

BEFORE THE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

OA No. 69/2025

IN THE MATTER OF:-

Naresh Kumar Yadav

.....Applicant(s)

VERSUS

State of Haryana & Ors.

.....Respondent

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Dated: 30.04.2025

Filed By

Rahul Khurana, Advocate
Counsel for Respondent No.5

09811894060

Email: rkhuranalegal@gmail.com

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**Reply on behalf of Respondent No.5 i.e.
Haryana State Pollution Control Board,
Gurugram South**

MOST RESPECTFULLY SHOWETH:-

1. That in present original application, the applicant has alleged that the project proponent, Respondent No. 7, a real estate developer company has started the work at the ground level at village Harsaru, Sector 88A, Gurugram Haryana, without obtaining environmental clearance, Consent to establish (CTE) and Environment Clearance.
2. That the application relates to construction activities by M/s Nani Resorts and Floriculture Private Limited at village Harsaru, Sector 88A,



Gurugram, Haryana before obtaining the prior Environmental Clearance, Consent to establish (CTE) and consent to operate (CTO).

3. That present reply is being filed by Sh. Krishan Kumar, Regional Officer, Haryana State Pollution Control Board, Gurugram South Region on behalf of Respondent No- 5.
4. That no complaint was received in this office against the M/s Nani Resorts and Floriculture Private Limited at village Harsaru, Sector 88A, Gurugram. However, notice of present proceedings received from Head Office vide letter dated 19.03.2025.
5. That Respondent No.7 i.e. M/s Nani Resorts and Floriculture Private Limited at village Harsaru, Sector 88A, Gurugram has obtained CTE from Haryana State Pollution Control Board and Environmental clearance from SEIAA, Haryana. Copy of Consent to Establish dated 27.01.2025 is annexed herewith as **Annexure-R/1** and Copy of Environment Clearance dated 20.02.2025 is annexed herewith as **Annexure-R/2**.



6. That while submitting the application seeking CTE, built up area of the project was mentioned as 14500 Sq. meter and pendency of any application seeking Environment Clearance was not disclosed. CTE was granted for 14500 Sq. meter built up area.

The Reply is submitted for kind consideration of this Hon'ble Tribunal. The direction passed by this Hon'ble Tribunal shall be complied with in true letter and spirit.

Place: Gurugram
Dated: 30-04-2025



Krishan Kumar,
Regional Officer, HSPCB
Gurugram Region (South)

Regional Officer
Haryana State Pollution Control Board
Gurgaon Region (South)
HSIIDC Complex, 111rd Floor,
IMT Manesar, Gurgaon

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AFFIDAVIT

I, Krishan Kumar, Regional Officer, Haryana State Pollution Control Board, Gurugram (South) aged about **54** years do hereby solemnly affirm and state as under:-

1. That in the aforesaid official capacity, I am well conversant with the facts and circumstances of the case, therefore, I am competent to swear this affidavit.
2. That I have gone through the contents of accompanying reply which has been drafted under my instructions.
3. That Annexures are true copy of their originals.



30 APR 2025


Deponent

Regional Officer
Haryana State Pollution Control Board
Gurgaon Region (South)
HSIIDC Complex, 11rd Floor,
IMT Manesar, Gurgaon

Verification:

Verified at Gurugram on 30th day of April, 2025 that the contents of affidavit are true and correct to my knowledge and on the basis of information derived from the official record which I believe to be true and no material fact has been concealed therein.

ATTESTED


SURAJ BHAN
ADVOCATE & NOTARY
GOVT. OF INDIA
DISTT. GURUGRAM (HARYANA), INDIA

30 APR 2025


Deponent

Regional Officer
Haryana State Pollution Control Board
Gurgaon Region (South)
HSIIDC Complex, 11rd Floor,
IMT Manesar, Gurgaon


HARYANA STATE POLLUTION CONTROL BOARD


Haryana State Pollution Control Board, 3rd Floor,
HSIIDC Office Complex, IMT Manesar, Gurugram
Email:- hspcbrogrs@gmail.com

Website: www.hrocmms.nic.in E-Mail - Hqhspcb@hspcb.org.in

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962325GUSOCTE91007546

Dated:27/01/2025

To.

M/s : Nani Resorts and Floriculture Pvt. Ltd.

Revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex,

Dist- Gurugram, Haryana

GURGAON

122505

Sub. : Grant of consent to Establish to M/s Nani Resorts and Floriculture Pvt. Ltd.

Please refer to your application no. 91007546 received on dated 2025-01-13 in regional office Gurgaon South.

With reference to your above application for consent to establish, M/s Nani Resorts and Floriculture Pvt. Ltd. is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	27/01/2025 - 26/01/2030
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	12703.0
Total Land Area (Sq. meter)	45400.6
Total Builtup Area (Sq. meter)	14500.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	265.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycle/ Reuse
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l

3. TSS	20 mg/l
4. pH	5.5-9.0
5. Total Nitrogen	10 mg/l
6. Total Phosphorus	1 mg/l
7. Faecal Coliform (MPN/100ml)	Less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	3
Height of stack	
1. Attached to Gen Set of 1500 KVA above roof level	6 Meter
2. Attached to Gen Set of 1500 KVA above roof level	6 Meter
3. Attached to Gen Set of 380 KVA above roof level	6 Meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Gas or any other fuel approved by CAQM, CPCB, HSPCB	750 KG/Day

VIJAY
CHAUDHARY
Regional Officer, Gurgaon South

Digitally signed by VIJAY
CHAUDHARY
Date: 2025.01.27 17:04:48
+05'30'

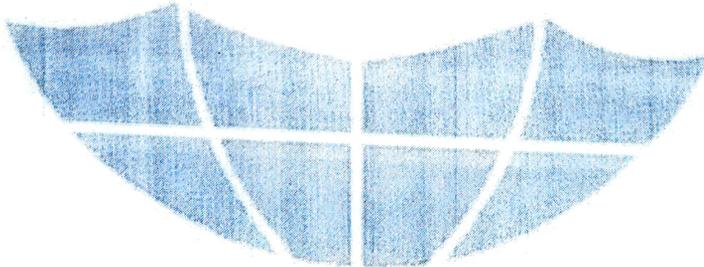
Haryana State Pollution Control Board.

Terms and conditions

- The industry has declared that the quantity of effluent shall be 265 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 265 KL/Day for Domestic and the same should not exceed .
- The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
- The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
- That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.

5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority (CGWA)/ Haryana Water Resources (Conservation, Regulation and Management) Authority (HWRA) for scientific development of precious resource
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.

22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.
27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.
28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

Specific Conditions**HARYANA STATE****Other Conditions :**

1. CTE so granted is on the basis of detail submitted by the Unit in online application, CTE granted is without prejudice to the action to be taken in respect of any violation made by Unit in past & CTE will be deemed revoked & further action will be taken as per law if any violation observed at any stage. 2. Unit will submit online application 90 days before expiry of CTE. 3. Unit will be maintained the daily logbook of APCM attached with Genset. 4. Unit will follow the all ACTS/Rules/Regulation issued by the HSPCB/CPCB/NGT time to time in future. 5. Unit should comply the directions, conditions, guidelines, orders and rules etc. issued by Monitoring committee / EPCA, HSPCB, CPCB, CAQM, MoEF, Hon'ble High Court & Hon'ble Supreme Court of India time to time, otherwise CTE so granted shall be revoked without giving any further notice. 6. A detailed water harvesting plan may be submitted by the Unit. 7. That in case any additional charges / fees / penalty etc. are found payable towards this CTE as per audit then the same shall be paid by the Unit without any objection immediately as and when demanded by this office. 8. If at any stage found that Unit was involved in any past violation regarding Environment Laws / Rules / Acts then CTE so granted shall be revoked, environmental compensation imposed and legal action will be initiate against the Unit. 9. Unit will use underground water after obtaining approval from concerned authority. 10. That this CTE will not provide any immUnity from any other Act/Rules/Regulations applicable to the project/land in question. 11. Unit will not change the quantity of effluent/Air emission without prior permission of the Board. 12. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 13. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 14. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 15. Unit will dispose off their waste/spent oil of Gen sets only to authorized recyclers by the HSPCB and oily cloths, gloves and other waste will be handed over to CTSDFs. 16. Unit will obtain all necessary clearance from all concerned departments/Authorities. 17. Unit will submit copy of registration in HWRA for extraction of ground water within 90 days as applicable. 18. A detailed water harvesting plan may be submitted by the Unit. 19. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 20. Unit will not generate and discharge any type trade effluent inside or outside the premises of the Unit. 21. Unit will strictly comply with the directions of CPCB vide letter No B17011/7/UPC-IIPWM(SUP)/2022 dated 01.02.2022. 22. Unit will comply all the provisions of PWM Rules, 2016 and as amended from time to time. 23. Unit should comply directions of Haryana Govt., Urban Local Bodies Department, vide Haryana Govt. GAZ (EXTRA) Aug.20.2013(SRVN.29.1935 SAKA) dated 20/08/2013 and not use plastic carry bags in the premises or outside the premises by the Unit or their persons. 24. Unit if found violating any of the provisions of PWM Rules, orders and directions as mentioned and any of the above said conditions, the CTE so granted will stand revoked apart from initiation of legal action against the Unit. 25. Unit will comply all the Act/Rules/Notification/Directions i.e. HOWM Rules, E-waste Rules, PMW Rules, BMW Rules, Battery Rules and MSW Rules etc. 26. The Unit will provide proper sampling arrangements on their stacks and effluent sources as applicable. Unit will not store any type of material/products other than the permission obtained by the Unit. 27. Unit will not store any hazardous type material/product which comes under the preview of HOWM Rules, 2016. 28. Unit will take Consent to Operate before starting the occupation/ operation of the project. 29. The Unit will install the project only on the premises for which Unit has applied for NOC. 30. Unit will comply the conditions mentioned in the letter dated 25-10-2019 of CPCB regarding mechanism for Environmental management. 31. Unit needs to register on dust portal. 32. As Haryana State Pollution Control Board has already been filled prosecution case in Special Environment Court at Faridabad and if the Board requires any document/undertaking from the Unit side than the same shall be provide by the Unit without any objection immediately as and when asked by this office. 33. Unit needs to operate Generator only on approved fuel in compliance with CAQM Direction vide no. 73 & 75. 34. Unit will install Sewage Treatment Plant at the site during construction. 35. Unit will submit compliance report of conditions mentioned in the CTE within 90 days.

*Regional Officer, Gurgaon South
Haryana State Pollution Control Board.*



सत्यमेव जयते

File No: SEAC/HR/2024/269
 Government of India
 Ministry of Environment, Forest and Climate Change
 (Issued by the State Environment Impact Assessment
 Authority(SEIAA), HARYANA)



Dated 20/02/2025



To,

M/S NANI RESORTS AND FLORICULTURE PRIVATE LIMITED
 M-18, Greater Kailash, Part-II, New Delhi-110048.
 compliance@rof.co.in

Subject: Environment Clearance for proposed Affordable Residential Plotted Colony "ROF PRAVASA" Project located at Revenue Estate of Village Harsaru, Sector-88A, Gurugram Manesar Complex, Gurugram Haryana by M/s Nani Resorts And Floriculture Private Limited.

Sir/Madam,

This has reference to your Proposal No. SIA/HR/INFRA2/505916/2024 dated 11.12.2024 subsequent letter dated 24.12.2024 and 14.02.2025 for obtaining Environment Clearance under Category 8(a) of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of Rs. 2,00,000/- vide DD No. 739429 dated 16.12.2024 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-I, Form I-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF&CC, GoI vide their Notification dated 21.02.2022, in its 307th meeting dated 20.12.2024

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801HR5971393N
(ii) File No.	SEAC/HR/2024/269
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Affordable Residential Plotted Colony Project under DDJAY 2016
(viii) Name of Company/Organization	nani resorts and floriculture private limited
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. It is inter-alia, noted that the project involves in the Environment Clearance for proposed Affordable Residential Plotted Colony "ROF PRAVASA" Project located at Revenue Estate of Village Harsaru, Sector-88A, Gurugram Manesar Complex, Gurugram Haryana

4. The basic details of project are as under:

Table - 1

S. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/505916/2024
2.	Latitude	28°26'14.42" N
3.	Longitude	76°56'59.64" E
4.	Total Plot Area	45,400.60 sqm
5.	Proposed FAR	76,218.18 sqm
6.	Non FAR Area	51,222.12 sqm and 2,365.97 sqm Community Hall
7.	Total Built Up area (6+7+8)	1,29,806.27 sqm
8.	Total Green Area with %	Total green area of the project 5,209.27 sqm (Approx. 11.48 % of Plot Area) in which block plantation i.e 3632.05 sqm. (08 % of Plot Area)
9.	Rain Water Harvesting Structure (with size)	11 RWH pits
10.	Total Parking	782 ECS
11.	Maximum Height of the Building (m)	16.23 m
12.	Power Requirement	3,236 KW
13.	Power Backup	03 No. of DG sets (2 x 1500 KVA+ 1 x 380 kVA)
14.	Total Water Requirement	375 KLD
15.	Fresh Water Requirement	257 KLD
16.	Treated Water	118 KLD
17.	Waste Water Generated	297 KLD
18.	STP Capacity	400 KLD
19.	Solid Waste Generated	2,090 kg/day
20.	Bio-degradable Waste	1,254 kg/day
21.	Organic Waste Convertor	2 units (700 kg/day + 550 kg/day)
22.	Number of Buildings	204 plots, Commercial, Community, Others.
23.	Stories	Max. B+S+4 floors
24.	Population	5,169 individuals
25.	Total Cost of the project:	Total Project Cost . 366.07 Cr
	i) Land Cost	
	ii) Construction Cost	
	iii) Misc. Cost	
26.	Incremental Load in respect of:	
	PM2.5	0.3129 µg/m ³
	PM10	0.7835 µg/m ³
	SO2	1.108 µg/m ³
	NO2	5.227 µg/m ³
	CO	0.003657 mg/m ³
27.	EMP Budget	
	During Construction phase	Capital cost Rs. 52.00 lakh Recurring cost Rs. 60.00 lakh
	During Operation phase	Capital cost Rs. 237.00 lakh Recurring cost Rs. 87.00 lakh
	Budget for outside the project area (CER)	Infrastructure Development of Govt. School Rs. 90.00 lakh

Table 2.1 - EMP Budget during Construction Phase

S.	Component	Capital Cost (in	Total Recurring Cost (in Lakhs)
----	-----------	-------------------	----------------------------------

No.		Lakhs)	for 5 Years
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	22.00	5.00
2	Anti-smog gun	20.00	3.00
3	Noise Pollution Control (Maintenance of machinery)	5.00	4.00
4	Waste management	5.00	3.00
5	Environment monitoring & Six-Monthly compliances, Environment Management Cell	-	45.00
	Total	52.00	60.00

Table 2.2 - EMP Budget during operation phase

S. No.	Component	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs) per annum
1	Wastewater treatment (STP)	150.00	25.00
2	Rain water Harvesting system	15.00	2.00
3	Acoustic enclosure and stack for DG sets	10.00	2.00
4	Solid Waste Management	12.00	5.00
5	Tree Plantation	50.00	8.00
6	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	45.00
	Total	237.00	87.00

TABLE 2.3 - EMP Budget for outside the project site

Activities	Total cost (in Lakhs)
Adoption of Government school in nearby village	50.00
Budget for Aravali Safari Project	15.00
Budget for Green Wall Project	15.00
Budget for Wildlife Action Plan	10.00
Total	90.00

Table 2.4 - EMP Budget summary

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	52.00	60.00
During Operation Phase	237.00	87.00
Budget for outside the project area.	90.00	
Total	379.00	147.00

5. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during 196th Meeting held on 14.02.2025 "GRANT ENVIRONMENT CLEARANCE" to M/s Nani Resorts and Floriculture Pvt. Ltd. as per Licence No.70 of 2023 dated 04.04.2023 (valid upto 03.04.2028) issued vide Endst No. LC-4843/JE (SB)/2023/9537 dated 05.04.2023 by DTCP, Haryana under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India.

Copy To

1. Director (IA Division), MoEF& CC, GoI, Indira Paryavaran Bhavan, Zorbagh Road-New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority, Bay's No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana.
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.

4. Director, Environment & Climate Change Department, Haryana, Bay's No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana.
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 18A, Madhya Marg, Chandigarh- 160018.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018.
7. Concerned File/ Office Copy.

Annexure 1

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 ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

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

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be

S. No	EC Conditions
	withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

S. No	EC Conditions
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

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

6. Waste Management

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

S. No	EC Conditions
	minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District

S. No	EC Conditions
	or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
10.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
10.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

S. No	EC Conditions
10.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
10.14	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
10.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
10.19	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.
10.20	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance

11. Specific Conditions

S. No	EC Conditions
11.1	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
11.2	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.
11.3	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.

S. No	EC Conditions
11.4	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.
11.5	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.
11.6	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.
11.7	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.
11.8	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 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 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.
11.9	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.
11.10	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.
11.11	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.
11.12	The PP shall not carry any construction above or below the Revenue Rasta, if any.
11.13	The PP shall keep the ROW below the HT Line passing through the project, if any.
11.14	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
11.15	Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.

S. No	EC Conditions
11.16	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 ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
11.17	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
11.18	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
11.19	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
11.20	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
11.21	The PP may provide electric charging stations to facilitate electric vehicle commuters.
11.22	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
11.23	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.
11.24	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.
11.25	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
11.26	The minimum growth of trees should be 03 meters with sufficient canopy.
11.27	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
11.28	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).
11.29	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.
11.30	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
11.31	Water intensive and/or invasive species should not be used for landscaping.
11.32	Total green area of the project 5,209.27 sqm (Approx. 11.48 % of Plot Area) in which block plantation i.e 3632.05 sqm. (08 % of Plot Area) will be developed within the project site as per details submitted in site plan.

S. No	EC Conditions
11.33	11 Rain Water Harvesting Pits shall be provided for ground water recharging as per the CGWB norms.
11.34	The PP shall provide the Solar Panel capacity as per HAREDA norms.
11.35	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
11.36	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 (http://merilife.nic.in).
11.37	The PP shall get project electrification plan approved from the competent authority before operation of the project.
11.38	The PP shall register themselves on the http://dustapphspcb.com 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.
11.39	The project proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
11.40	The project proponent will undertake prescribed mitigation measures during the construction period.
11.41	The project proponent will adopt a nearby government school for improvement of infrastructure with a budget of Rs. 50 lakh.
11.42	The project proponent will not restrict the access of public to the revenue rasta running through the project site as a public thoroughfare.
11.43	10 Nos. of fast electric vehicle charging station to be installed within the project site.