>th</sup> meeting of SEAC, Haryana convened on 09<sup>th</sup> and 10<sup>th</sup> January 2025, MoM of which were issued on 21<sup>th</sup> January, 2025, the committee rated this project with "Gold Rating" and recommended to SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment, Forest and Climate Change, Government of India (**Copy is enclosed at Annexure-VI**).

*[Signature]*  
20/05/25

*[Signature]*  
20/05/2025

**4.0 Findings:**

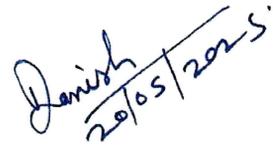
- I. SEAC has recommended the project for grant of EC in 309<sup>th</sup> meeting of SEAC, minutes of which were issued on 21st January 2025; however issuance of EC from SEIAA is still pending.
- II. Project Proponent, M/s. Trehan Promoters & Builders Pvt. Ltd has started the construction without granting of valid EC and CTE.

**5.0 Recommendations:**

1. Unit may be directed immediate stop of the construction activity till grant of valid EC and CTE.
2. Unit shall take all the measures for dust mitigation like use of anti-smog guns and water sprinkling, covering of construction material etc. at the project site.



**Dr. Dharmendra Kumar Gupta**  
Scientist-F, MoEF&CC

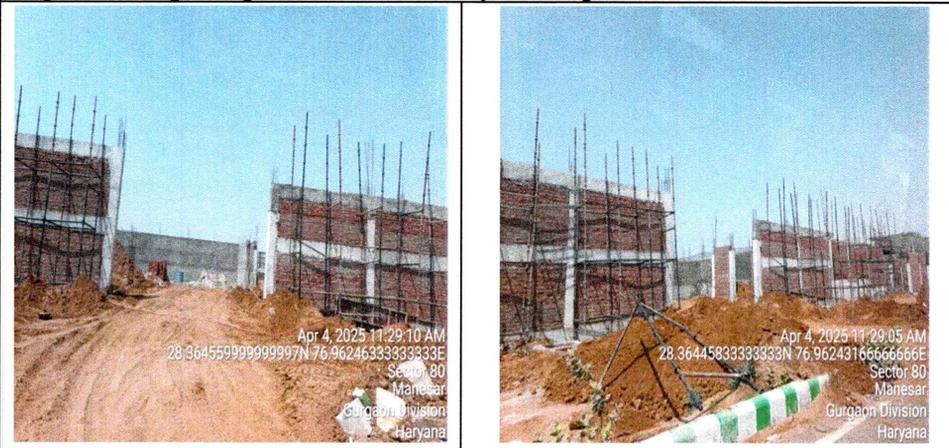


**Danish Meena**  
Scientist-C, CPCB

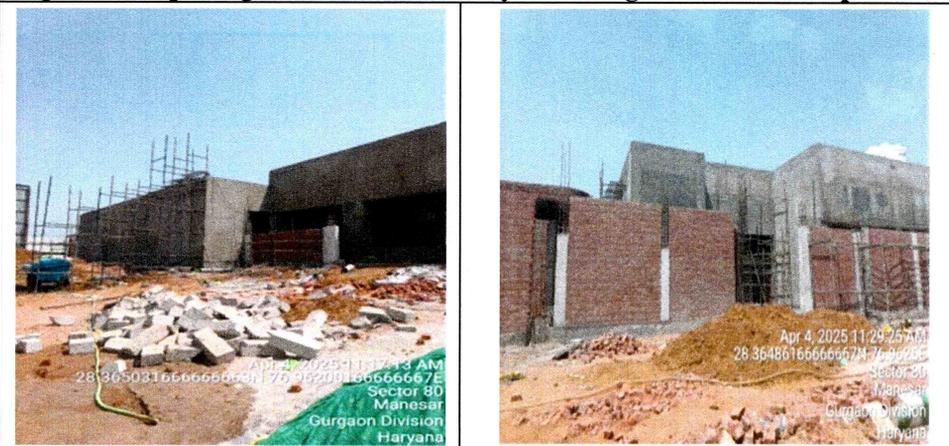
**Photographs taken during inspection:**



**Figure 1: Depicting excavation activity inside plot.**



**Figure 2: Depicting construction activity including construction of pillars.**



**Figure 3: Depicting construction activity (Brick Work) inside plot.**

*D. J. D.*  
20/5/25

Item No. 03

Court No. 1

**BEFORE THE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI**

Original Application No. 81/2025

Satish Kumar Goyal

Applicant

Versus

State of Haryana &amp; Ors.

Respondent(s)

Date of hearing: 28.02.2025

**CORAM: HON'BLE MR. JUSTICE PRAKASH SHRIVASTAVA, CHAIRPERSON  
HON'BLE DR. A. SENTHIL VEL, EXPERT MEMBER**Applicant: Mr. Shashank Rai, Ms. Anushi Agrawal, Mr. Ajai Kumar Srivastava & Mr.  
Om Prakash Sapra, Advs. for Applicant**ORDER**

1. In this original application, allegation of the applicant is that respondent no.6-M/s. Trehan Promoters & Builders Pvt. Ltd. has started construction at plot GH 3B & 3C at Sector-80, Residential Estate, Manesar, District Gurugram, Haryana in violation of the Environmental Impact Assessment (EIA) Notification, 2006 without obtaining Environmental Clearance (EC) though the total land area of the project is 20558.36sqm and proposed built up area is 168060.56 sqm.

2. Learned Counsel for the applicant has referred to Clause 8(b) of the schedule to the Notification dated 14.09.2006 (Annexure A-1) wherein threshold limit of building and construction project is provided as 20,000 sqm. of built-up area.

3. He has submitted that respondent no.6 has started the construction at the project site without obtaining EC and in this regard has referred to the photographs collectively filed as Annexure A-4 (page

89 onwards). He submits that project of respondent no.6 is a building project and is not a township project.

4. Further submission of Counsel for the applicant is that State Expert Appraisal Committee (SEAC), Haryana has considered the proposal of respondent no.6 in its meetings dated 09.01.2025 and 10.01.2025 (Annexure A-8) and had made the recommendations to the State Environment Impact Assessment Authority (SEIAA), Haryana for grant of EC giving the project as gold rating completely ignoring that the work at the project site had started in violation of the norms. He further submits that till now EC has not been granted by the SEIAA but the project is in progress without EC.

5. Issue notice to the respondents for filing the reply by way of affidavit within six weeks.

6. The applicant is directed to serve the respondents and file affidavit of service at least one week before the next date of hearing.

7. We also appoint a joint committee comprising representative of Member Secretary, Central Pollution Control Board (CPCB) and RO, MoEF&CC, Chandigarh, who will act as the nodal agency in the joint committee. The Joint Committee will visit the site and ascertain the factual position on the spot and file the report before the Tribunal at least one week before the next date of hearing.

8. List on 30.05.2025.

Prakash Shrivastava, CP

Dr. A. Senthil Vel, EM

February 28, 2025  
Original Application No. 81/2025  
JG..

M/S TREHAN  
PROMOTERS &  
BUILDERS PVT. LTD

ENVIRONMENTAL CLERANCE FOR GROUP HOUSING PROJECT  
AT PLOT GH 3B & 3C, AT SECTOR - 80, RESIDENTIAL ESTATE,  
MANESAR, DISTRICT GURUGRAM, HARYANA

EIA

9



सत्यमेव जयते

File No.: SEAC/HR/2024/245  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Level Expert Appraisal Committee(SEAC),  
HARYANA)

\*\*\*



Dated 27/11/2024

To,

M/s TREHAN PROMOTERS & BUILDERS PVT LTD  
E-26, (L.G.F.) Panchsheel Park, New Delhi-110017, NEW DELHI, DELHI, 110017  
eiatrehansec80@gmail.com

**Subject:** Standard Terms of Reference (ToR) to the proposed Group Housing Project at Plot GH 3B & 3C, at Sector - 80, Residential Estate, Manesar, District Gurugram, Haryana under the EIA Notification 2006-and as amended thereof-regarding.

**Sir/Madam,**

This is in reference to your application submitted to SEAC vide proposal number SIA/HR/INFRA2/507168/2024 dated 21/11/2024 for grant of Terms of Reference (ToR) to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) ToR Identification No.	TO24B3813HR5845032N
(ii) File No.	SEAC/HR/2024/245
(iii) Clearance Type	Fresh ToR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Group Housing Project at Plot GH 3B & 3C, at Sector - 80, Residential Estate, Manesar, District Gurugram, Haryana
(viii) Name of Company/Organization	TREHAN PROMOTERS & BUILDERS PVT LTD
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	SEAC
(xii) Applicability of General Conditions	NO

3. The SEAC has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after detailed examination hereby decided to grant Standard Terms of

Reference to the instant proposal of **M/s.TREHAN PROMOTERS & BUILDERS PVT LTD** under the provisions of the aforementioned Notification.

4. The brief about products and by products as submitted by the Project proponent in Form-1 (Part A, B) and Standard Terms of Reference are annexed to this letter as Annexure (1).
5. The Ministry reserves the right to stipulate additional TORs, if found necessary.
6. The Standard Terms of Reference (ToR) to the aforementioned project is under provisions of EIA Notification, 2006 and as amended thereof. It does not tantamount to approvals/consent/permissions etc required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
7. The granted letter, all the documents submitted as a part of application viz. Form-1 Part A and Part B are available on PARIVESH portal which can be accessed by scanning the QR Code above.

**Copy To**

eiatrehansec80@gmail.com  
scy.seachr@gmail.com

**Annexure 1**

**Standard Terms of Reference for conducting Environment Impact Assessment Study for Townships/ Area Development Projects / Rehabilitation Centres and information to be included in EIA/EMP report**

**1. Project Details**

Sr. No.	Terms of Reference
1.1	Need and benefits of the project.
1.2	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.3	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

**2. Land Environment**

Sr. No.	Terms of Reference
2.1	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

**3. Land acquisition and R&R**

Sr. No.	Terms of Reference
3.1	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

**4. Environmental Monitoring and Management**

Sr. No.	Terms of Reference
4.1	Examine baseline environmental quality along with projected incremental load due to the project.
4.2	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
4.3	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4.4	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
4.5	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

**5. Drainage**

Sr. No.	Terms of Reference
5.1	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

**6. Forest**

Sr. No.	Terms of Reference
6.1	Submit the details of the trees to be felled for the project, if any .
6.2	Submit the present land use and permission required for any conversion such as forest, agriculture etc.

**7. Water Environment**

Sr. No.	Terms of Reference
7.1	Ground water classification as per the Central Ground Water Authority.

**8. Water Management**

Sr. No.	Terms of Reference
8.1	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
8.2	Rain water harvesting proposals should be made with due safeguards for ground water quality.
8.3	Maximize recycling of water and utilization of rain water. Examine details.

Sr. No.	Terms of Reference
8.4	Examine soil characteristics and depth of ground water table for rainwater harvesting
8.5	Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

**9. Waste Management**

Sr. No.	Terms of Reference
9.1	Examine details of solid waste generation treatment and its disposal.
9.2	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

**10. Energy Requirements**

Sr. No.	Terms of Reference
10.1	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
10.2	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
10.3	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

**11. Road and Traffic**

Sr. No.	Terms of Reference
11.1	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
11.2	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
11.3	Examine the details of transport of materials for construction which should include source and availability.

**12. Disaster Management Plan**

Sr. No.	Terms of Reference
12.1	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with

Sr. No.	Terms of Reference
	National Building Code NBC, 2016.

**13. Court Cases**

Sr. No.	Terms of Reference
13.1	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

**14. Miscellaneous**

Sr. No.	Terms of Reference
14.1	Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website <a href="http://moef.nic.in/Manual/Townships">http://moef.nic.in/Manual/Townships</a> .

**Additional Terms of Reference**

N/A

Annexure 2

**Details of Products & By-products**

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
NA as it is building and construction project.	Product	0	NA as it is building and construction project.	NA as it is building and construction project.	NA as it is building and construction project.

Signed by  
Bhupender Singh Rinwa  
Date: 27-11-2024 13:21:10  
Reason: Verified and signed

हरियाणा राज्य औद्योगिक एवं  
आधारभूत संरचना विकास  
निगम लिमिटेड  
आई.एम.टी. मानेसर



Haryana State Industrial &  
Infrastructure Development  
Corporation Ltd.

14

IMT Manesar, Distt Gurugram (Hr.)  
Tel. No. : 0124-2291445  
Email : id : ipd.manesar@hsiidc.org.in

( A State Government Undertaking )

M/s Trehan Promoters & Builders Pvt. Ltd.,  
Iris Teck Park, 808, Tower A,  
Sector-48, Sohna Road, Gurugram-122018.

Dated: 10/01/2025

Memo No.:- HSIIDC/IPD/IMT/M/2025/1273.....

**Subject:- Approval of Building Plans for Temporary Site Office over an area measuring sqm in Plot no. GH 3B & 3C, Sector 80, HSIIDC, IMT Manesar.**

**Reference:- Your application dated 13.11.2024 & 08.01.2025.**

Kindly refer to the subject cited matter.

The Building plans of temporary site office for subject cited plot no. GH- 3B & 3C for measuring (5.080 acres) Sector 80, HSIIDC, IMT Manesar being developed by M/s Trehan Promoters & Builders Pvt. Ltd. is hereby sanctioned, subject to the following conditions:-

1. The sanction of the Building Plans are valid for five years from the date of this permission.
2. The temporary structure shall be demolished and debris shall be removed from the site before applying for Occupation Certificate of the Plot.
3. The building shall be constructed strictly as per the provision of Rule 1.2 (xcii) of the Haryana Building Code-2017.
4. You will not use underground water for construction of temporary site office.
5. That this sanction of plans is subjected to strict compliance in order dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA no. 21 of 2014 - Vardhman Kaushik Vs UOI and others as well as MOEF guidelines 2010.
6. That you shall abide by condition by the condition mentioned in Commissioner, Municipal Corporation, Gurugram order Endst no. 2154 dated 21.04.2017 regarding C & D waste.
7. It is informed that you have to follow the provision given in chapter no. 04 of Haryana Building Code-2017 (amended from time to time) pertaining to grant of Occupation Certificate.
8. The Building shall be constructed strictly as per the provision of the Haryana Building Code-2017.

This is for your information.

  
Senior Town Planner  
HSI IDC, Manesar

CC to:

1. Chief Town Planner, HSIIDC, C 13-14, Sector 06, Panchkula.
2. DGM (Estate), HSIIDC, IMT Manesar.
3. AGM (Engg.), HSIIDC, IMT Manesar.

**HSI IDC - Your partner in progress**

पंजीकृत कार्यालय : नं. सी. 13-14, सेक्टर-6, पंचकुला-134109.

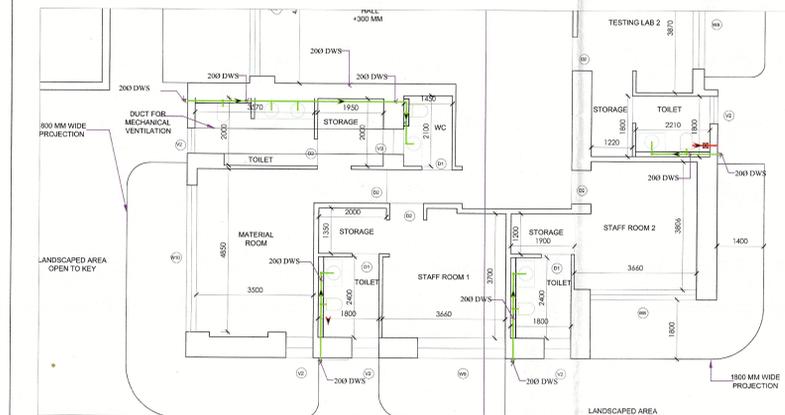
Regd. Office : No. C-13-14, Sector-6, Panchkula, Tel. : 2590481-83, Fax : 91(172) 2590474, E-mail : contactus@hsiidc.org.in

Website : www.hsiidc.org.in, New Delhi Office : Tel 23347680-81-82, Fax : 91 (11) 23347688

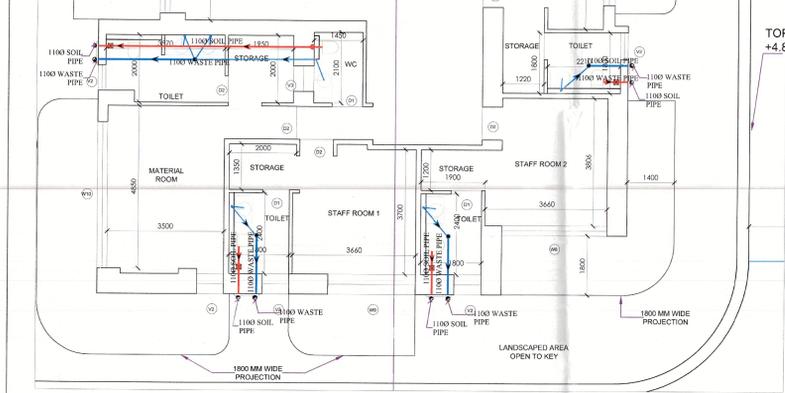
Corporate Identity Number : U29199HR1967SGCO34545



TOILET DETAILS



TOILET DETAILS



TOILET DETAILS

**MEP LEGEND:**

SYMBOL	DESCRIPTION
(Symbol)	PLUMBING SHARP
(Symbol)	LEDGE WALL
(S-P)	1100 SOIL PIPE
(W-P)	1100 WASTE PIPE
(V-W)	1800 VENT WASTE PIPE
(DWS)	DOMESTIC WATER SUPPLY
(MWP)	MATERIAL WATER INLET PIPE
(R)	RIVER PIPE
(S)	STORM PIPE
(UT)	URINAL TRAP
(FT)	FLOOR TRAP
(FD)	FLOOR DRAIN
(S)	SHALL VALVE
(C)	CATCH BASIN 450x450x450
(G)	GULLY TRAP 900x900x900
(S)	SEWER MANHOLE 900x900
(S)	STORM MANHOLE 900x900

**TEMPORARY SITE AREA DETAIL**

Acres	Sq. M.	%
1.855	5485.074	60
3.211	9211.041	60
6582.089	130	22.53
1240.60	22.53	

**GROUND FLOOR AREA SHEET**

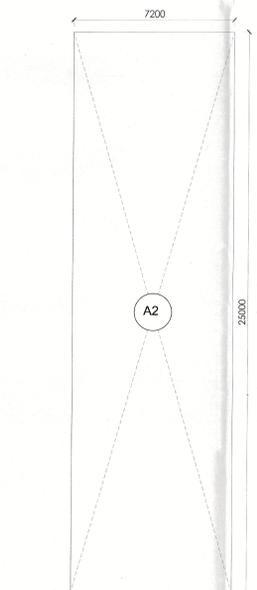
S.NO.	TYPE	LENGTH (IN M.)	WIDTH (IN M.)	AREA (SQ.M.)
1	A2	7.20	25.00	180.00
<b>TOTAL ADDITION AREA (IN SQ.M.)</b>				<b>180.00</b>
<b>(B) TOTAL AREA OF ADMIN OFFICE (IN SQ.M.T.)</b>				<b>180.00</b>

**DOOR / WINDOW SCHEDULE**

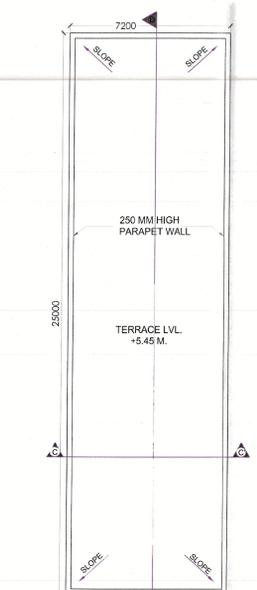
S.NO.	SYMBOL	TYPE	(DIMENSIONS IN MM)	NO'S	SILL LVL	INTEL LVL
1	D1	DOOR	900 X 2400	2	00	2400
2	D2	DOOR	1000 X 2400	2	00	2400
3	W1	WINDOW	2400 X 3500	2	00	3500
4	W1	WINDOW	1000 X 600	3	1800	2400



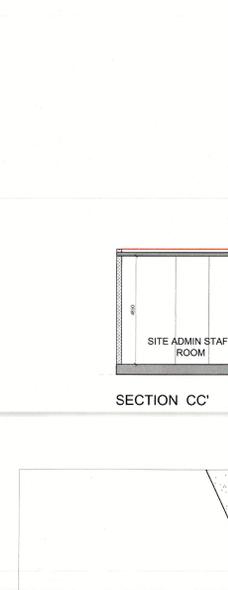
SITE ADMIN OFFICE GROUND FLOOR PLAN



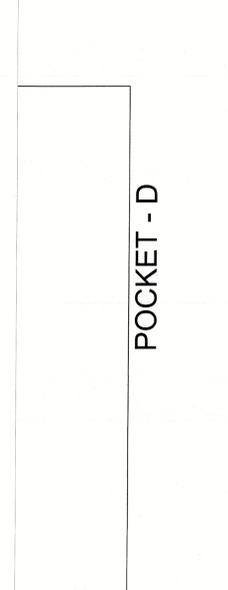
SITE ADMIN OFFICE AREA DIAGRAM



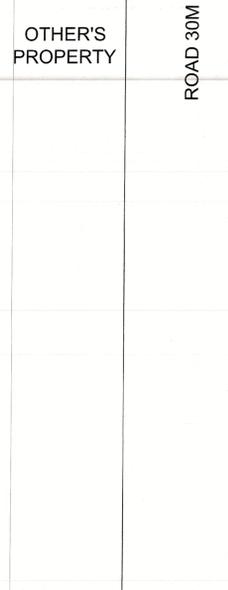
SITE ADMIN OFFICE TERRACE PLAN



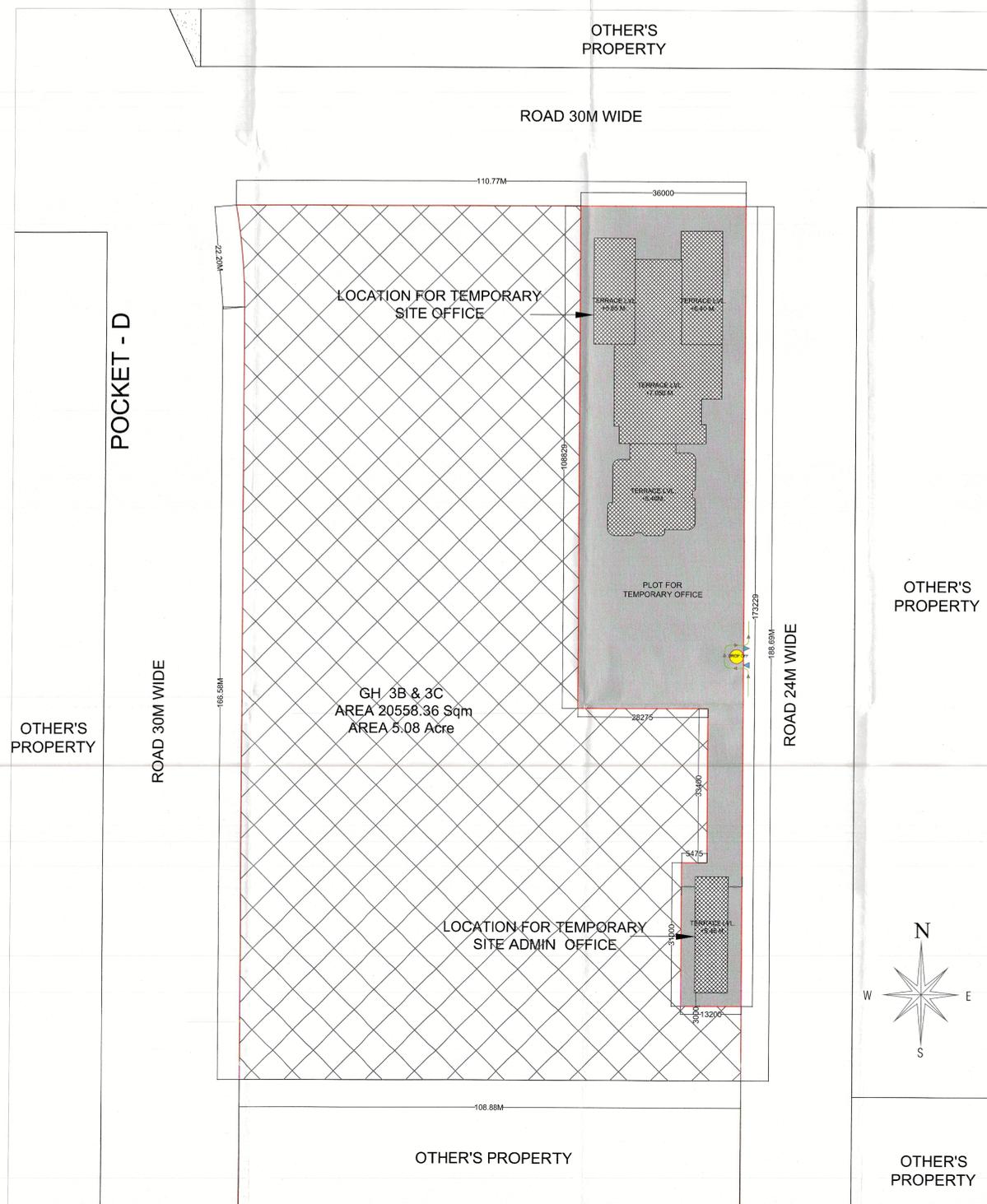
SECTION CC'



SECTION D'



ELEVATION 'C'



SITE PLAN

**PROJECT TITLE :**  
 PROPOSED BUILDING PLAN FOR TEMPORARY SITE OFFICE ON LAND MEASURING 5.08 ACRES IN RESIDENTIAL PLOT NO 3B & 3C, AT SECTOR-80, GURUGRAM, HARYANA BEING DEVELOPED BY TREHAN PROMOTERS & BUILDERS PVT. LTD.

**STATUS :**  
 SUBMISSION DRAWING

**TITLE :**  
 TEMPORARY SITE OFFICE , SECTOR-80, GURUGRAM

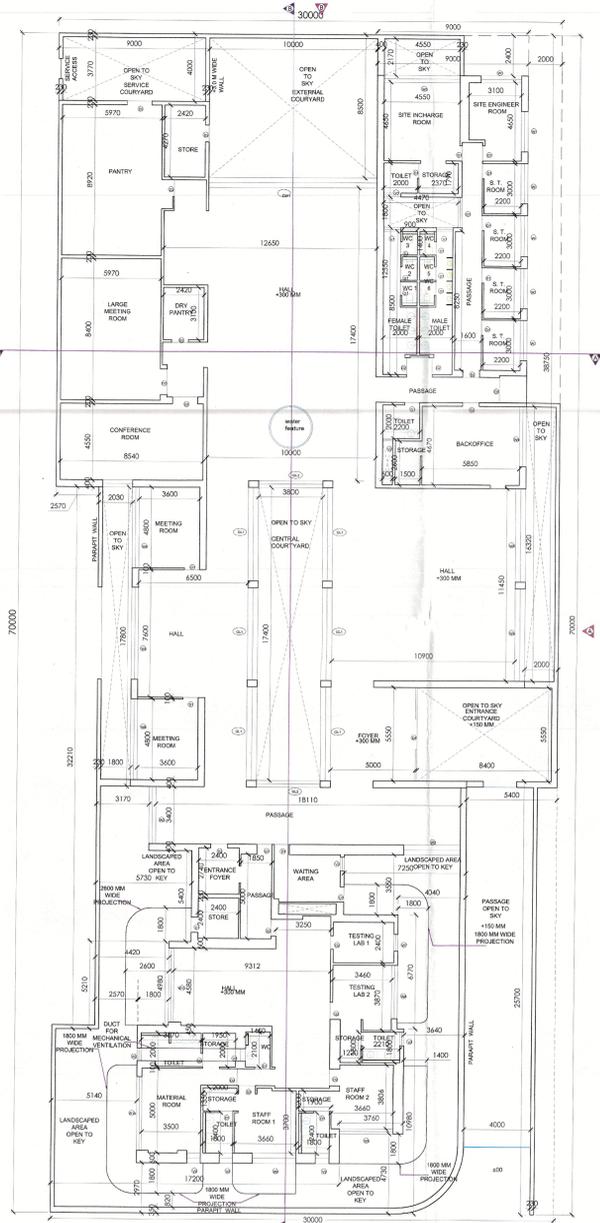
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**DWG NO :** 01

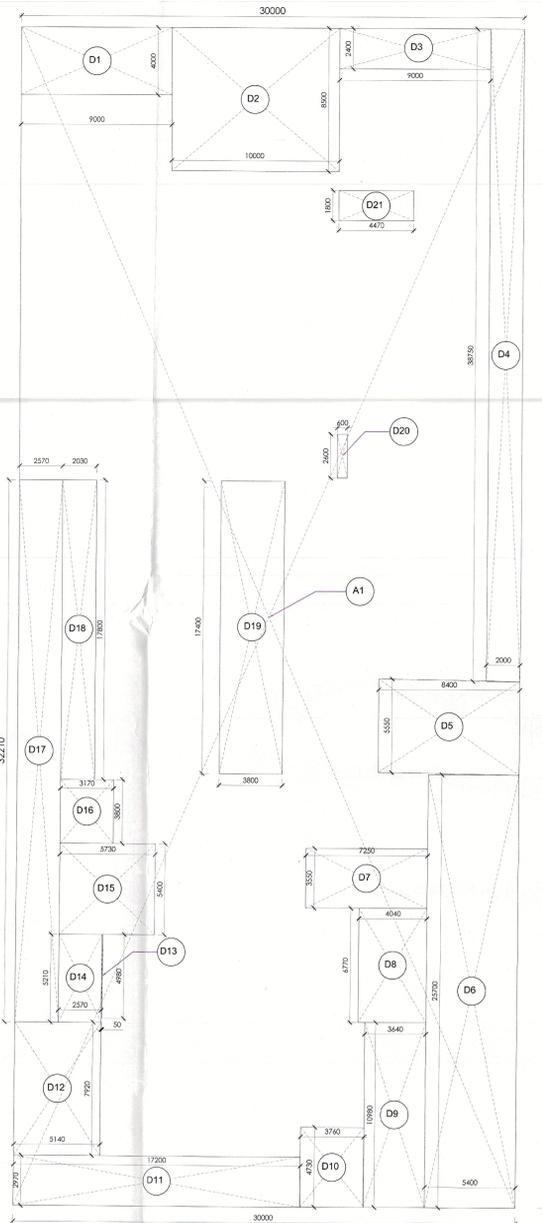
**SIGNATURE & SEAL OF ARCHITECT** \_\_\_\_\_ **SIGNATURE OF OWNER** \_\_\_\_\_



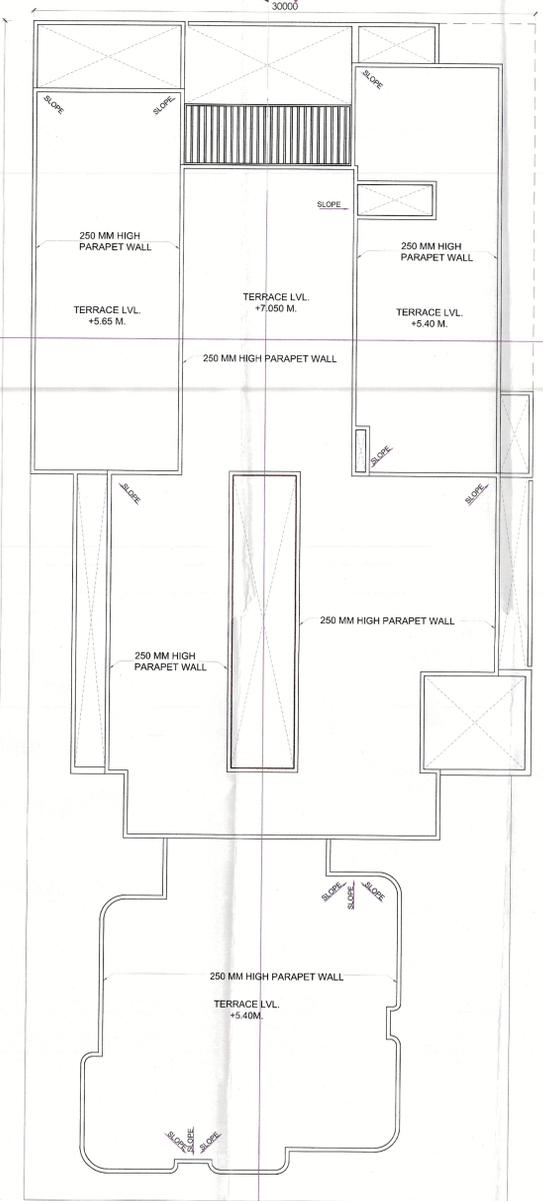
Prashant Verma, Architect  
 Council Reg. No. CA/2014/8371  
 For Trehan Promoters & Builders Pvt. Ltd.  
 Director/Architect/Consultant



SITE OFFICE - GROUND FLOOR PLAN



SITE OFFICE - AREA DIAGRAM



SITE OFFICE - TERRACE PLAN

GROUND FLOOR AREA SHEET				
ADDITION				
S.NO.	TYPE	LENGTH (in M.)	WIDTH (in M.)	AREA (SQ.M.)
1	A1	30.00	70.00	2100.00
TOTAL ADDITION AREA (IN SQ.M.)				2100.00
DEDUCTION				
1	D1	9.00	4.00	36.00
2	D2	10.00	8.50	85.00
3	D3	9.00	2.40	21.60
4	D4	2.00	38.75	77.50
5	D5	8.40	5.55	46.62
6	D6	5.40	25.70	138.78
7	D7	7.25	3.55	25.74
8	D8	4.04	6.77	27.35
9	D9	3.64	10.98	39.97
10	D10	3.76	4.73	17.78
11	D11	17.20	2.97	51.08
12	D12	5.14	7.92	40.71
13	D13	0.05	4.98	0.25
14	D14	2.57	5.21	13.39
15	D15	5.73	5.40	30.94
16	D16	3.17	3.80	12.05
17	D17	2.57	32.21	82.78
18	D18	2.03	17.80	36.13
19	D19	3.80	17.40	66.12
20	D20	0.60	2.60	1.56
21	D21	4.47	1.80	8.05
TOTAL DEDUCTION AREA (IN SQ.M.)				859.40
(A) TOTAL AREA OF SITE OFFICE (IN SQ.M.) (TOTAL ADDITION - TOTAL DEDUCTION)				1240.60

DOOR / WINDOW SCHEDULE						
S.NO.	SYMBL	TYPE	DIMENSIONS (MM)	NO'S	SILL LVL.	LINTEL LVL.
1	D1	DOOR	900 X 2400	23	00	2400
2	D2	DOOR	1000 X 2400	15	00	2400
3	D3	DOOR	1500 X 2400	3	00	2400
4	D4	DOOR	1800 X 3500	1	00	3500
5	DW1	WINDOW	10000 X 3500	1	00	5000
6	W1	WINDOW	2400 X 3500	6	00	3500
7	W2	WINDOW	3400 X 3500	2	00	3500
8	W3	WINDOW	4550 X 3500	1	00	3500
9	W4	WINDOW	3570 X 3500	1	00	3500
10	W5	WINDOW	5500 X 3500	3	00	3500
11	W6	WINDOW	4800 X 3500	2	00	3500
12	W7	WINDOW	1000 X 2800	1	0	2800
13	W8	WINDOW	1800 X 2800	3	0	2800
14	W9	WINDOW	2600 X 2800	1	0	2800
15	W10	WINDOW	4350 X 2800	1	0	2800
16	GL1	WINDOW	5500 X 3500	6	0	3500
17	GL2	WINDOW	3800 X 3500	2	0	3500
18	V1	WINDOW	1000 X 600	3	1800	2400
19	V2	WINDOW	800 X 600	6	1800	2400
20	V3	WINDOW	800 X 600	1	2400	3000

PROJECT TITLE :  
 PROPOSED BUILDING PLAN FOR TEMPORARY SITE OFFICE ON LAND MEASURING 5.08 ACRES IN RESIDENTIAL PLOT NO 3B & 3C, AT SECTOR-80, GURUGRAM, HARYANA BEING DEVELOPED BY TREHAN PROMOTERS & BUILDERS PVT. LTD.

STATUS :  
 SUBMISSION DRAWING

TITLE :  
 TEMPORARY SITE OFFICE , SECTOR-80, GURUGRAM

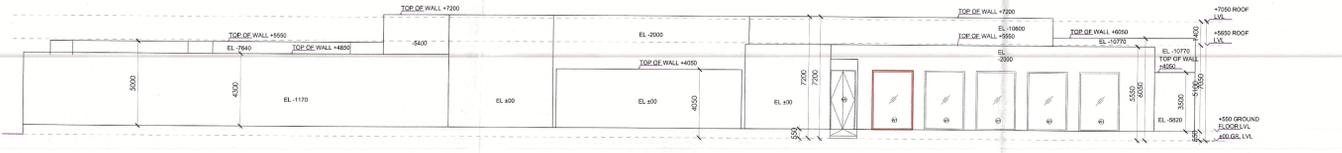
SCALE : 1:200      DATED :

DWG NO : 02

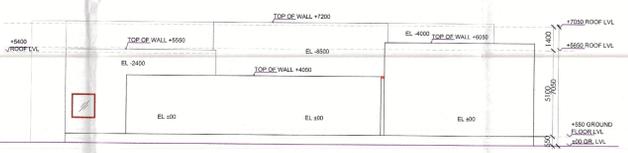
SIGNATURE & SEAL OF ARCHITECT      SIGNATURE OF OWNER

Prashant K. Arora  
 Chartered Architect  
 Registration No. : CA201483971

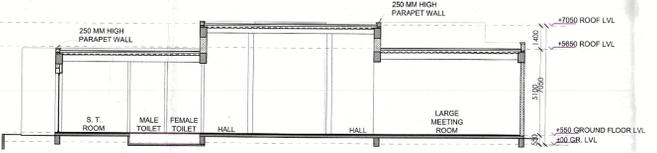
For Trehan Promoters & Builders Pvt. Ltd.



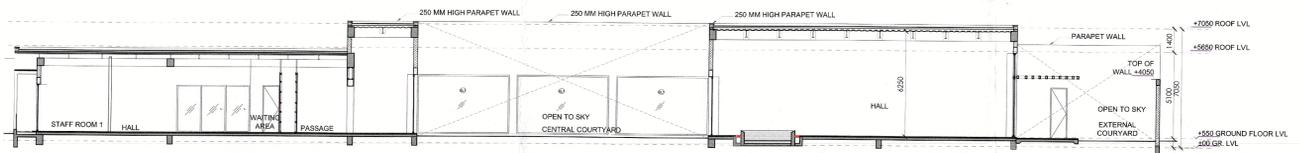
ELEVATION "A"



ELEVATION "B"



SECTION AA'



SECTION B



- Dashboard
- Register A New Site
- Registered Sites
- Upload Cctv Details
- Completed Sites

## Site List

Show  entries Search:

Sr.No	Project Unique ID	Project Proponent Name	Site Unique ID	Site Name	Authorised Person Name	MobileNo	Email Id	Registered On	Address
1	24HRY001453	Trehan Promoters & Builders Private Limited	24GUSO001379	TEMPORARY SITE OFFICE AT TREHAN IRIS, RESIDENTIAL ESTATE MANESAR, SECTOR 80, GURUGRAM	GOUTAM PATRA	9311573838	goutam@trehaniris.com	2024-11-30 15:11:08	Iris Tech Park, 8th Floor, U No. 808 Tower A Sector 4 Sohna Road, Gurugram

Showing 1 to 1 of 1 entries

**Dashboard**<https://dustapphspcb.com>

Register A New Site

<https://dustapphspcb.com/si>

Registered Sites

<https://dustapphspcb.com/si>

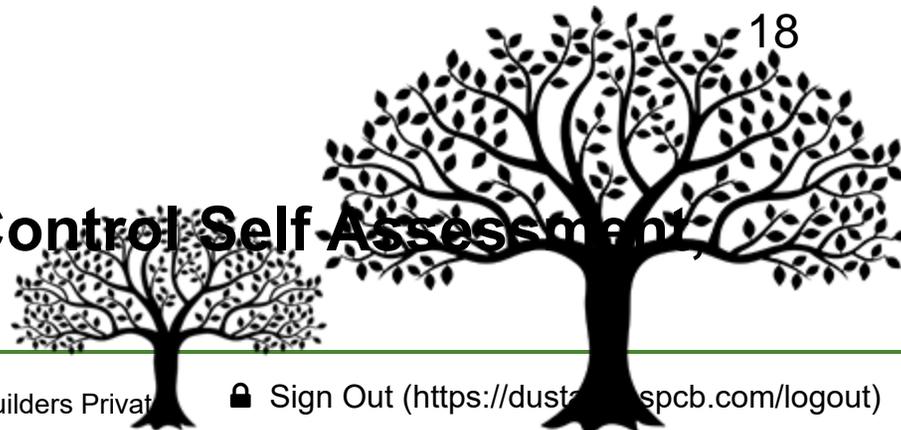
Upload Cctv Details

<https://dustapphspcb.com/c>

Completed Sites

<https://dustapphspcb.com/c>

# Dust Pollution Control Self Assessment HSPCB

Welcome User Id: Trehan Promoters & Builders Privat  
Limited. Sign Out (<https://dustapphspcb.com/logout>)

## Site List

Show **10** entriesSearch: 

Sr.No	Project Unique ID	Project Proponent Name	Site Unique ID	Site Name	Authorised Person Name	MobileNo
1	24HRY001453	Trehan Promoters & Builders Private Limited	24GUSO001379	TEMPORARY SITE OFFICE AT TREHAN IRIS, RESIDENTIAL ESTATE MANESAR, SECTOR 80, GURUGRAM	GOUTAM PATRA	93115738



**Dashboard**  
(<https://dustapphspcb.com>)



Register A New Site  
(<https://dustapphspcb.com/si>)



Registered Sites  
(<https://dustapphspcb.com/si>)



Upload Cctv Details  
(<https://dustapphspcb.com/co>)



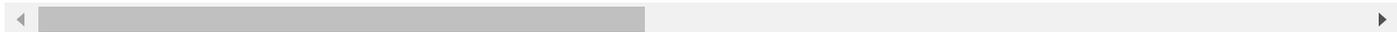
Completed Sites  
(<https://dustapphspcb.com/co>)

Showing 1 to 1 of 1 entries

# 125

Form

Developed & Maintained by HSPCB IT Cell, Haryana



सेवा में,

Pradeep Kumar,  
M/s Trehan Promoters and Buiders Pvt. Ltd.,  
Sector-80, Village- Naurangpur,  
Gurugram, Haryana.  
Mob No.-9643200021

विषय:- Application for Felling of tree from private land closed under Section 4 of PLPA 1900 (Srn No X2P-YCD-U7GV Dated 03.12.2024)

सन्दर्भ:- आपका ऑनलाईन आवेदन दिनांक 03.12.2024

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उपरोक्त विषय के सम्बंध में आपको अवगत कराया जाता है कि विषयाकित्त आवेदन पत्र का मौका निरीक्षण वन राजिक अधिकारी गुरुग्राम द्वारा किया गया। मौका रिपोर्ट अनुसार मौके पर 12 न0 वृक्ष भवन निर्माण कार्य में बाधक है। मौके की GPS Reading N 28.364847 E 76.961608 है। उक्त क्षेत्र मानेसर तहसील के अन्तर्गत आता है जहाँ PLPA 1900 की जनरल धारा-4 लागु नहीं है। इसलिए इसमें वन विभाग की कोई कार्यवाही नहीं बनती है। अतः वृक्षों की कटाई/प्रत्यारोपण/छंगाई बारे कोई भी कार्यवाही आप अपने स्तर पर करे।

  
उप वन संरक्षक,  
(क्षेत्रीय), गुरुग्राम

पृ0 क्रमांक:-

दिनांक:-

एक प्रति वन राजिक अधिकारी, गुरुग्राम को उनके पत्र क्रमांक 1228-G दिनांक 06.12.2024 के सन्दर्भ में सुचनार्थ प्रेषित है।

  
उप वन संरक्षक,  
(क्षेत्रीय), गुरुग्राम



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

\*\*\*



**Minutes of Agenda of 309th Meeting of the State Expert Appraisal Committee, Har  
 yana State Level Expert Appraisal Committee meeting held from 09/01/2025 to 10/01/2025** Date: 21/01/2025

**MoM ID:** EC/MOM/SEAC/237897/1/2025

**Agenda ID:** EC/AGENDA/SEAC/237897/1/2025

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

**Meeting Mode:** Physical

**Date & Time:**

09/01/2025	10:30 AM	05:00 PM
10/01/2025	10:30 AM	05:00 PM

### 1. Opening remarks

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

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri Prabhaker Verma (Joined through VC)	Member
2.	Dr. Vivek Saxena, IFS (Joined through VC only on 09.01.2025)	Member
3.	Sh.Rajbir Bondwal, IFS (Rtd). (Joined through VC)	Member
4.	Dr. Sandeep Gupta (Joined through VC)	Member
5.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
6.	Sh. Deepak Hooda, Representative from Mines & Geology Department	State Geologist

### 2. Confirmation of the minutes of previous meeting

The Minutes of 308<sup>th</sup> meeting were discussed and approved. In Agenda of this meeting, 30 nos. of projects, received on PARIVESH Portal, were taken up for scoping, appraisal and grading as per agenda

circulated.

### 3. Details of proposals considered by the committee

Day 1 -09/01/2025

#### 3.1. Agenda Item No 1:

##### 3.1.1. Details of the proposal

<b>Proposed Group Housing Project at Plot GH 3B &amp; 3C, at Sector - 80, Residential Estate, Manesar, District Gurugram, Haryana by TREHAN PROMOTERS &amp; BUILDERS PVT LTD located at GURUGRAM,HARYANA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
<a href="#">SIA/HR/INFRA2/516714/2024</a>	SEAC/HR/2024/245	31/12/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

##### 3.1.2. Project Salient Features

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/516714/2024 dated 31.12.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.583333 dated 27.12.2024.

**Table 1 – Basic Detail**

<b>Name of the Project: Environment Clearance for Group Housing Project at Plot GH 3C &amp; 3C, at Sector - 80, Residential Estate, Manesar, District Gurugram, Haryana by M/s Trehan Promoters &amp; Builders Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Quantity</b>
	Online Proposal Number	SIA/HR/INFRA2/516714/2024
	Latitude	28 <sup>0</sup> 21'52.64" N
	Longitude	76 <sup>0</sup> 57'42.67" E
	Plot Area	20558.36 m <sup>2</sup>
	Proposed Ground Coverage	4848.80 m <sup>2</sup>
	Proposed FAR	74814.21 m <sup>2</sup>
	Non-FAR Area	93246.35 m <sup>2</sup>
	Total Built Up area	168060.56 m <sup>2</sup>
	Total Green Area with %	7392.288 m <sup>2</sup> (35.96 % of total site area)
	Rain Water Harvesting Pits	05 Nos.

	STP Capacity	330 KLD
	Total Parking	1209 ECS
	Organic Waste Converter	1000 kg/day (2x500kg/day)
	Maximum Height of the Building (m)	200.60 m
	Power Requirement	3668 KW
	Power Backup	5510 KVA (3 x 1500 KVA + 1 x 1010 KVA)
	Total Water Requirement	374 KLD
	Fresh Water Requirement	245 KLD
	Treated Water	129 KLD
	Waste Water Generated	265 KLD
	Solid Waste Generated	1.89 TPD
	Biodegradable Waste	0.89 TPD
	Number of Building Blocks	3
	Dwelling Units	320 Nos.
	Basement	03 No.
	Stories	3B+G+45
	Total Cost of the project:	Rs. 586.08 Crores
	Incremental Load in respect of:	i) PM 2.5
		0.031 g/m <sup>3</sup>
		0.051 g/m <sup>3</sup>
		0.004 g/m <sup>3</sup>
		0.821 g/m <sup>3</sup>
		0.00543 mg/m <sup>3</sup>
	Construction Phase:	500 kVA
		Treated water tanker supply
		Yes
		4 no.

The case was taken up in 309<sup>th</sup> meeting held on 09.01.2025. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 14.01.2025 mentioning therein as under:

- That, Land has been allotted by HSIIDC vide allotment no. HSIIDC 260 dated 11.03.2024 for plot GH -3C and allotment no. HSIIDC 265-269 dated 15.03.2024 for plot GH -3B.
- That, as per clarification letter from HSIIDC dated 25.09.2024, the project site does not fall in forest land and there is no effect of PLPA act on the proposed land.
- That, as per clarification letter from HSIIDC dated 25.09.2024, fresh water demand during construction and operation phase will be supplied by HSIIDC.
- That, as per clarification letter from HSIIDC dated 25.09.2024, Master sewerage system shall be provided by HSIIDC for sewage discharge.
- That, as per clarification letter from HSIIDC dated 25.09.2024, Master storm drain system shall be provided by HSIIDC.
- That, as per clarification letter from HSIIDC dated 25.09.2024, two 66 kVA HT Line passes through project site which will be shifted within 8 Months. The estimated amount of shifting of two 66 kVA lines has already been deposited by HSIIDC.
- That, the project is on concept basis.
- That, we will install 1000 kg/day (2x500 kg) OWC.
- That, we have increased solar from 40 kWp to 60 kWp.
- That, Revised landscape plan with distance of trees and type of species along with block plantation is attached as **Annexure 1**.
- That, due to proposed development 12 nos. of trees will be cut / transplant with prior permission from competent authority.
- That, Project cost is 586.08 cr. CA certificate is attached as **Annexure 2**.
- That, Structure stability certificate is attached as **Annexure 3**.
- That, AAI NOC has been obtained and attached as **Annexure 4**.
- That, Soil investigation of the project site has been carried out and submitted with EIA Report.
- That, Ground water quality test has been carried out by NABL approved laboratory and submitted with EIA Report.
- That, no litigation is pending on the proposed project.
- That, construction of temporary site office has been started, which is allowed as per MOEF&CC OM dated 29th March 2022. Approval of Building Plans for Temporary Site Office has been obtained from HSIIDC vide Memo No.:- HSIIDC/IPD/IMT /M/2025/1273 dated 10/01/2025. MoEF&CC OM and Approval of Building Plans for Temporary Site Office is attached as **Annexure 5**

**Table 2 – EMP Detail**

<b>DURING CONSTRUCTION PHASE</b>		
<b>COMPONENT</b>	<b>CAPITAL COST (Rs in Lacs)</b>	<b>RECURRING COST (Rs in Lacs)/Annum</b>
BARRICADING OF CONSTRUCTION SITE	9	1.98
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
<b>TOTAL</b>	<b>29</b>	<b>5.98</b>

BUDGET OUTSIDE THE PROJECT SITE CER		
COMPONENT	CAPITAL COST (Rs in Lacs)	
Adoption of School in nearby Village	35	
<b>Total</b>	<b>35</b>	
DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/ Annum
Sewage Treatment Plant (330 kld)	66	17.82
Rain Water Harvesting	17.5	2.63
Solid Waste Storage Bins & Composter	15.13	9.99
Horticulture Development (Tree Plantation & Landscaping) Excluding Lawn Area Development	3.10	0.58
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions	-	2.00
<b>TOTAL</b>	<b>101.73</b>	<b>33.02</b>

### 3.1.3. Deliberations by the committee in previous meetings

N/A

### 3.1.4. Deliberations by the SEAC in current meetings

A detailed discussion was held on the documents submitted regarding land detail, sewerage, HT line, solar power, landscape plan, OWC, storm drainage system, forest NoC, trees, project cost, AAI NoC, structure stability certificate, Soil investigation, Ground water quality test, litigation, construction status, water demand as well as the submissions made by the PP and the documents submitted.

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

**M/s Trehan Promoters & Builders Pvt. Ltd. as per Regular Allotment Letter dated 15.03.204 issued by Haryana State Industrial and Infrastructure Development Corporation Ltd.**

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

**3.1.5. Recommendation of SEAC**

Recommended
-------------

**3.1.6. Details of Environment Conditions****3.1.6.1. Specific**

N/A
-----

**3.1.6.2. Standard**

8(b)	<b>Townships/ Area Development Projects / Rehabilitation Centres</b>
<b>Statutory compliance</b>	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
<b>Air quality monitoring and preservation</b>	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be

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

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

2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
<b>Noise monitoring and prevention</b>	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
<b>Energy Conservation measures</b>	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2.	Outdoor and common area lighting shall be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
<b>Waste Management</b>	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### Green Cover

1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

#### Transport

1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the

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

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

1 8.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
<b>Specific Conditions</b>	
1.	<b>The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.</b>
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
9.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1 0.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

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

	shall be with prior permission from the concerned regulatory authority.
2 8.	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2 9.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
3 0.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
3 1.	Water intensive and/or invasive species should not be used for landscaping.
3 2.	<b>As proposed 7392.288 m2 (35.96 % of total site area) PP shall provide green area development.</b>
3 3.	<b>05 Rain Water Harvesting Pits</b> shall be provided for ground water recharging as per the CGWB norms.
3 4.	The PP shall increase <b>solar from 40 kWP to 60 kWP.</b>
3 5.	The PP shall install required number of <b>Anti Smog Guns</b> at the project site as per the requirement of HSPCB.
3 6.	<b>The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<a href="http://merilife.nic.in">http://merilife.nic.in</a>).</b>
3 7.	<b>The PP shall get project electrification plan approved from the competent authority before operation of the project.</b>
3 8.	The PP shall register themselves on the <a href="http://dustapphspcb.com">http://dustapphspcb.com</a> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

### 3.2. Agenda Item No 2:

#### 3.2.1. Details of the proposal

<b>Affordable Industrial Group Housing Colony "Adore Prima II" by ADORE homes llp located at FARIDABAD,HARYANA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
<a href="http://SIA/HR/INFRA2/515458/2024">SIA/HR/INFRA2/515458/2024</a>	SEAC/HR/2024/287	21/12/2024	Building / Construction (8(a))

#### 3.2.2. Project Salient Features