सत्यमेव जयते

Government of India
Ministry of Environment, Forest and Climate Change
IA Division
(INFRA-2)
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Minutes of Agenda for 5th Meeting of Expert Appraisal Committee (Infra-2), for Projects related to Airports 7(a); Common Hazardous Waste Treatment, Storage and Disposal Facilities 7(d); Common Bio-Medical Waste Treatment Facilities 7(da); Common Municipal Solid Wast meeting INFRA-2 held from 03/06/2026 to 03/06/2026

Date: 10/06/2026

MoM ID: EC/MOM/EAC/244356/5/2026

Agenda ID: EC/AGENDA/EAC/244356/5/2026

Meeting Venue: N/A

Meeting Mode: Virtual

Date & Time:

03/06/2026	09:30 AM	06:30 PM

1. Opening remarks

The Member Secretary of the Expert Appraisal Committee (Infra-2), hereinafter referred to as EAC (Infra-2), welcomed the Chairman / Members of the committee and stated briefly the agenda items of the meeting. The Member Secretary also reiterated the decision of the Ministry that all members are required to declare their conflicts of interest and recuse from the meeting if required. In case it is revealed later that in spite of the conflict of interest, the Member had participated in the meeting, the responsibility for the same shall lie with the concerned Member and it may lead to her / his removal from the membership of EAC. In view of this, he requested all the participating members to inform if they have any conflict of interest with regard to any agenda items to be discussed in this meeting. The Chairman thereafter requested the Member Secretary to initiate deliberations. The list of participating EAC Members is placed in **Annexure 1.**

2. Confirmation of the minutes of previous meeting

The EAC confirmed the Minutes of the 4th meeting held during 26th May, 2026. It has been observed that sometimes the positioning of texts / contents used to change in the PARIVESH-generated minutes. In view of this limitation of PARIVESH portal, in case any discrepancy occurs

due to the displacement of text/content of the Minutes, the pdf copy enclosed at the end of the portal-generated Minutes shall be considered as the final one and be referred as the Minutes of the Meeting. Typo errors, if any, noticed during the processing of these cases may be corrected appropriately in the light of relevant facts and figures.

3. Details of proposals considered by the committee

Day 1 -03/06/2026

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Development of Ujjain (Datana) Airport, Datana, Ujjain, Madhya Pradesh 456664 by **airports authority of india** located at **UJJAIN,MADHYA PRADESH**			
Proposal For		Fresh ToR	
Proposal No	**File No**	**Submission Date**	**Activity** **Sub-Activity** **(Schedule Item)**
IA/MP/INFRA2/575188/2026	21/05/2026-IA.III	09/04/2026	Airports All New projects including Airstrips for commercial use (7(a))

3.1.2. Project Salient Features

The Proposal is for Terms of Reference for Development of Ujjain (Datana) Airport located at Datana, District Ujjain, Madhya Pradesh by M/s Airport Authority of India.
5.1.2 The project proponent (M/s Airports Authority of India) along with their NABET Accredited Environmental Consultant (M/s ABC Techno Labs India Private Limited) presented the project, salient features of which are as follows:

i. The project is new.
ii. The project is located at Datana village of Ujjain District, Madhya Pradesh having geographical co-ordinates 23° 05′ 40″ N Latitude and 75° 53′ 05″ E Longitude.
iii. The total land area of 95 Acres (38.44514 ha).
iv. The Ujjain Airport is presently under the ownership of the Government of Madhya Pradesh. A Memorandum of Understanding (MoU) has been signed between Govt. of Madhya Pradesh and Airports Authority of India on 01.11.2025 for the development of Ujjain Airport for the operation of ATR-72 type of aircraft. The MoU Clause 2.0 (i) states that "AAI shall undertake the planning, design, and development of the existing Ujjain Airport, currently owned by GoMP, to enable operations of ATR-72 type aircraft under Instrument Flight Rules (IFR) conditions, on behalf of GoMP." and Clause 2.0 (iii)-a. states that "GoMP shall acquire and provide an additional encumbrance free 241 Acres land, as per the Master Plan prepared by AAI to enable operations of ATR-72 type aircraft under IFR conditions." Existing 95 Acres Land available for Airport land.

Additional 241 Acres land will be acquired by Government of Madhya Pradesh and handed over incumbrance free land to AAI for Development of Ujjain (Datana) Airport.

v. The proposed project the following infrastructure under Ujjain (Datana) Airport are as follows:

- Reconfiguration and extension of existing Runway 13/31, from 1077m × 23m to 1800m X 45m with strength for Q 400 type of aircraft.
- Construction of Apron of dimension of 149.5 m x 120.5 m (approx.) for parking of 3 nos. of Code-C (Q400) along with 1-no. link taxi track of 164.5 m x 23 m with 3.5m wide shoulders, required fillets & associated GSE.
- Construction of Isolation Bay of dimension of 56.8 m x 88.5 m (approx.) with required fillets and link taxi track of 172.5 m x 23 m with 3.5m wide shoulders.
- Construction of New Domestic Passenger Terminal Building with area of 4060 sq. m. (approx.) and peak hour capacity of 450 passengers (225 Arrival + 225 Departure)
- Construction of ATC Tower of ATC category 03 & IMD category 03 of an area of 2745 sqm. (approx.)
- Construction of Fire station of category 06 of an area of 1275 sqm. (approx.).
- Construction of Electric Sub Station, Pump House & WTP, AGL substation cum CCR hall, STP and other ancillary facilities.
- Provision of NAV-AIDS for IFR operation.

vi. Topography of the site is flat. The ground elevation of the project site varies from 527 m to 533 m above mean sea level.

vii. The site has been selected for proposed airport based on following site selection criteria:

viii. Total water requirement for the project is 268 KLD, out of which fresh water requirement will be 165 KLD for domestic and HVAC. Water requirement will be extracted through bore wells after obtaining permission from CGWA.

ix. 115 KL sewage will be generated from the Ujjain (Datana) Airport, which will be treated in 125 KLD capacity sewage treatment plant. Treated waste water from STP will be used for horticulture & landscaping development at the (Datana) Airport. Tree cutting is not envisaged.

x. Total power requirement is estimated as 600 kW for the proposed terminal building and other facilities at the Ujjain (Datana) Airport. Power will be supplied by Madhya Pradesh Paschim Kshetra Vidyut Vitaran Company Ltd. (MPPKVVCL). During operation phase, two DG sets 2x500 kVA capacity and two DG set of 250 kVA will be provided as standby. All DG sets will be fitted with acoustic enclosure at the Ujjain (Datana) Airport.

xi. The site of the proposed development of Ujjain (Datana) Airport can be approached by the following:

- The site can be approached by Ujjain railway station, which is about 14 km.
- 4-lane of Ujjain-Badnawar section of NH-752D is adjacent to the site.
- Nearest Airport - Airport Devi Ahilyabai Holkar International Airport, Indore is about 65 km (by road)

xii. The Period of baseline study is from 1.10.2025 to 30.12.2025 during winter season.

xiii. No Forest land diversion is involved for the proposed project site.

xiv. The project site is not located within Critically Polluted area.

xv. No rehabilitation is involved in the proposed project.

xvi. No litigation is pending against the project.

xvii. The estimated Capital cost of the proposed project approx. Rs. 250 (in crore).

xviii. Employment potential- During construction phase, 20 Regular and 400 Contractors' persons will be get direct employment. About 500 persons will get indirect employment. during operation phase, 15 Regular and 100 Contractors' persons will get direct employment, while 300 persons will get indirect employment.

xix. Benefits of the project have been enumerated as below:

- Better infrastructure facilities for passenger of region.

· Promotion of tourism in Ujjain, especially during Simhastha Kumbha in 2028,
· Increase in regional economy as it will boost tourism and commercial activities in the region.
· Generation of more revenue to the state, hence more development of the region.
· Boost in religious tourism and more people to travel in the state
· Employment opportunity to people.
· More business and industrial opportunities.

5.1.3 The EAC during deliberation, noted the following:

i. The project/activity is covered under category 'A' of item 7(a) 'Airports' of the Schedule to the EIA Notification, 2006 as amended and required appraisal by the sectoral EAC at the central level.

ii. The Ujjain Airport is presently under the ownership of the Government of Madhya Pradesh. A Memorandum of Understanding (MoU) has been signed between Govt. of Madhya Pradesh and Airports Authority of India on 01.11.2025 for the development of Ujjain Airport for the operation of ATR-72 type of aircraft.

iii. The Ujjain (Datana) airport is a non-operational airport having Runway: 1077m × 23m (Runway Orientation is 13/31), Apron: Made out of Paver Blocks, Hangars: 02 nos. Occupied by Nalanda Aviation, ATC: Height 06 meters (approx.). Only Structure is available without any facility.

iv. The Committee has noted the proposed land area of 95 Acres (38.44514 ha). PP obtained the MoU Clause 2.0 (i) states that "*AAI shall undertake the planning, design, and development of the existing Ujjain Airport, currently owned by GoMP, to enable operations of ATR-72 type aircraft under Instrument Flight Rules (IFR) conditions, on behalf of GoMP*." and Clause 2.0 (iii)-a. states that "*GoMP shall acquire and provide an additional 241 Acres (97.5292 ha) of encumbrance free land, as per the Master Plan prepared by AAI to enable operations of ATR-72 type aircraft under IFR conditions*."

v. Further, this project was considered by the EAC in its 3rd EAC meeting held during 23rd April 2026, after detailed deliberation, the committee deferred the proposal for want of additional details. Accordingly, the Additional Details Sought (ADS) has been raised through PARIVESH portal. Thereafter, the PP has submitted a point-wise reply to the ADS. Subsequently, this proposal reconsidered by the EAC. The details of ADS and PP reply is given below:

S. No.	ADS raised by the Ministry	PP reply
1	PP shall obtain in-principle approval for the development of the airport from the Ministry of Civil Aviation and submit the same.	PP informed that the AAI is in the process of obtaining in-principle approval from the Ministry of Civil Aviation for the development of Ujjain Airport, and the same shall be submitted at the time of Environmental Clearance appraisal.
2	PP shall obtain necessary approvals or recommendations from the Tourism Department and other department of Government of Madhya Pradesh, considering the anticipated tourist inflow, regional development plans, and future growth potential of the area.	· During the previous Simhastha Kumbh in 2016, approximately 8 crore pilgrims visited Ujjain over the festival period. · For the upcoming Simhastha 2028, state-level projections indicate an expected footfall of 30 - 35 Crore visitors, reflecting exponential growth in pilgrim mobility and tourism demand. · Ujjain (Datana) airport would diversify passenger movement, support VIP, security logistics, emergency res

		ponse and also disaster manageme nt. · Development of Ujajin Airport would support the wider Malwa region inc luding Dewas, Ratlam, Mandsaur, S hajapur, Agar Malwa, and surroundi ng industrial agricultural belts. It w ould reduce overdependence on Ind ore and promote decentralized regi onal growth. · In view of predicted tourism growth, tourism significance and upcoming Simhastha Kumbh 2028, developm ent of Ujjain (Datana) Airport is an urgent and justified public infrastru cture project.
3	PP shall finalize the passenger capa city of the airport and revise the pr oject details, including infrastructur e planning, environmental safeguar ds, and resource requirements, to ensure that the development is co mmensurate with the projected pa ssenger load.	AAI responded that the proposed deve lopment of Ujjain Airport is intended f or the operation of ATR-72/Q-400 typ e aircraft. Proposed domestic passeng er terminal building with an approxima te area of 4,060 sq. m has been design ed to handle a peak-hour capacity of 4 50 passengers (225 arrivals and 225 d epartures). The estimated annual pass enger handling capacity of Ujjain Airpo rt is 0.64 million passengers
4	PP shall ensure acquisition of the r equired land for the proposed proj ect and submit documentary evide nce.	PP stated that the Government of Mad hya Pradesh is in the process of acquiri ng of land required for the proposed d evelopment of Ujjain Airport. As per Le tter Ref. No. 151/NAZUL/2026 dated 02/05/2026 issued by the Office of th e Collector and District Magistrate, Ujj ain District (M.P.), 24.27 acres of land will be handed over by the end of the month, and the remaining land will be acquired and handed over by 31 Dece mber 2026.
5	PP shall submit a revised .kml file c learly demarcating the project bou ndary and present the drone video of the site as specified in the agen da.	The revised .kml file clearly demarcatin g the project boundary, along with the drone video of the site, will be submitt ed at the time of environmental cleara nce appraisal after the Government of Madhya Pradesh hands over the land t o AAI

3.1.3. Deliberations by the committee in previous meetings

Date of EAC 1 :23/04/2026

Deliberations of EAC 1 :

The EAC, during deliberation, observed that the in-principle approval for the development of the airport has not been obtained from the Ministry of Civil Aviation. Accordingly, the Committee advised the PP to obtain the requisite approval from the Ministry of Civil Aviation. The Committee also deliberated on land allocation for the proposed project. The PP submitted that an MoU has been signed, as per which AAI shall develop the existing Ujjain Airport along with an additional 241 acres of land to be acquired by the GoMP for the operation of ATR-72 type aircraft. The Committee observed that the land is not presently available with the PP and is yet to be acquired by the Government of Madhya Pradesh. Also, the land has not been notified for diversion to be used for Airport. Accordingly, the Committee advised the State Government to notify the actual land required for the project and submit.

Further, the Committee observed that the PP has not specified the proposed passenger handling capacity of the airport, which is a critical parameter for assessing the scale of the project and its associated environmental and infrastructural impacts. In the absence of this information, it is difficult to evaluate the adequacy of the proposed facilities, supporting infrastructure, and mitigation measures. In view of the above, the Committee suggested that the PP shall obtain necessary approvals and recommendations from the Tourism Department and other department of Government of Madhya Pradesh, considering the anticipated tourist inflow, regional development plans, and future growth potential of the area. The assessment by the Tourism Department will help in determining a realistic and sustainable passenger capacity aligned with tourism demand and regional connectivity requirements. Based on the recommendations received, the PP shall accordingly propose and finalize the passenger capacity of the airport and revise the project details, including infrastructure planning, environmental safeguards, and resource requirements, to ensure that the development is commensurate with the projected passenger load.

The Committee further observed that the PP has not clearly demarcated the project boundary in the .kml file presented during the meeting. Additionally, the PP did not present the drone video as specified in the agenda. Thereby, the committee cautioned the consultant and the PP to strictly adhere to the directions specified in the agenda. The Committee noted the presence of a wetland in close proximity to the project site; however, the PP and the consultant failed to inform the Committee about the same. Accordingly, it was advised that PP shall prepare a site-specific conservation plan for the wetland.

The Committee also enquired about the R&R involved in the project. The PP informed that the preparation and implementation of R&R will be carried out by the DC, Ujjain, Government of Madhya Pradesh, however since the land demarcation has not been done, the extent of R&R is not clear. The Committee was further informed that the consultant collected baseline data from 01.10.2025 to 30.12.2025; however, no supporting evidence of data collection was submitted. Accordingly, the Committee advised the PP to submit geotagged photographs of monitoring/data collection.

In view of the above, the Committee observed that the proposed project is at a preliminary stage and has not yet reached the level of maturity required for comprehensive appraisal. Key project details and critical assessments are either incomplete or not adequately substantiated, which limits the Committee's ability to evaluate the proposal in a holistic manner. Accordingly, the Committee suggested that the PP shall furnish complete and detailed information, supported by relevant studies, approvals, and technical justifications, for further consideration of the proposal. The Committee emphasized that only upon submission of the requisite information and attainment of sufficient project maturity will the proposal be taken up for detailed appraisal.

ıall obtain in-principle approval for the development of the airport from the Ministry of Civil Aviation and submit the same.

hall obtain necessary approvals or recommendations from the Tourism Department and other department of Government of Madhya Pradesh, considering the anticipated tourist inflow, regional development plans, and future growth potential of the area.

shall finalize the passenger capacity of the airport and revise the project details, including infrastructure planning, environmental safeguards, and resource requirements, to ensure that the development is commensurate with the projected passenger load.

;hall ensure acquisition of the required land for the proposed project and submit documentary evidence.

hall submit a revised .kml file clearly demarcating the project boundary and present the drone video of the site as specified in the agenda.

After detailed deliberations, the EAC decided to **defer** the project.

3.1.4. Deliberations by the EAC in current meetings

4 The committee during deliberation observed that instant proposal is for fresh ToR for already existing airstrip and non-operational facilities. It was earlier used for VIP movement or other purposes by State Government and was not of commercial use. The existing facilities are present in about 95 acres of land owned by State Government. It was informed that PP is in the process of obtaining in-principle approval from the Ministry of Civil Aviation for the development of Ujjain Airport (Commercial) with further additional of infrastructure, and the same shall be submitted at the time of Environmental Clearance appraisal.

The Committee further enquired about the updated status of land acquisition, to which the PP informed that the Government of Madhya Pradesh (GoMP) is ready to hand over the existing 95 acres of land belonging to the Ujjain Airstrip to the Airports Authority of India (AAI). AAI is in the process of taking possession of the said 95 acres of land in accordance with the established procedures. The Government of Madhya Pradesh is also in the process of acquiring the additional land required for the proposed development of Ujjain Airport. As per Letter Ref. No. 151/NAZUL/2026 dated 02.05.2026 issued by the Office of the Collector and District Magistrate, Ujjain District (M.P.), 24.27 acres of land is ready to be handed over to AAI. A copy of the said letter has been submitted. AAI is in the process of taking possession of this 24.27 acres of land as per the established procedures. Further, as stated in Letter Ref. No. 151/NAZUL/2026 dated 02.05.2026 issued by the Office of the Collector and District Magistrate, Ujjain District (M.P.), the remaining land will be acquired and handed over by 31 December 2026. In addition, the District Collector, Ujjain, has issued Order Ref. No. Prakarn Kramank/001/A-82/2026-27 dated 19.05.2026 under Section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 for conducting a Social Impact Assessment (SIA) study for the acquisition of 111.87 hectares of land. The Committee suggested that the PP expedite the process of land acquisition and take possession of all the envisaged land before submission of the EC application.

The Committee further enquired about the passenger capacity of the airport and project details, including infrastructure planning, environmental safeguards, and resource requirements, to which the PP responded that the proposed development of Ujjain Airport is intended for the operation of ATR-72/Q-400 type aircraft. The proposed domestic passenger terminal building, with an approximate area of 4,060 sq. m, has been designed to handle a peak-hour capacity of 450 passengers (225 arrivals and 225 departures). The estimated annual passenger handling capacity of Ujjain Airport is 0.64 million passengers.

3.1.5. Recommendation of EAC

Recommended

3.1.6. Details of Terms of Reference

3.1.6.1. Specific

Specific Conditions	
1.	PP shall obtain in-principle approval from Ministry of Civil Aviation and Ministry of Defense (if required) and concurrence from DGCA regarding requirement of instant airport based on its guidelines of distance between two airports.
2.	PP shall submit documents with respect to status of land acquisition. Further, PP to expedite the process of land acquisition and take possession of all the envisaged land before submission of the EC application.

3.	PP study the impact of water bodies present within 5 km of the project boundary on the operation of airport and its mitigation/conservations measures.
4.	PP shall submit the approved Master Plan with access road of the project area
5.	PP shall submit the source of raw material for construction and its impact modelling and mitigation measures.
6.	The details of excavations, its impacts and the impact of transport of excavated material. A detailed management plan shall be suggested.
7.	The impacts of demolition and the activities related thereto shall be examined and a management plan shall be prepared to conform to the C&D Waste Management Rules.
8.	Details of emissions, effluents, solid waste (including de-plane waste) and hazardous waste generation and their management. Air quality modelling and noise modelling shall be carried out for the emissions from the various types of aircrafts.
9.	PP shall submit the potential impacts of increased tourism on the local ecology, biodiversity, infrastructure, and socio-economic conditions of the area, along with mitigation measures.
10.	PP shall conduct the biodiversity study and the impact on the same including all relevant species, including birds.
11.	PP shall prepare detailed calculations and justification regarding the proposed flight operations, including the number and frequency of flights proposed to be operated.
12.	PP shall carry out capacity assessment of the project area considering the proposed aviation activities and associated environmental implications.
13.	PP shall submit the compliance of environmental parameters in DGCA guidelines with respect to the projects.
14.	PP shall carry out need based assessment of the project and impact on the area due to influx of tourist.
15.	A sensitivity analysis of the site shall be carried out as per the MoEF&CC criteria and form part of the EIA report.
16.	Feasibility study on the use of Solar power generation sets in place of diesel for mitigation of air pollution.
17.	Layout maps of proposed project indicating proposed docking pad, terminal building, parking, greenbelt area, utilities etc.
18.	An assessment of the cumulative impact of all development and increased inhabitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be

	submitted with the EIA. The Plan to be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.
19.	An onsite disaster management plan shall be prepared to account for risks and accidents. This onsite plan shall be dovetailed with the disaster management plan for the district.
20.	A note on appropriate process and materials to be used to encourage reduction in carbon footprint. Optimize use of energy systems in buildings that should maintain a specified indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the ENS 2024. The energy system includes air conditioning systems, indoor lighting systems, water heaters, air heaters and air circulation devices.
21.	Details shall be provided regarding the solar generation proposed and the extent of substitution, along with compliance with the ECSBC-2024 rules.
22.	Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included.
23.	Requirement of water, power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract).

3.1.6.2. Standard

7(a)	**Airports**
Project Details	
1.	Importance and benefits of the project.
2.	Reasons for selecting the site with details of alternate sites examined/rejected/selected on merit with comparative statement and reason/basis for selection. The examination should justify site suitability in terms of environmental angle, resources sustainability associated with selected site as compared to rejected sites. The analysis should include parameters considered along with weightage criteria for short-listing selected site.
3.	Examine and submit details of levels, quantity required for filling, source of filling material and transportation details etc. Submit details of a comprehensive Risk Assessment and Disaster Management Plan including emergency evacuation during natural and man-made disaster integrating with existing airport.
4.	Details of man-power requirement (regular and contract).
5.	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
6.	Submit Layout plans of proposed project indicating runway, terminal building, parking, greenbelt area, utilities etc.

Road and Traffic	
1.	Examine road/rail connectivity to the project site and impact on the existing traffic network due to the proposed project/activities. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
2.	An assessment of the cumulative impact of all development and increased inhabitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be submitted with the EIA. The Plan to be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.
Land Environment	
1.	Details of the land use break-up for the proposed project. Details of land use around 10 km radius of the project site. Examine and submit detail of land use around 10 km radius of the project site and map of the project area and 10 km area from boundary of the proposed/existing project area, delineating project areas notified under the wild life (Protection) Act, 1972/critically polluted areas as identified by the CPCB from time to time/notified eco-sensitive areas/inter-state boundaries and international boundaries. Analysis should be made based on latest satellite imagery for land use with raw images.
2.	Submit the present land use and permission required for any conversion such as forest, agriculture etc. land acquisition status, rehabilitation of communities/ villages and present status of such activities. Check on flood plain of any river.
3.	The details of excavations, its impacts and the impact of transport of excavated material. A detailed management plan shall be included in compliance with C&D Waste Management Rule, 2016.
Drainage	
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 airport.
Water Environment	
1.	Examine and submit the water bodies including the seasonal ones within the corridor of impacts along with their status, volumetric capacity, quality likely impacts on them due to the project. Submit CRZ map in case the proposed site falls in CRZ region.
Land acquisition and R&R	
1.	Submit the present land use and permission required for any conversion such as forest, agriculture etc.
2.	Submit details regarding R&R involved in the project.
3.	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
4.	Examine baseline environmental quality along with projected incremental load due to the proposed project/activities.

Water Management	
1.	Examine the details of water requirement, use of treated waste water and prepare a water balance chart. Source of water vis-à-vis waste water to be generated along with treatment facilities to be proposed.
2.	Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water.
Waste Management	
1.	Examine details of Solid waste generation (including de-plane waste and hazardous waste) treatment and its disposal.
2.	The impacts of demolition and the activities related thereto shall be examined and a management plan shall be prepared to conform to the C&D Waste Management Rules.
Energy Management	
1.	Requirement of power, with source of supply, status of approval.
2.	Details shall be provided regarding the solar generation proposed and the extent of substitution, along with compliance to the ECBC rules.
3.	A note on appropriate process and materials to be used to encourage reduction in carbon foot print. Optimize use of energy systems in buildings that should maintain a specified indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Energy Conservation Building Code (ECBC) 2017 of the Bureau of Energy Efficiency, Government of India. The energy system includes air conditioning systems, indoor lighting systems, water heaters, air heaters and air circulation devices.
Environmental Monitoring and Management	
1.	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
2.	Examine baseline environmental quality along with projected incremental load due to the proposed project/activities.
3.	The air quality monitoring should be carried out as per the notification issued on 16th November, 2009.
4.	A detailed draft EIA/EMP report should be prepared in accordance with the above additional TOR and should be submitted to the Ministry in accordance with the Notification.
5.	Air quality modelling and noise modelling shall be carried out for the emissions from the various types of aircrafts.
6.	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.
Disaster Management Plan	
1.	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

Socioeconomic Environment	
1.	Examine the impact of proposed project on the nearest settlements.
2.	Submit details of corporate social responsibilities (CSR).
3.	Public hearing to be conducted for the project in accordance with provisions of Environmental Impact Assessment Notification, 2006 and the issues raised by the public should be addressed in the Environmental Management Plan. The Public Hearing should be conducted based on the ToR letter issued by the Ministry and not on the basis of Minutes of the Meeting available on the web-site.
Forest	
1.	Submit details of the trees to be cut including their species and whether it also involves any protected or endangered species. Measures taken to reduce the number of the trees to be removed should be explained in detail. Submit the details of compensatory plantation. Explore the possibilities of relocating the existing trees.
2.	Submit status of permission to be obtained from concerned local authorities for the proposed tree cutting/pruning/transplantation.
3.	Examine the details of afforestation measures indicating land and financial outlay. Landscape plan, green belts and open spaces may be described. A thick green belt should be planned all around the nearest settlement to mitigate noise and vibrations. The identification of species/ plants should be made based on the botanical studies.
Court Cases	
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.
Miscellaneous	
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 http://moef.nic.in/Manual/Airport .

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Expansion of "Residential Project - Ashiana Amarah" at Sector-93, Village Wazirpur, Gurugram, Haryana by M/s Ashiana Housing Ltd. by **ASHIANA HOUSING LIMITED** located at **GURUGRAM,HARYANA**			
Proposal For		Expansion EC	
Proposal No	**File No**	**Submission Date**	**Activity Sub-Activity (Schedule Item)**
IA/HR/INFRA2/559155/2025	21/102/2025-IA.III	26/11/2025	Townships/ Area Development Projects / Rehabilitation Centres

			Area Development (8(b))

3.2.2. Project Salient Features

The proposal is of Environmental Clearance for the Expansion of "Residential Project– Ashiana Amarah" at Sector-93, Village Wazirpur, Gurugram, Haryana by M/s Ashiana Housing Ltd.

5.2.2 The project proponent (M/s Ashiana Housing Ltd) and the accredited consultant (M/s Perfact Enviro Solutions Pvt. Ltd.) have submitted the following information regarding the project:

i. The proposed project is expansion.

ii. The project is located at Sector-93, Village Wazirpur, Gurugram, Haryana. The geo-graphical coordinates of the project site are Latitude (28°24'48.47"N) and Longitude (76°55'40.01"E).

iii. The project has already been granted Environmental Clearance which was issued by SEIAA Haryana vide letter dated 24.08.2021 for a plot area of 90,422.95 sq. m and a built-up area of 2,33,182.85 sq. m. The project is under construction as per the EC issued by SEIAA, Haryana. A total of 21 residential towers are as per the previously granted Environment Clearance, out of these, total 12 towers are under construction. Construction is proceeding in line with approved plans and environmental norms.

iv. The total plot area is 90,422.95 sq. m, FAR area is 1,66,137 sq. m and total built-up area of 2,43,778.53 sq. m. The project will comprise 21 Residential Block + Club & Learning Hub + EWS. The maximum height of the building is 64.65m. The details of building are as follows:

Particulars	**As per EC, 08.07.2021**	**Proposed**	**After Expansion**	**Remarks**
Plot Area (sq. m)	90,422.95	-	90,422.95	No change
Ground Coverage				
Ground Coverage (sq. m) (Permissible) - 35%	31,648.03	-	31,648.03	No change
Ground Coverage (sq. m) (Proposed)	31,376.76 (34.7% of plot area)	(-582.76)	30,794.00 (34.05% of plot area)	Decrease
Permissible F.A.R (175%) (sq. m)	1,58,240.16	-	1,58,240.16	No change
Additional BAR/FAR against IGBC (sq. m)	8,138.053	-	8,138.053	No change
Total Permissible (sq. m)	1,66,378.21	-	1,66,378.21	No change
F.A.R (Proposed)-A (sq. m)	**1,66,242.0**	**(-105.00)**	**1,66,137.00**	**Decrease**
Other Non FAR are	56800.85	2,825.23	59626.08	Increase

a (a) {Podium, ESS room, DG room, STP and waste management area, UGT Area, Gas bank area, Balcony area, stilt area and Mumty /machine room/staircases areas} (sq. m)				
Basement Location & Level (no.)	Basement A - level 1 Basement B- level 1	Basement B-level 2	Basement A - level 1 Basement B- level 1 and 2	Increase
Basement Area (b) (sq. m)	10,140.00	7,875.45	18,015.45	Increase
Total Non-F.A.R Area- (a+b)=B (sq. m)	**66,940.85**	**10700.68**	**77,641.53**	**Increase**
Built-up Area (FAR A + Total Non FAR B) (sq. m)	**2,33,182.85**	**10,595.68**	**2,43,778.53**	**Increase**
Green Area (sq. m)	27,127.00	180.69	27,307.68 (30.2 % of plot area)	Increase
Road Area & Open Area including surface parking (sq. m)	31,919.19	402.08	32,321.27	Increase
No. of Floors (no.)	20 towers will be S+14 1 Iconic Tower will S+20 EWS is G+6	-	20 towers will be S+14 & 1 Iconic Tower will S+20 EWS is G+6	No change
No of towers (no.)	21 Residential Block + Club & Learning Hub	-	21 Residential Block + Club & Learning Hub + EWS	No change
Height of building (m)	44.95m for 20 towers & 64.65m for Iconic Tower	-	44.95m for 20 towers & 64.65m for Iconic Tower	No change
No. of Units (no.)	DU- 1200,EWS-	-	DU- 1200,EW	No change

	212		S- 212	

xv. The total cost of the project is Rs 767.00 Crores.

xvi. The project is expected to be completed in 2-3 years from the date of start of construction.

xvii. The total green area of 29,017.39 sq. m (32.09% of plot area) will be developed along most of the periphery of the project area as well as along roads. A total of 1350 no. of trees are proposed. Out of which 355 trees have already been planted. Additionally shrubs will be planted.

xviii. The total outlay of the Environment Management Plan: (Capital Cost = Rs. 461.57 Lakhs; Recurring Cost- Rs. 51.53 lakhs/ year. Capital Cost = Rs. 175.15 Lakhs; (already spent and proposed to be spent Rs. 175.15 Lakhs),

xix. Employment potential-Directly and indirectly a total of 350 no. of people will be engaged out of which 250 no. of laborers will be hired during the construction phase and 100 no. of staff during the operation phase.

xx. Benefits of the project- Social benefits- Well connected with the network of public transport, local railways and cabs. Pollution free environment with proper drainage and sewage system. Easy access to the airport and local Railway Station. For Environmental benefits, Green area 29,017.39 sq. m (32.09% of plot area) will be developed. 21 no. of RWH pits will be provided for rainwater harvesting. Energy efficient building material during the construction stage will help in the reduced impact on the environment directly & indirectly. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively and eco-friendly treatment approach i.e. OWC, Recycling etc will reduce the amount of waste that it sends to landfill.

3.3.3 The EAC, during deliberations noted the following:

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

ii. The project has already been granted Environmental Clearance which was issued by SEIAA Haryana vide letter dated 24.08.2021 for a plot area of 90,422.95 sq. m and a built-up area of 2,33,182.85 sq. m. The project is under construction as per the EC issued by SEIAA, Haryana. A total of 21 residential towers are as per the previously granted Environment Clearance, out of these, total 12 towers are under construction. Construction is proceeding in line with approved plans and environmental norms.

iii. Earlier, the land has been licensed by DTCP vide licence no. 41 of 2010 dated 07.06.2010 to Ramprastha Estates Pvt. Ltd. & others for setting up of Group Housing Colony on land measuring (37.618 Acre). Later on some part of the land, i.e. land admeasuring 2.068 acres and 13.16 acres out of the entire land was delicensed vide orders dated December 18, 2018 and March 20, 2020 respectively and now the total licensed area is 22.344 Acre. The land was further purchased by M/s Ashiana Housing Ltd. via Sale Agreement from M/s Ramprastha Estates Pvt. Ltd. and other landowners. Further license was transferred in favour of M/s Ashiana Housing Ltd. by DTCP vide Memo no-LC-1634/Asstt(MS) 2021/3957 dated 18.02.2021 which is valid upto 06.06.2026

i. Consent to Establish from Haryana State Pollution Control Board has been obtained vide file No. HSPCB/Consent/: 329962322GUSOCTE18917503 dated 12.01.2022.

ii. PP obtained forest NOC vide letter dated 29.12.2021 issued by DFO, Gurugram and also obtained Aravalli clearance vide letter dated 05.01.2022 issued by the DC Gurugram.

iii. The project was considered by earlier EAC in its 156th EAC meeting held during 04th December, 2025 wherein the committee deferred the project and raised the ADS for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

<table>
<tr><th>S. No</th><th>ADS raised by Ministry</th><th>PP reply</th></tr>
<tr><td></td><td>PP shall furnish clear clarifications on the nature of the proposal (amendment or expansion), detailed project information, and a clear distinction of activities covered under the existing and proposed expansion EC.</td><td>The Proposed project is Expansion of Residential Project Ashiana Amarah. Due to planning modifications, the balcony sizes in the residential towers have been increased, and a second basement level has been introduced to Basement B to accommodate parking in level 1 & level 2. These changes have resulted in an increase the basement area and thus total built-up area will increase from 2,33,182.85 sq. m to 2,43,778.53 sq. m
<table>
<tr><th>Particulars</th><th>As per EC, 08.07.2021</th><th>Proposed</th><th>After Expansion</th></tr>
<tr><td>Plot Area (sq. m)</td><td>90,422.95</td><td>-</td><td>90,422.95</td></tr>
<tr><td colspan="4">Ground Coverage</td></tr>
<tr><td>Ground Coverage (sq. m) (Permissible) - 35%</td><td>31,648.03</td><td>-</td><td>31,648.03</td></tr>
<tr><td>Ground Coverage (sq. m) (Proposed)</td><td>31,376.76 (34.7% of plot area)</td><td>(-582.76)</td><td>30,794.00 (34.05% of plot area)</td></tr>
<tr><td>Permissible F.A.R (175%) (sq. m)</td><td>1,58,240.16</td><td>-</td><td>1,58,240.16</td></tr>
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<tr><td>F.A.R (Proposed)-A (sq. m)</td><td>1,66,242.0</td><td>(-105.00)</td><td>1,66,137.00</td></tr>
<tr><td>Other Non FAR area (a) {Podium, ESS room, DG room, STP and waste management area, UGT Area, Gas bank area, Balcony area, stilt area and Mumty /ma</td><td>56800.85</td><td>2,825.23</td><td>59626.08</td></tr>
</table>
</td></tr>
</table>

chine room/staircases areas} (sq. m)				
Basement Location & Level (no.)	Basement A - level 1 Basement B- level 1	Basement B-level 2	Basement A - level 1 Basement B- level 1 and 2	
Basement Area (b) (sq. m)	10,140.00	7,875.45	18,015.45	
Total Non-F.A.R Area-(a+b)=B (sq. m)	**66,940.85**	**10700.68**	**77,641.53**	
Built-up Area (FAR A + Total Non FAR B) (sq. m)	**2,33,182.85**	**10,595.68**	**2,43,778.53**	
Green Area (sq. m)	27,127.00	180.69	27,307.68 (30.2 % of plot area)	
Road Area & Open Area including surface parking (sq. m)	31,919.19	402.08	32,321.27	
No. of Floors (no.)	20 towers will be S+14 1 Iconic Tower will S+20 EWS is G+6	-	20 towers will be S+14 & 1 Iconic Tower will S+20 EWS is G+6	
No of towers (no.)	21 Residential Block + Club & Learning Hub	-	21 Residential Block + Club & Learning Hub + EWS	
Height of building (m)	44.95m for 20 towers & 64.65m for Iconic Tower	-	44.95m for 20 towers & 64.65m for Iconic Tower	
No. of Units (no.)	DU- 1200, EWS- 212	-	DU- 1200,EWS- 212	

	The PP and the consultant shall prep are a comprehensive and clearly defi ned layout of the project before see king appraisal.	PP has submitted comprehensive and clearly defined layout Plan.

iv. Further, this project was considered by the EAC in its 3rd EAC meeting held during 23rd April 2026, after detailed deliberation, the committee deferred the proposal for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

<table>
<tr><th>S. No.</th><th>ADS rais ed by the Ministry</th><th>PP reply</th></tr>
<tr><td></td><td>PP shall s ubmit a d etailed br eakup of the Non-FAR area, along wit h justifica tion for t he propo sed incre ase, in a t abular for mat.</td><td>
<table>
<tr><th>S.N o.</th><th>Particul ars</th><th>Area as per EC g ranted 0 8.07.20 21</th><th>Area a s per r evised EC pro posal</th><th>Increas e</th><th>Decre ase</th><th>Remarks</th></tr>
<tr><td>1.</td><td>Residen tial</td><td>40,752. 85 (sq.m)</td><td>42,58 4.32</td><td>1831.4 7</td><td></td><td>There is slight inc rease in Balcony area in th e apartm ents i.e. 1.69 sq. m per Un it on an a verage in the proje ct.</td></tr>
<tr><td>2.</td><td>EWS</td><td>369.90 (sq.m)</td><td>228.3 2</td><td>141.58</td><td></td><td rowspan="3">Due to re vised cal culation. Initially, f or EC Ap plication all the ar ea calcul ations w ere done manually using Aut ocad and later whe n these d rawings are subm itted to s anctionin</td></tr>
<tr><td>3.</td><td>Club</td><td>98.72 (sq.m)</td><td>111.5 0</td><td>12.78</td><td></td></tr>
<tr><td>4.</td><td>Podium</td><td>11593.3 4 (sq.m)</td><td>11,50 8.91</td><td></td><td>84.43</td></tr>
</table>
</td></tr>
</table>

						g authority the areas are calculated automatically through software. This results in the variation in total area calculation even though there is no change in planning.
5.	Guard Room & Services	1713.95 (sq.m)	1906.62	192.67		There was some increase in services area as per the suggestions of Services & Design Consultants at the time of detailed planning.
6.	School	-	1237.53 (sq.m)	1237.53		Earlier the tentative area of 1000 sqm was calculated as FAR but actually it should be part of Non-FAR and the actual area as per revised calculation is 1237.531 sq m.
7.	Covered Surface Parking Area	2272.00 (sq.m)	2048.87		223.12	Covered surface parking is reduced and accommodated by increased ba

							sement par king due to addition of 2nd level in Basement B.
		Total (a)	56800.85	59626.08	2825.23		
8.		Total Basement area (b)- Basement A + Basement B	10140.00 (sq.m)	18015.45	7875.45		Due to 2nd level in Basement B.
Grand Total (a+b)			66940.85 (sq.m)	77641.531	10700.68		

PP shall submit the estimated quantity of soil to be generated, along with its proposed utilization and disposal plan as per the C&D Waste Management Rules, 2025.

Particulars	**Quantity of excavated soil (cum)**
Volume of excavation in 1st level of Basement B	25241.61
Volume of excavation in 2nd level of Basement B	18445.79
Total Volume of excavated soil generated	142318.00
Total calculated backfilling requirements for entire project	144571.00

The excavated soil and topsoil will be stored separately at designated locations within the project site. It is pertinent to mention that the designated storage locations may shift from time to time depending upon the stage and development of different project phases. Currently, the soil is being stored near the proposed school area, which is planned to be developed in the last phase of the project.

We are still in requirement to procure tentatively 2000 cum soil from out side.

The stored soil shall be reused for landscaping, backfilling, and levelling purposes within the project site, as and when required.

PP shall adhere to the guidelines issued by the Ministry vide OM dated 29.10.2025, as well as

As per the OM dated 29.10.2025, the project falls under orange category and also it is a building construction project. The greenbelt coverage should be 20% as per OM. However, it is not an air polluting industry so leniency of 5% has been provided i.e. it may reduce the greenbelt coverage upto 15%.

This being a brownfield project, substantial development has already taken place under the the earlier EC. Most towers are under construction above plinth level, and major infrastructure / services such as roads, parking, ESS, STP, sewer lines and storm - water drainage are already executed or under implementation as per the approved layout.

	applicable local by-laws for green belt development and submit revised calculations and ensure that at least 20% of the plantation is proposed on ground (mother earth).	However, as per the discussions during presentation, planning has been revisited and accordingly, we have revised the proposal to increase the soft green area on ground by reducing open area.

Particulars	Earlier proposal	Revised Proposal	Remarks
Soft Green area	12767.0 m^2 **(14.12% of plot area)**	14476.71 m^2 **(16.01% of plot area)**	Increase
Hard Green area	14,540.68 m^2 (16.08% of plot area)	14,540.68 m^2 (16.08% of plot area)	Same
Total Green area	27,307.68 m^2 **(i.e. 30.2 % of plot area)**	29,017.39 m^2 **(i.e. 32.09 % of plot area)**	Increase
Existing trees	355 No.	355 No.	Same
Proposed Trees	965 No.	995 No.	Increase
Total Trees	1320 No.	1350 No.	Increase

PP shall submit the comparative analysis of the baseline data and the CPCB AQI monitoring station data	**Parameter**	**Standard**	**Baseline October 2024 to December 2024 (Core zone)**	**Monitoring station 1- Vikas sadan, Gurugram - HSPCB- 11.77 km**	**Monitoring station 2- Sector-51, Gurugram- HSPCB- 13.75 km**	**Remarks**
	PM 10	100 ug/m^3	146.59 ug/m^3 to 155.52 ug/m^3	65.87 ug/m^3 to 555.7 ug/m^3	91.75 ug/m^3 to 544.65 ug/m^3	The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason- • The monitoring stations are located at more than 10 km away from the project. • There are nearby roads like S

					heetla mata mandir road & Vikas Marg.
NO_2	80 ug/m^3	26.59 ug/m^3 to 28.21 ug/m^3	7.41 ug/m^3 to 22.17 ug/m^3	4.6 ug/m^3 to 37.9 ug/m^3	The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason- • The monitoring stations are located at more than 10 km away from the project. • There are nearby roads like Sheetla mata mandir road & Vikas Marg.
SO_2	80 ug/m^3	6.89 µg/m^3 to 7.31 ug/m^3	3.84 µg/m^3 to 23.99 ug/m^3	0.22 µg/m^3 to 18.49 ug/m^3	The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason- · The monitoring stations are located at more than 10 km away from the project. · There are nearby roads like Sheetla mata mandir road & Vik

						as Marg.
		CO	2 mg/m^3	0.80 mg/m^3 to 0.85 mg/m^3	0.78 mg/m^3 to 3.61 mg/m^3	0.47 mg/m^3 to 3.37 mg/m^3	The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason- · The monitoring stations are located at more than 10 km away from the project. · There are nearby roads like Sheetla mata mandir road & Vikas Marg.
	PP shall submit appropriate mitigation measures to address the non-compliance of AQI parameters and to allocate funds for mitigation measures through EMP.	PP stated that the mitigation measures to address the non-compliance of AQI Parameters is given here: · During Construction Phase: · Dust mitigation measures are being taken as per Environment (Protection) Amendment Rules, 2018. · DG sets of 1 x 125 kVA and 2 x 30 kVA are used for construction works with stack height of 2 m above the roof level of DG room. · 4 no. of Anti-Smog Guns are installed for controlling dust emissions. · Metallic roads leading to or at construction sites are paved and blacktopped. · No loose soil, sand, construction & demolition waste,or any other construction material that causes dust is left uncovered. · Grinding and cutting of building materials in open areas are prohibited. · Construction materials and wastes are stored only within earmarked areas, and roadside storage of construction material and waste is strictly prohibited. · Barricading of 10 m height is being provided. · A green sheet of 100 gsm will be provided to cover the construction area & material at site. · Fixed sprinklers will be installed at Barricading along the boundary of the complex. During Operation Phase: · In case of power failure, power backup for the project will be though CPCB IV+ DG Sets of capacity 1 x 100 kVA, 1 x 500 kVA, 2 x 600 kVA and retro fitted DG sets of 2 x 1010 kVA & 2 x 1250 kVA . For better dispersion of emissions in air, Stack height of 2 m, 4.4 m, 5.4 m, 6 m & 6 m respectively above roof level will be provided. · Green belt will be developed in an area of 29,017.39 m2 (i.e. 32.09% of plot area), it will be effectively maintained.			

		· Periodic washing of the internal roads will be done in order to suppress the dust level emission.

S. No	Component	Quantity	Capital Cost (Rs. in lakhs)			Time line of Capital Cost	Recurring Cost (Rs. in lakhs / annum)
			Already Spent	Proposed to be spent	Total Cost		
	Water Management	STP 1100 KLD	97.37	52.63	150	36 months	17.53
2.	RWH Pits	21 No.	11.42	48.58	60	36 months	6.0
3.	Air management	Stack for DG sets	20.0	20.00	40	36 months	0.5
4.	Noise Management	Acoustic enclosure	_	10.00	10	36 months	0.5
5.	Solid waste Management	_	_	20.00	20	30 months	3.5
6.	Green Belt Development	29,017.39 m^2	15	65 Earlier it was 60	**80**	24-36 months	11.5
7.	Solar panels	70.34 kVA	25.36	41.21	66.57	12 months	9.5
8.	Social Activities	_	5.00	25.00	30	_	2.5
9.	Wildlife Activity Plan	_	1.00	4.00	5.0		_
	Total		175.15	286.42	461.57	_	51.53

	PP shall submit the updated layout plan and also submit a revised EMP with appropriate budget	PP updated layout plan showing the following features is given earlier point. Towers which are constructed and balance towers yet to be constructed. Location of STP, OWC, DG sets & RWH pits The cost towards EMP has been increased from Rs. 456.57 lakhs to Rs. 461.57 lakhs.

	ary alloca tion.	
	PP shall s ubmit an updated ATR to th e Regiona l Office, a long with geotagge d photogr aphs of t he green belt and o ther com pliance.	

3.2.3. Deliberations by the committee in previous meetings

Date of EAC 1 :04/12/2025

Deliberations of EAC 1 :

The EAC, after deliberations, observed there are gaps in the information presented by the PP. The PP did not clearly specify whether the present proposal sought an amendment to the existing Environmental Clearance (EC) or constituted an expansion of the earlier approved project. It was desired that to provide a coherent and comprehensive explanation of the project configuration, scope, and corresponding regulatory requirements. The Committee further noted that the PP was unable to delineate the activities already covered under the existing EC, the activities proposed as part of the expansion, and those activities presently being undertaken or proposed that were not covered under any EC. This lack of clarity hindered the Committee's ability to assess the compliance status, evaluate the environmental implications of the proposal, and determine whether the application aligned with the regulatory provisions under the EIA Notification, 2006.

As the PP was unable to provide the required clarifications, the Committee unanimously decided to defer the proposal.

In view of the above, the Committee has directed that PP submit the following for further consideration of the proposal:

ıall furnish clear clarifications on the nature of the proposal (amendment or expansion), detailed project information, and a clear distinction of activities covered under the existing and proposed expansion EC.

PP and the consultant shall prepare a comprehensive and clearly defined layout of the project before seeking appraisal.

After detailed deliberations, the committee decided to **defer** the project for want of above documents.

Date of EAC 2 :23/04/2026

Deliberations of EAC 2 :

The Committee observed that the proposed project was considered by the earlier EAC in its 156th EAC meeting held during 04th December, 2025, wherein it was deferred due to non-submission of certain requisite information. In this line, the proposal was reconsidered by the EAC. Now, PP has presented the point-wise reply to the ADS raised by the EAC.

The Committee observed that the PP has proposed a reduction in the ground coverage area c 582.00 sq. m and an increase in the Non-FAR area from 66,940.85 sq. m to 77,641.53 sq. m (i.e an increase of 10,700.68 sq. m). However, the detailed breakup of the Non-FAR area was nc presented during the meeting and not submitted as part of the proposal. Further, the P submitted that the land license (License No. 41 of 2010 dated 07.06.2010) is valid up t 06.06.2026, and that an application for its renewal has already been submitted to the concerne authority. The fee payment details for the same were also provided. In view of the above, th Committee advised the PP to submit a detailed breakup of the Non-FAR area, along wit justification for the proposed increase, in a tabular format.

Further, the Committee observed that the PP has proposed a two-level basement, which w generate a substantial quantity of soil during excavation. The committee suggested the PP t submit the estimated quantity of soil to be generated, along with its proposed utilization an disposal plan as per the C&D Waste Management Rules, 2025.

The Committee further deliberated that the PP has proposed Soft Green (green on ground) are of 12,767.0 sq. m (14.12% of the plot area) and Hard Green (podium garden and green ove basement) area of 14,540.68 sq. m (16.08% of the plot area). Accordingly, the total green are has been proposed as 27,307.68 sq. m (i.e., 30.2% of the plot area). It was also observed that th total number of trees required is 1,130, against which the PP has proposed 1,320 trees, out c which 355 trees have already been planted at the site. The Committee, however, observed tha plantation over the podium and basement cannot be considered as part of the green bel Accordingly, the PP was advised to adhere to the guidelines issued by the Ministry vide OM date 29.10.2025, as well as applicable local by-laws for green belt development. The PP shall subm revised calculations and ensure that at least 20% of the plantation is proposed on ground (mothe earth).

Further, the Committee observed that the PP conducted the baseline study during the period from October 2024 to December 2024; however, the results were not compared with data from nearby CPCB monitoring stations. Therefore, the Committee advised the PP to submit a comparative analysis of the baseline data with the data from CPCB Air Quality Monitoring Stations. Additionally, the Committee noted that, as per the monitoring data, the Air Quality Index (AQI) parameters are not within the prescribed limits. Accordingly, the Committee further suggested that the PP shall submit appropriate mitigation measures to address the non-compliance of AQI parameters and to be allocate funds for mitigation measures through EMP.

Furthermore, the Committee deliberated on the layout of the project and noted that the layout plan has not been updated with respect to the towers already constructed and the balance towers yet to be constructed. The locations of the STP, OWC, DG sets, and RWH pits were also not clearly indicated. Additionally, the Environmental Management Plan (EMP) details submitted by the PP were found to be inadequate. Accordingly, the Committee advised the PP to enhance the EMP and submit a revised EMP.

Further, the Committee deliberated on the Certified Compliance Report (CCR) obtained from the Regional Office, Chandigarh, dated 09.04.2025. It was noted that the Action Taken Report (ATR) for 14 non-compliance points was submitted to the Integrated Regional Office (IRO) on 15.05.2025. The Committee observed that the ATR submitted by the PP is nearly one year old. Accordingly, the PP was advised to submit an updated ATR to the Regional Office, along with geotagged photographs of the green belt and other compliance.

In view of the above, the Committee has directed that PP submit the following for furthe consideration of the proposal:

ıall submit a detailed breakup of the Non-FAR area, along with justification for the proposed increase, in a tabular format.

ıall submit the estimated quantity of soil to be generated, along with its proposed utilization and disposal plan as per the C&D Waste Management Rules, 2025.

shall adhere to the guidelines issued by the Ministry vide OM dated 29.10.2025, as well as applicable local by-laws for green belt development and submit revised calculations and ensure

that at least 20% of the plantation is proposed on ground (mother earth).
shall submit the comparative analysis of the baseline data and the CPCB AQI monitoring station data.
hall submit appropriate mitigation measures to address the non-compliance of AQI parameters and to be allocate funds for mitigation measures through EMP.
shall submit the updated layout plan and also submit a revised EMP with appropriate budgetary allocation.
shall submit an updated ATR to the Regional Office, along with geotagged photographs of the green belt and other compliance.
After detailed deliberations, the EAC decided to **defer** the project for want of above.

3.2.4. Deliberations by the EAC in current meetings

The Committee after deliberation observed that the proposal was earlier considered by the previous committee during the 156th EAC meeting held on 4th December, 2025, wherein it was deferred due to non-submission of certain requisite information. Further, the proposal was considered by current committee in its 3rd EAC meeting held on 23rd April 2026, and again deferred based on various observations and desired for submission of additional informations/documents. Now, the PP has submitted the requisite details accordingly, the proposal has been considered in the instant meeting.

The Committee observed that the PP has proposed a reduction in the ground coverage area of 582.00 sq. m and an increase in the Non-FAR area from 66,940.85 sq. m to 77,641.53 sq. m (i.e., an increase of 10,700.68 sq. m). The PP submitted that there is slight increase in Balcony area in the apartments i.e. 1.69 sq. m per Unit on an average in the project. Due to revised calculation. Initially, for EC Application all the area calculations were done manually using Autocad and later when these drawings are submitted to sanctioning authority the areas are calculated automatically through software. This results in the variation in total area calculation even though there is no change in planning. There was some increase in services area as per the suggestions of Services & Design Consultants at the time of detailed planning. Earlier the tentative area of 1000 sq. m was calculated as FAR but actually it should be part of Non-FAR and the actual area as per revised calculation is 1237.531 sq. m. Covered surface parking is reduced and accommodated by increased basement parking due to addition of 2nd level in Basement B. The committee found the response of the PP satisfactory.

Further, the Committee observed that the PP has proposed a two-level basement, which will generate a substantial quantity of soil during excavation. The PP submitted that total volume of excavated soil generated will be 142318 cu. m and total calculated backfilling requirements for entire project 144571 cu. m. The excavated soil and topsoil will be stored separately at designated locations within the project site. The designated storage locations may shift from time to time depending upon the stage and development of different project phases. Currently, the soil is being stored near the proposed school area, which is planned to be developed in the last phase of the project. Further PP required to procure tentatively 2000 cum soil from outside. The stored soil shall be reused for landscaping, backfilling, and levelling purposes within the project site, as and when required. The committee found the response satisfactory and suggested the PP to strictly adhere to the C&D Waste Management Rules, 2025.

The Committee further deliberated that the PP has proposed Soft Green (green on ground) area of 12,767.0 sq. m (14.12% of the plot area) and Hard Green (podium garden and green over basement) area of 14,540.68 sq. m (16.08% of the plot area). Accordingly, the total green area has been proposed as 27,307.68 sq. m (i.e., 30.2% of the plot area). It was also observed that the total number of trees has been proposed for plantation is1,320 trees, out of which 355 trees have already been planted at the site. The PP submitted that as per the OM dated 29.10.2025, the project falls under orange category and also it is a building construction project. The greenbelt coverage should be 20% as per OM. This being a brownfield project, substantial development has already taken place under the earlier EC. Most towers are under construction above plinth level, and major infrastructure / services such as roads, parking, ESS, STP, sewer lines and storm - water drainage are already executed or under implementation as per the approved layout. However, as per the discussions during presentation, planning has been revisited and accordingly, PP have revised the proposal to increase the soft green area on ground by reducing open area. Now, the

PP has proposed Soft Green area of 14476.71 sq. m (16.01% of plot area) and Hard Green area of 14,540.68 sq. m (16.08% of plot area) making total green area 29,017.39 sq. m (i.e. 32.09 % of plot area). Further, PP has proposed to plant 1350 number of trees (355 existing and 995 proposed). The PP presented detailed landscape plan and species of the tree. The committee found the response satisfactory.

Further, the Committee observed that the PP conducted the baseline study during the period from October 2024 to December 2024; however, the results were not compared with data from nearby CPCB monitoring stations. The PP submitted that as per the suggestion of the committee the baseline data has been compared with nearby 2 monitoring stations Station at sector 51 and Vikas Sadan and it has been observed that The baseline results of the core area

is less in comparison to the monitoring station 1 & 2 with respect to PM2.5, PM10, NO2, SO2 and CO. Further reason for the same may be that the monitoring stations are located at more than 10 km away from the project and there are nearby roads like Sheetla mata mandir road &

Vikas Marg. The committee found the response satisfactory. Further, the Committee suggested that the PP shall take appropriate mitigation measures to address the dust emission and to be allocate funds for mitigation measures through EMP. To which the PP submitted that dust mitigation measures are being taken as per Environment (Protection) Amendment Rules, 2018. DG sets of 1 x 125 kVA and 2 x 30 kVA are used for construction works with stack height of 2 m above the roof level of DG room. 4 no. of Anti-Smog Guns are installed for controlling dust emissions. Metallic roads leading to or at construction sites are paved and blacktopped. No loose soil, sand, construction & demolition waste,or any other construction material that causes dust is left uncovered. Grinding and cutting of building materials in open areas are prohibited. Construction materials and wastes are stored only within earmarked areas, and roadside storage of construction material and waste is strictly prohibited. Barricading of 10 m height is being provided. A green sheet of 100 gsm will be provided to cover the construction area & material at site. Fixed sprinklers will be installed at Barricading along the boundary of the complex. The committee found the response satisfactory.

Furthermore, the Committee deliberated on the layout of the project and noted that the layout plan has not been updated with respect to the towers already constructed and the balance towers yet to be constructed. The locations of the STP, OWC, DG sets, and RWH pits were also not clearly indicated. Additionally, the Environmental Management Plan (EMP) details submitted by the PP were found to be inadequate. As per the suggestion of the committee the updated layout plan showing the towers which are constructed and balance towers yet to be constructed and Location of STP, OWC, DG sets & RWH pits is submitted. Further, the cost towards EMP has been increased from Rs. 456.57 lakhs to Rs. 461.57 lakhs. The Revised EMP cost is is submitted as Capital cost Rs. 461.57 lakh and recurring cost of 51.53 lakh/annum. The committee found the response satisfactory.

Further, the Committee deliberated on the Certified Compliance Report (CCR) obtained from the Regional Office, Chandigarh, dated 09.04.2025. It was noted that the Action Taken Report (ATR) for 14 non-compliance points was submitted to the Regional Office (IRO) on 15.05.2025. The Committee observed that the ATR submitted by the PP is nearly one year old. Accordingly, the PP was advised to submit an updated ATR to the Regional Office, along with geotagged photographs of the green belt and other compliance. As per the suggestions of the committee updated ATR has been submitted to RO MOEFCC along with geotagged photographs of the green belt and other compliance vide letter dated 19.05.2026.

The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, **recommended** granting Environmental Clearance to Expansion of “Residential Project – Ashiana Amarah” (License no. 41 of 2010 dated 07.06.2010) at Sector-93, Village Wazirpur, Gurugram, Haryana by M/s Ashiana Housing Ltd. under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019:

3.2.5. Recommendation of EAC

Recommended

3.2.6. Details of Environment Conditions

3.2.6.1. Specific

Specific Conditions	
1.	As per Ministry's OM dated 14th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14th January, 2025.
2.	PP shall comply the Environment Management Plan related with project i.e Capital cost 461.57 lakh and recurring cost of 51.53 lakh/annum. Additionally, Rs. 20 Lakhs shall be spent for the adoption of a school in a nearby village and Rs. 100 on Aravalli conservation/Green Wall Project.
3.	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.
4.	As proposed by PP, No excavated soil shall be disposed of outside the project boundary. It shall be used in-situ at the project area for filling, levelling and landscaping.
5.	Freshwater requirements shall not exceed 781 KLD during the operational phase. SPCB concerned shall not issue CTO incase PP proposes for ground water extraction since is area comes under over exploited
6.	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
7.	As proposed, wastewater shall be treated onsite in an STP of 1100 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted with six monthly compliance report.
8.	Area for greenery shall be provided as per the details provided in the project document i.e., the overall area greenery including hard green area is 29,017.39 sq. m (i.e. 32.09 % of plot area) i.e. 1350 nos (355 existing and 995 proposed) of trees (i.e. 16.01 % of plot area will be plantated including peripheral tree plantation).
9.	Project Proponent shall strive to enhance the Green Belt beyond 16% and 1350 nos. the trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.
10.	PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.
11.	As proposed, 21 nos. of RWH pits of total 1240 cu.m volume shall be provided for harvesting after filtration will be used for domestic purposes.
12.	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.

13.	As committed Parking facility is 1800 ECS are to be provided along with 20% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all parking norms and standards as applicable.
14.	PP shall installed solar power generation facility 70.34 KW and thereby total energy saving measures from overall power consumption shall be 10%. Energy Audit by third party shall be conducted.
15.	No trees shall be cut without the permission of forest department prior to construction activity (as applicable).
16.	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.
17.	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.
18.	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
19.	The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.
20.	PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).
21.	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
22.	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the *bona fide* Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and *bona fide* Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition.
23.	The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies

	from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats

3.2.6.2. Standard

8(b)	**Townships/ Area Development Projects / Rehabilitation Centres**
Statutory compliance	
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 lightening etc.
3.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
4.	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.
5.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
6.	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.
7.	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.
8.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
9.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, 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.
Water quality monitoring and preservation	
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
Energy Conservation measures	
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.
Waste Management	
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.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
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.
Miscellaneous	
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 reportand 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 may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry 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.
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.

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Deptt of Higher Education (DHE), Ministry of Education (MoE), Govt. of India." by **SINDHU CENTRAL UNIVERSITY** located at **LEH LADAKH,LADAKH**			
Proposal For		Fresh EC	
Proposal No	**File No**	**Submission Date**	**Activity Sub-Activity (Schedule Item)**
IA/LA/INFRA2/565175/2026	21/11/2026-IA.III	17/03/2026	Building / Construction School, College with Hostel Educational Institutions (8(a))

3.3.2. Project Salient Features

The Proposal is for Environmental Clearance for Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India.

5.3.2 The project proponent (M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India) along with their NABET Accredited Environmental Consultant (M/s Skilled Enviro Services) presented the project, salient features of which are as follows:

i. The project is new.
ii. The proposal was earlier considered during the 4th SEAC meeting of the UT of Ladakh held on 04.02.2026 and was subsequently recommended for Environmental Clearance (EC) in the 5th SEAC meeting of the UT of Ladakh held on 04.04.2026.
iii. The project is located at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh having geographical co-ordinates 34°19'32.87"N Latitude and 76°52'42.60"E Longitude.

Building No.	**Particulars**	**Floor Height**	**Capacity**	**Built-up Area of Each Block (sq m)**	**Total No. of Blocks**	**Total Built-up Area (sqm)**
B01	Academic Block - A	LG+G+2	-	4780.49	2	9560.98

B01	Academic Block - B	G+2	-	2535.93	3	7607.79
B02	Central Library	G+3	-	6310.29	1	6310.29
B03A	Admin Block-A	G+2	-	1855.62	1	1855.62
B03B	Admin Block-B	G+2	-	1855.62	1	1855.62
B04	PG Hostel Block	G+3	64 each block	2315.23	6	13891.38
B05	PG + UG Hostel Block	G+3	UG-96, PG-16	2724.01	1	2724.01
B06	PHD Hostel Block	G+3	20 each block	1595.97	1	1595.97
B07A	Type 2A	G+3	8 Units	806.85	1	806.85
B07B	Type 2B	G+3	7 Units	727.60	1	727.60
B08A	Type 3	G+3	8 Units	910.46	3	2731.38
B09A	Type 4	G+3	8 Units	1391.20	4	5564.80
B10A	Type 5	G+3	8 Units	1814.42	4	7257.68
B11	VC Residence	G+1	1 Unit	418.14	1	418.14
B12	Auditorium	G	220 Pax.	1250.00	1	1250.00
B13	Guest House	G+1	15 Units	728.67	1	728.67
B14A	Centralized Kitchen & Mess Area + Student Activity Centre	G+2	180	1356.47	1	1356.47
B16	Infirmary	G	-	226.52	1	226.52
-	HT PANEL ROOM	G	-	500.00	1	500.00
-	HVAC PLANT ROOM	G	-	500.00	1	500.00
-	Pump Room (STP)	G	-	115.00	1	115.00

-	HT METER & V CB ROOM	G	-	64.67	1	64.67
-	CSS (6 Nos.)	-	-	900.00	1	900.00
-	Pump Room (U GT)	G	-	115.00	1	115.00
Total						**68,664.44**
Total plot area		**5,43,400 sqm (54.34 ha)**				
Total Gross Built-up Area		**68,664.44 sq.m**				
Ground Coverage Achieved		**20,177 sq.m**				
Green Area		**108,680 sq.m**				
Open Area		**419,915 sq.m**				
Maximum No. of Floors		**G + 3**				
FAR area		**66,916.44 sq.m**				

v. During construction phase, total water requirement is expected to be 20 KLD which will be met by authorized water supplier. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

vi. During operational phase, total water requirement of the project is expected to be 400.56 KLD and the same will be met by 238 KLD fresh water from PHED/River water and 162 KLD Recycled Water. Wastewater generated 354 KLD will be treated in 3 STPs of total 265 KLD capacity (265 KLD (academic & admin block), 100 (Residential Block) and 85 KLD (Hostel Block) & 1 ETP of 50 KLD. 316.89 KLD of treated wastewater will be recycled and re-used (162 KLD for flushing, 154.89 for gardening etc.).

vii. About 5.27 TPD solid wastes will be generated in the project. The biodegradable waste (3.16TPD) will be processed in OWC and the non-biodegradable waste generated (2.11 TPD) will be handed over to authorized local vendor.

viii. The total power requirement during construction phase is 100 KVA and will be met from DG set & LT meter and total power requirement during the operation phase is 14.55 MW and will be met from LPDDC.

ix. Rooftop rainwater of buildings will be collected in 8 RWH tanks of total 25.12 KLD capacity for harvesting after filtration.

x. Parking facility for 286 four wheelers and 287 two wheelers is proposed to be provided against the requirement of 286 and 287 respectively (according to local norms).

xi. Proposed energy saving measures would save about 10.30 % of power.

xii. No Forest land diversion is involved for the proposed project site.

xiii. The project site is not located within Critically Polluted area.

xiv. The project site is not located within 10 km of Eco sensitive zone.

xv. No litigation/ court case is pending against the project.

xvi. Total green area developed within the project will be 1,08,680 sq.m (20 % of the plot area)

xvii. The estimated Capital cost of the proposed project approx. Rs. 952.87 crore.
xviii. The project is expected to be completed in 3 years.
xix. The total outlay of the Environment Management Plan: (Capital Cost = Rs. 30 Lakhs Lakh; Recurring Cost- Rs.15 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 294.34 Lakhs, Recurring Cost = Rs. 92.17. Lakhs /year).
xx. Employment potential- during construction phase, 100 nos and about 2400 person engaged during operation phase.
xxi. Benefits of the project: Well connected with the network of public transport, local railways and cabs. Pollution free environment with proper drainage and sewage system. Easy access to the airport and local Railway Station. For Environmental benefits, Green area 108680 sq. m (20% of Plot area) will be developed. 8 no. of RWH pits will be provided for rainwater harvesting. Energy efficient building material during the construction stage will help in the reduced impact on the environment directly & indirectly. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively.

5.3.3 The EAC, during deliberations noted the following:

ii. The proposal was earlier considered during the 4th SEAC meeting of the UT of Ladakh held on 04.02.2026 and was subsequently recommended for Environmental Clearance (EC) in the 5th SEAC meeting of the UT of Ladakh held on 04.04.2026.
iii. PP submitted land document vide letter dated 13.12.2025 issued by Administration of UT of Ladakh, Office of the sub-divisional Magistrate Khaltsi, pertaining to the transfer of land in favour of the Central University at Gothang, Khaltsi. A corrigendum order was also submitted, revising the land area from 1043 Kanals to 1075 Kanals and 05 Marlas for necessary updation in the revenue records.
iv. PP submitted an authorization certificate vide letter 24.12.2025. PP submitted site layout plan issued by DDF consultants Pvt. Ltd. PP submitted Fire NOC issued by Deputy Director, UT of Ladakh PP submitted Municipal Committee NoC vide letter dated 27.03.2026.
v. PP submitted wildlife Department NoC vide letter dated 18.03.2026 wherein the mentioned that the said area doses not fall within boundaries of Wildlife Protection areas of wildlife Division Leh.

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the EAC in current meetings

The Committee observed that the project/activity is covered under Category 'B' of Item 8(a) 'Building and Construction Projects' of the Schedule to the EIA Notification, 2006, as amended, and requires appraisal at the State level. However, the proposal was transferred to Central level by UTEIAA Ladakh inabsence of Chairman and since the project is of national importance. It was further observed that UT Ladakh State Expert Appraisal Committee (SEAC), in its meeting held on 04.02.2026, recommended the project for consideration and approval by the Union Territory Environment Impact Assessment Authority (UTEIAA).

It was observed that State Government has provided its comments based on Ministry's OM dated 14th January, 2025 with respect to grant of Consent to Establish during the process of granting Environmental Clearance. The inputs/comments were appraised by EAC during its deliberations of this project. During the meeting, the PP submitted the drone videos and the .kml file, wherein the committee observed that the project is at an elevation of 3152 m above Mean Sea Level (MSL) and is about 180 m above the main road, and the access road terrain is difficult. It was observed that no construction activity has been initiated for the project.

The Committee observed that during the construction phase, the total water requirement is

expected to be 20 KLD, and during the operational phase, the total water requirement of the project is expected to be 400.56 KLD, which will be met through 238 KLD of fresh water from PHED/River water and 162 KLD of recycled water. The wastewater generated (354 KLD) will be treated in 3 STPs of total 450 KLD capacity (265 KLD for Academic & Administrative Block, 100 KLD for Residential Block, and 85 KLD for Hostel Block) and 1 ETP of 50 KLD capacity. About 316.89 KLD of treated wastewater will be recycled and reused (162 KLD for flushing and 154.89 KLD for gardening, etc.). The Committee further observed that 8 RWH tanks of total 25.12 KLD capacity have been proposed for the project. The Committee suggested that the PP ensure adequate safety measures at the project site so that wastewater is not discharged into the Indus River.

The Committee observed that the PP has proposed that about 5.27 TPD of solid waste will be generated from the project. The biodegradable waste (3.16 TPD) will be processed in an OWC, and the non-biodegradable waste generated (2.11 TPD) will be handed over to an authorized local vendor. The Committee suggested to co-ordinate with the local authority for the collection and disposal of waste. Accordingly, the PP informed that a request has been submitted to the SDM, Khaltsi, seeking a consent/permission letter from the Municipal Committee, Leh, indicating that the biodegradable and non-biodegradable solid waste generated at the SCU can be collected by the Municipal Committee on designated days and disposed of through the approved municipal waste management system.

The Committee further observed that the project is located in an ecologically sensitive area of Leh and at a high elevation where the access road terrain is difficult. Accordingly, the Committee suggested that the PP submit a Disaster Management Plan. Based on the suggestions of the Committee, the PP submitted a revised Disaster Management Plan wherein provisions for Hazard-Specific Early Warning Systems, Evacuation Routes & Assembly Points, Incident Response Team (IRT) Structure, and Integration with Local Authorities have been envisaged. The Committee found the response satisfactory.

The Committee further observed that the PP has proposed to install a solar power capacity of 1500 kW, meeting 50% of the total energy demand. Further, the PP has proposed to install DG sets of 1 × 500 kVA during the construction phase and 2 × 400 kVA during the operational phase, with exhaust chimneys and acoustic enclosures as per CPCB norms. The Committee suggested that the PP follow the ECSBC guidelines for energy conservation and explore the use of renewable energy to the maximum possible extent.

The Committee observed that the PP has proposed to develop a green area of 108,680 sq. m, i.e., 20% of the total plot area, and 10,868 trees are proposed to be planted at the project site. The Committee observed that the list of tree species submitted by the PP comprises local species. However, the Committee suggested that the PP include a few more local species and undertake plantation along the project periphery with a spacing of 2 m × 2 m to increase plantation density. The Committee found the proposed greenbelt plan satisfactory.

Further, the committee deliberated the EMP budget as Capital Cost = Rs 30 Lakhs Lakh; Recurring Cost- Rs. 15 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 294.34 Lakhs, Recurring Cost = Rs. 92.17. Lakhs /year). The committee suggested PP to increase the EMP accordingly as suggested PP submitted revised EMP as Capital Cost = Rs. 55 Lakhs Lakh; Recurring Cost- Rs. 35 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 537.94 Lakhs, Recurring Cost = Rs. 158.77 Lakhs /year) with detailed description of the activity. The committee found the response satisfactory.

The Committee further suggested that the PP should become an inspiration for other institutions by adopting a zero-waste approach and adopting the Village Khaltsi. Accordingly, the PP shall provide necessary support and financial allocation for the education of children residing in the village, management of waste generation, provision of potable water supply, and strengthening of health infrastructure.

The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, **recommended** granting Environmental Clearance to Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India, under the provisions of EIA

Notifications, 2006 as amended therein, subject to the following specific conditions, other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 and the conditions specified by the SEAC:

3.3.5. Recommendation of EAC

Recommended

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

Specific Conditions	
1.	PP shall adopt Village Khaltsi and shall provide necessary support and financial allocation for the education of children residing in the village, management of waste generation, provision of potable water supply, and strengthening of health infrastructure
2.	PP shall comply the Environment Management Plan related with project i.e Capital Cost = Rs. 55 Lakhs Lakh; Recurring Cost- Rs. 35 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 537.94 Lakhs, Recurring Cost = Rs. 158.77 Lakhs /year).
3.	PP shall construct water storage pond of adequate size to have sufficient back up of water incase of exigency of power supply.
4.	PP shall take adequate measures to mitigate the impact of blasting of rock during construction of foundation.
5.	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.
6.	Freshwater requirements shall not exceed 238 KLD during the operational phase.
7.	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
8.	As proposed, 8 RWH tanks of total 25.12 KLD volume shall be provided for harvesting after filtration will be used for domestic purposes.
9.	As proposed, wastewater shall be treated onsite in an STP of 265 KLD capacity (1 ETP of 50 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted with six monthly compliance report. No treated/untreated water shall be discharged in nearby water bodies.
10.	Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is 108680 Sq. mtr. i.e. 20 % of the plot area of the plot area and i.e. 10868 trees will be plantation including peripheral tree plantation).
1	Project Proponent shall strive to enhance the Green Belt beyond 20% and 10868 nos. the

1.	trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.
12.	PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.
13.	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
14.	As committed Parking facility is 286 Four wheeler and 192 Two wheelers are to be provided along with 10% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all parking norms and standards as applicable.
15.	PP shall installed solar power generation facility 1500 kW. Energy Audit by third party shall be conducted.
16.	The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.), State Highway, nearby PWD roads for widening works within 500 mts from the project site.
17.	No trees shall be cut without the permission of forest department prior to construction activity (as applicable).
18.	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.
19.	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.
20.	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
21.	The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.
22.	PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).
23.	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
2	The project proponents would commission a third-party study from Environment

4.	Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats

3.3.6.2. Standard

8(a)	**Building / Construction**
Statutory compliance	
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 lightening 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.
Air quality monitoring and preservation	
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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, 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.
Water quality monitoring and preservation	
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
Noise monitoring and prevention	
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.
Energy Conservation measures	
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.

Waste Management	
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.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
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.
Miscellaneous	
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 reportand 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 may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry 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.
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.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Proposed Group Housing Project at Khasra No. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32,33, 34, 50, 51, 80, 81, 83 Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttrakhand by M/s Sharda Hotels & Tours Pvt. Ltd. And M/s Cool Breez Exports Pvt. Ltd. by **COOL BREEZE EXPORTS PVT LTD** located at **DEHRA DUN,UTTARAKHAND**

Proposal For		Fresh EC	
Proposal No	**File No**	**Submission Date**	**Activity Sub-Activity (Schedule Item)**
IA/UK/INFRA2/569347/2026	21/10/2026-IA.III	21/04/2026	Building / Construction Residential building(s) (8(a))

3.4.2. Project Salient Features

The proposal is of Environmental Clearance for the Proposed Group Housing project at Khasra no. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 50, 51, 80,81, 83 Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttrakhand by M/s Cool Breez Exports Pvt. Ltd.

5.4.2 The committee noted that the project/ activity is covered under category 'B' of item 8(b) 'Township/Area Development Project' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Uttrakhand, this proposal has been submitted at the Central level by the sectoral EACas per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

3.4.3. Deliberations by the committee in previous meetings

N/A

3.4.4. Deliberations by the EAC in current meetings

The Committee further observed that the PP had not circulated the documents to the

Committee members as required and specified in the agenda for the meeting. The Committee noted that the non-submission of the requisite documents in advance hindered a comprehensive examination of the proposal. Accordingly, the Committee advised the PP to strictly adhere to the instructions specified in the agenda and ensure timely submission and circulation of all relevant documents for future consideration. The Committee also directed the PP to submit a drone video of the project site along with the requisite documents to facilitate a better assessment of the project and its surrounding environment.
In view of the above deficiencies, the Committee decided to **defer** the proposal.

3.4.5. Recommendation of EAC

Deferred for ADS

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

"Expansion of IT Park" located at Village- Sarai Khawaja, Sector-27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd. by **MS RPS INFRASTRUCTURE LTD** located at **FARIDABAD,HARYANA**

Proposal For		Expansion EC	
Proposal No	**File No**	**Submission Date**	**Activity Sub-Activity (Schedule Item)**
IA/HR/INFRA2/514680/2025	21/107/2025-IA.III	23/08/2025	Building / Construction Commercial Building(s) (8(a))

3.5.2. Project Salient Features

This proposed project is for grant of Environmental Clearance for Expansion of IT Park" (license no 19 of 2010) located at Village- Sarai Khawaja, Sector- 27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd.
5.5.2 The project/ activity is covered under category 'B' of item 8(a) 'Building/Construction Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. The PP has submitted the application before SEIAA, Haryana. However, due to the temporary absence of SEIAA / SEAC in Haryana, this application was forwarded to Ministry on 21.03.2025, as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 and this proposal has been appraised at the Central level by sectoral EAC. The proposal was considered by SEAC, Haryana in its 310th meeting held on 21.01.2025 wherein the SEAC recommended the project to SEIAA for grant of EC.
5.5.3 Based on the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 151st meeting held on 10th September, 2025 and 155th meeting held during 20-21 November, 2025. After detailed deliberation, the committee recommended for grant of EC for this project with project specific and standard EC conditions.
5.5.4 Based on the recommendation of the EAC, the file was processed in the Ministry for consideration of Competent Authority for grant of EC. While processing the file, Competent Authority has observed the following:

"Whether grass pavers and potted trees can be considered as part of the designated greenbelt area as per the specified guidelines in this regard. If these do not qualify, explanation be sought from the concerned Member Secretary (MS) and the Certificate issuing authority regarding inclusion of such grass pavers and potted trees as part of green belt".

5.5.5 Based on the above observation, a clarification was sought from the Forest Department, Haryana and accordingly, the ADS was raised to the PP. In response, the Deputy Conservator of Forests, Faridabad, Haryana, vide communication dated 12.05.2026, has furnished the requisite clarification/information on the issues raised in the ADS. The relevant portion of the clarification is reproduced below for ready reference:

".....it has been clarified that a total of 350 plants have been planted in the designated green belt area as prescribed under the applicable guidelines. It has further been clarified that the said plants have been planted directly on the ground and not in pots.

Further, grasses and ground vegetation may form part of the multilayered green belt structure, as they assist in soil binding, prevention of soil erosion during rainfall, moisture retention and ecological stabilization. Accordingly, trees of varying heights, shrubs and grasses collectively contribute towards the development of a multilayered green belt at the aforesaid project site".

5.5.6 Further during processing it has been observed that whether grass pavers and potted trees can be considered part of the designated green belt area as per applicable guidelines. The DFO Faridabad vide clarification dated 12.05.2026 has mentioned that the 350 trees have been planted directly in the ground (not in pots). However, the clarification does not specifically address grass pavers as a distinct category. The DFO's letter refers broadly to "grasses and ground vegetation" contributing to a multilayered green belt, but grass pavers are an engineered surface treatment and cannot be equated with natural ground cover without specific regulatory basis. Accordingly, the matter has been placed before the EAC.

5.5.7 The EAC during deliberations opined that tree plantation on the mother earth or soft green area may only be considered as %age of green area of project area as it has multiple benefit for environment. The plantation on podium or roof top/vertical plantation/potted trees/landscape/grass pavers is different type greenbelt development but has limited benefits and may not constitute to be part of %age green of project area. Though these types of plantation are also beneficial of environment but less comparative to plantation on mother earth. Accordingly, the EIA consultant and the PP present during the meeting was asked to modify and increase the tree plantation %age green area in the project. Thereby, PP has submitted the revised greenbelt plan and increased the soft green area from 4605.5 sq. m (15 % of the project area) to 5262.30 sq. m (17.14 % of the project area). The earlier inclusion of green area of potted trees/grass pavers shall be excluded. Further, the number of trees has also been increased from 452 (350 existing and 102 proposed) to 500 (350 existing and 150 proposed). Furthermore, the Revised Landscape Plan and Revised tree list has also been submitted by the PP which has been found satisfactory by the committee.

3.5.3. Deliberations by the committee in previous meetings

Date of EAC 1 :10/09/2025

Deliberations of EAC 1 :

During deliberations, the Committee noted that the proposal under consideration relates to an expansion project. As per the Ministry's Office Memorandum No. IA3-22/10/2022-IA.III dated 08.06.2022, submission of a Certified Compliance Report (CCR) is a mandatory requirement for all expansion proposals. In compliance, the Project Proponent (PP) has obtained the CCR from the Ministry's Regional Office vide letter dated 10.12.2024.

Further, while appraisal of CCR, it was observed that Regional Office had identified about 15 non-compliance points, for which the PP subsequently submitted an Action Taken Report (ATR) to the Regional Office. However, upon examination, the Committee found the ATR to be unsatisfactory. Accordingly, the Committee advised that the PP must ensure strict compliance with all non-compliance points highlighted by the Regional Office and submit a revised ATR, duly supported with geotagged photographs, to both the Regional Office and the Ministry.

Further, the Committee reviewed the .kml file and drone video observed that no green belt development is visible within the proposed project area, despite this being a mandatory requirement under the conditions of the earlier Environmental Clearance (EC). The Committee expressed its serious concern and displeasure in this regard, noting that non-implementation of the green belt not only constitutes non-compliance of the EC conditions but also undermines the ecological and environmental safeguards envisaged for the project.

In view of the above, the committee has decided to **defer** the project.

Date of EAC 2 :20/11/2025

Deliberations of EAC 2 :

4 The EAC, after detailed deliberations, observed that the present proposal pertains to an expansion project for which EC had already been granted earlier. The PP informed that the expansion involves an increase in the total built-up area from 1,34,789.015 sq. m to 1,45,487.34 sq. m. Further, the committee has observed that the instant proposal was considered in 151thEAC meeting held on 10.09.2025 wherein the committee deferred the proposal due to non-submission of the requisite information. Further, this proposal was considered by SEAC, Haryana in its 310th meeting held on 21.01.2025 wherein the SEAC recommended the project to SEIAA for grant of EC.

Further, the PP has obtained the Certified Compliance Report (CCR) from the Regional Office, Chandigarh vide letter dated 10.12.2024, which recorded fifteen instances of non-compliance with the EC conditions. In this regard, the PP has submitted the Action Taken Report (ATR) to the Regional Office vide email dated 15.01.2025. The Committee observed that the PP has submitted revised ATR on 04.11.2025 to RO and the same was deliberated. The committee was satisfied with the ATR submitted by the PP and suggested PP that all the conditions shall be strictly complied with.

The Committee inquired about the organizational structure of the Environmental Management Cell, specifically the number of employees with an environmental background at the project site. It was advised to the PP to recruit qualified environmental professionals to ensure compliance with EC conditions at the site during both the construction and operational stages. The PP agreed with the suggestion of the committee and submitted that EMC cell of 5 personal headed by the environment officer has been created. The PP satisfied with the submission of the PP.

Further, the committee has observed that PP had obtained forest NoC from DFO vide letter dated 11.06.2008 and also obtained NoC from AAI for height clearance vide letter dated 20.07.2010, which was renewed vide letter dated 05.08.2015 which was valid till 19.07.2018. The committee suggested PP to obtain fresh NoC from AAI for height clearance within two months.

The Committee observed that the PP has proposed to develop a green area of 8,844.95 sq. m, accounting for 28.81% of the total plot area. As per the list submitted by the PP, a total of 395 trees have been proposed within the plot premises, out of which 155 trees have already been planted. The Committee further noted that the PP has planted Conocarpus species, which is not advisable due to its known adverse environmental impacts. Accordingly, the Committee advised that the PP shall remove all Conocarpus species planted within the premises within a period of six months. Subsequently, the PP shall plant suitable native/local tree species as an alternative, and the revised plantation plan shall be prepared in consultation with a local horticulturist.

The Committee observed that the proposed solar energy capacity is 264 kWp (5% of the total energy demand). The Committee suggested that the PP enhance the proposed solar capacity. The PP agreed and informed that, against the total power load of 5,281.21 kW, they propose to increase the solar capacity from 264 kW to 305 kW (i.e., from 5% to 5.77%) on the available rooftop area of the tower. The Committee found the revised solar capacity satisfactory.

The Committee also inquired about the Rainwater Harvesting (RWH) plan for the project. In response, the PP informed that 07 RWH pits have been installed within the project. The Committee found the submission to be satisfactory.

Furthermore, the Committee observed that the PP has installed 1 DG set of 1010 kVA with a stack height of 6 m above the roof level. It was noted that 6 DG sets of capacities 2000 kVA and 750 kVA are proposed to be installed, with a stack height of 6 m above the roof level, for backup power during the operational phase. The Committee suggested that the PP shall consider installing gas generator (G.G.) sets in place of DG sets since the project area is under CPA/SPA of Sector 27 of Faridabad. It was advised that the PP shall ensure strict compliance with all mitigation measures and recommended Environmental Clearance conditions applicable to projects. Accordingly, conditions with respect to CPA/SPA are incorporated in specific conditions.

The Committee also deliberated on the EMP budget and observed that the PP has proposed a

Capital Cost of Rs. 273.19 Lakhs and a Recurring Cost of Rs 44.5 Lakhs per year for the proposed expansion, while Rs 122.81 Lakhs has already been incurred. The Committee found the proposed EMP satisfactory.
The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, **recommended** granting Environmental Clearance to Expansion of IT Park" (license no 19 of 2010) located at Village- Sarai Khawaja, Sector- 27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd. under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019:

Date of EAC 3 :18/02/2026

Deliberations of EAC 3 :

1.4.5 The EAC, during deliberations, observed that PP has submitted verification certificate from the local forest department regarding green Belt conditions. PP informed that Verification certificate was issued from the DFO, Forest Department vide letter 11.02.2026. The committee examined the letter and suggested the PP to replace 'Palm tree' species from species with heavy foliage, broad leaves and wide canopy cover during redevelopment work, if any.
The EAC based on the information submitted and clarifications provided by the Project Proponent, reiterated its earlier recommendation for granting Environmental Clearance to Expansion of IT Park" (license no 19 of 2010) located at Village- Sarai Khawaja, Sector- 27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd. under the provisions of EIA Notifications, 2006 as amended therein, subject to the following additional specific conditions with 155th EAC meeting held on 20-21 November, 2025 EC Conditions:

3.5.4. Deliberations by the EAC in current meetings

The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues **reiterated** its earlier **recommendation** for granting Environmental Clearance Expansion of IT Park" (License no 19 of 2010) located at Village- Sarai Khawaja, Sector- 27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd., under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions, other specific condition specified in 155th meeting held during 20-21 November, 2025 and Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019

3.5.5. Recommendation of EAC

Recommended

3.5.6. Details of Environment Conditions

3.5.6.1. Specific

Specific Conditions	
1.	Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is soft green area or mother earth of 5262.30 sq. m (17.14 % of the project area) and 500 trees (350 existing and 150 proposed)

	and will be planted including peripheral tree plantation).
2.	Project Proponent shall strive to enhance the Green Belt beyond 17.14% and 500 nos. the trees planted in this regard would be planted under the campaign "**एक_पेड़_माँ_के_नाम**" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.

3.5.6.2. Standard

N/A	**Building / Construction**
statutory compliance	
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 lightening 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.
air quality monitoring and preservation	
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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, 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.
water quality monitoring and preservation	
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.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
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.
noise monitoring and prevention	
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.
energy conservation measures	
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.

waste management	
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.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
human health issues	
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.
miscellaneous	
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 reportand 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 may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry 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.
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.

4. Any Other Item(s)

N/A

5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Sh Ram Kumar	Chairman, EAC	kum*********@gmail.com	Virtual
2	Dr Meenakshi Dhote	Member (EAC)	m.d****@spa.ac.in	
3	Shri Monish Mullick IFS	Member (EAC)	mmu******@rediffmail.com	Absent
4	Dr Sarita Sajja	Member (EAC)	saj********@gmail.com	Virtual
5	Ms Bineesha Payattati	Member (EAC)	p.b*******@gmail.com	Virtual
6	Sh C D Singh	Member (EAC)	cds********@gmail.com	Virtual
7	Dr Anil Kumar Gupta	Member (EAC)	kan*******@rediffmail.com	Virtual
8	Shri Vasu Mitra Arora IFS	Member (EAC)	vas**********@gmail.com	Absent
9	K R Shree Harsha	Member (EAC)	sre***************@gmail.com	Virtual
10	Dr Suman Mor	Member (EAC)	sum*****@pu.ac.in	Virtual

11	Shri Subhash Chandra Mishra	Member (EAC)	mis**********@yahoo.com	Virtual
12	Dr Bhartendu Kumar Singh	Member (EAC)	bks****@bhu.ac.in	Absent
13	Er Pawan K Goyal	Member (EAC)	vas*******@gmail.com	Virtual
14	Shri Smarajit Dey	Member (EAC)	dey*****@gmail.com	Virtual
15	Mr Munna Kumar Shah	Scientist E	mun*******@gov.in	Virtual
16	Prof. (Dr.) Meenakshi Dhote (Representative from School of Planning and Architecture (SPA))	Member (EAC)	m.d****@spa.ac.in	Absent

Minutes of 5th Meeting of the Expert Appraisal Committee (Infra-2) for Projects related to Airports 7(a); Common Hazardous Waste Treatment, Storage and Disposal Facilities 7(d); Common Bio-Medical Waste Treatment Facilities 7(da); Common Municipal Solid Waste Treatment Facilities (CMSWMFs) 7(i); Building and Construction 8(a) and Townships and Area Development Projects 8(b) held during 3rd June, 2026 at the Ministry of Environment Forest and Climate Change, New Delhi.

Opening Remarks

The Member Secretary of the Expert Appraisal Committee (Infra-2), hereinafter referred to as EAC (Infra-2), welcomed the Chairman / Members of the committee and stated briefly the agenda items of the meeting. The Member Secretary also reiterated the decision of the Ministry that all members are required to declare their conflicts of interest and recuse from the meeting if required. In case it is revealed later that in spite of the conflict of interest, the Member had participated in the meeting, the responsibility for the same shall lie with the concerned Member and it may lead to her / his removal from the membership of EAC. In view of this, he requested all the participating members to inform if they have any conflict of interest with regard to any agenda items to be discussed in this meeting. The Chairman thereafter requested the Member Secretary to initiate deliberations. The list of participating EAC Members is placed in **Annexure 1.**

Confirmation of Minutes of 3rd EAC meeting

The EAC confirmed the Minutes of the 4th meeting held during 26th May, 2026. It has been observed that sometimes the positioning of texts / contents used to change in the PARIVESH-generated minutes. In view of this limitation of PARIVESH portal, in case any discrepancy occurs due to the displacement of text/content of the Minutes, the pdf copy enclosed at the end of the portal-generated Minutes shall be considered as the final one and be referred as the Minutes of the Meeting. Typo errors, if any, noticed during the processing of these cases may be corrected appropriately in the light of relevant facts and figures.

Agenda no. 5.1

Development of Ujjain (Datana) Airport, Datana, Ujjain District, Madhya Pradesh by M/s Airport Authority of India – Reconsideration for Grant of Terms of Reference (ToR) – reg.

(Online Proposal No. IA/MP/INFRA2/575188/2026; F. No. 21/05/2026-IA.III)

5.1.1 The Proposal is for Terms of Reference for Development of Ujjain (Datana) Airport located at Datana, District Ujjain, Madhya Pradesh by M/s Airport Authority of India.

5.1.2 The project proponent (M/s Airports Authority of India) along with their NABET Accredited Environmental Consultant (M/s ABC Techno Labs India Private Limited) presented the project, salient features of which are as follows:

i. The project is new.

ii. The project is located at Datana village of Ujjain District, Madhya Pradesh having geographical co-ordinates 23° 05′ 40″ N Latitude and 75° 53′ 05″ E Longitude.

iii. The total land area of 95 Acres (38.44514 ha).

iv. The Ujjain Airport is presently under the ownership of the Government of Madhya Pradesh. A Memorandum of Understanding (MoU) has been signed between Govt. of Madhya Pradesh and Airports Authority of India on 01.11.2025 for the development of Ujjain Airport for the operation of ATR-72 type of aircraft. The MoU Clause 2.0 (i) states that "AAI shall undertake the planning, design, and development of the existing Ujjain Airport, currently owned by GoMP, to enable operations of ATR-72 type aircraft under Instrument Flight Rules (IFR) conditions, on behalf of GoMP." and Clause 2.0 (iii)-a. states that "GoMP shall acquire and provide an additional encumbrance free 241 Acres land, as per the Master Plan prepared by AAI to enable operations of ATR-72 type aircraft under IFR conditions." Existing 95 Acres Land available for Airport land. Additional 241 Acres land will be acquired by Government of Madhya Pradesh and handed over incumbrance free land to AAI for Development of Ujjain (Datana) Airport.

v. The proposed project the following infrastructure under Ujjain (Datana) Airport are as follows:

- Reconfiguration and extension of existing Runway 13/31, from 1077m × 23m to 1800m X 45m with strength for Q 400 type of aircraft.
- Construction of Apron of dimension of 149.5 m x 120.5 m (approx.) for parking of 3 nos. of Code-C (Q400) along with 1-no. link taxi track of 164.5 m x 23 m with 3.5m wide shoulders, required fillets & associated GSE.
- Construction of Isolation Bay of dimension of 56.8 m x 88.5 m (approx.) with required fillets and link taxi track of 172.5 m x 23 m with 3.5m wide shoulders.
- Construction of New Domestic Passenger Terminal Building with area of 4060 sq. m. (approx.) and peak hour capacity of 450 passengers (225 Arrival + 225 Departure)
- Construction of ATC Tower of ATC category 03 & IMD category 03 of an area of 2745 sqm. (approx.)
- Construction of Fire station of category 06 of an area of 1275 sqm. (approx.).
- Construction of Electric Sub Station, Pump House & WTP, AGL substation cum CCR hall, STP and other ancillary facilities.
- Provision of NAV-AIDS for IFR operation.

vi. Topography of the site is flat. The ground elevation of the project site varies from 527 m to 533 m above mean sea level.

vii. The site has been selected for proposed airport based on following site selection criteria: At the project site, a 1,077 m × 23 m runway, an apron made of paver blocks, two hangars occupied by Nalanda Aviation, and a 6 m high ATC building without any facilities are available, along with 95 acres of land. Therefore, the option for

development of Ujjain (Datana) Airport, requiring an additional 241 acres, has been selected.

viii. Total water requirement for the project is 268 KLD, out of which fresh water requirement will be 165 KLD for domestic and HVAC. Water requirement will be extracted through bore wells after obtaining permission from CGWA.

ix. 115 KL sewage will be generated from the Ujjain (Datana) Airport, which will be treated in 125 KLD capacity sewage treatment plant. Treated waste water from STP will be used for horticulture & landscaping development at the (Datana) Airport. Tree cutting is not envisaged.

x. Total power requirement is estimated as 600 kW for the proposed terminal building and other facilities at the Ujjain (Datana) Airport. Power will be supplied by Madhya Pradesh Paschim Kshetra Vidyut Vitaran Company Ltd. (MPPKVVCL). During operation phase, two DG sets 2x500 kVA capacity and two DG set of 250 kVA will be provided as standby. All DG sets will be fitted with acoustic enclosure at the Ujjain (Datana) Airport.

xi. The site of the proposed development of Ujjain (Datana) Airport can be approached by the following:

- The site can be approached by Ujjain railway station, which is about 14 km.
- 4-lane of Ujjain-Badnawar section of NH-752D is adjacent to the site.
- Nearest Airport - Airport Devi Ahilyabai Holkar International Airport, Indore is about 65 km (by road)

xii. The Period of baseline study is from 1.10.2025 to 30.12.2025 during winter season.

xiii. No Forest land diversion is involved for the proposed project site.

xiv. The project site is not located within Critically Polluted area.

xv. No rehabilitation is involved in the proposed project.

xvi. No litigation is pending against the project.

xvii. The estimated Capital cost of the proposed project approx. Rs. 250 (in crore).

xviii. Employment potential- During construction phase, 20 Regular and 400 Contractors' persons will be get direct employment. About 500 persons will get indirect employment. during operation phase, 15 Regular and 100 Contractors' persons will get direct employment, while 300 persons will get indirect employment.

xix. Benefits of the project have been enumerated as below:

- Better infrastructure facilities for passenger of region.
- Promotion of tourism in Ujjain, especially during Simhastha Kumbha in 2028,
- Increase in regional economy as it will boost tourism and commercial activities in the region.
- Generation of more revenue to the state, hence more development of the region.
- Boost in religious tourism and more people to travel in the state
- Employment opportunity to people.
- More business and industrial opportunities.

5.1.3 The EAC during deliberation, noted the following:

i. The project/activity is covered under category 'A' of item 7(a) 'Airports' of the Schedule to the EIA Notification, 2006 as amended and required appraisal by the sectoral EAC at the central level.

ii. The Ujjain Airport is presently under the ownership of the Government of Madhya Pradesh. A Memorandum of Understanding (MoU) has been signed between Govt. of Madhya Pradesh and Airports Authority of India on 01.11.2025 for the development of Ujjain Airport for the operation of ATR-72 type of aircraft.

iii. The Ujjain (Datana) airport is a non-operational airport having Runway: 1077m × 23m (Runway Orientation is 13/31), Apron: Made out of Paver Blocks, Hangars: 02 nos. Occupied by Nalanda Aviation, ATC: Height 06 meters (approx.). Only Structure is available without any facility.

iv. The Committee has noted the proposed land area of 95 Acres (38.44514 ha). PP obtained the MoU Clause 2.0 (i) states that "*AAI shall undertake the planning, design, and development of the existing Ujjain Airport, currently owned by GoMP, to enable operations of ATR-72 type aircraft under Instrument Flight Rules (IFR) conditions, on behalf of GoMP*." and Clause 2.0 (iii)-a. states that "*GoMP shall acquire and provide an additional 241 Acres (97.5292 ha) of encumbrance free land, as per the Master Plan prepared by AAI to enable operations of ATR-72 type aircraft under IFR conditions*."

v. Further, this project was considered by the EAC in its 3rd EAC meeting held during 23rd April 2026, after detailed deliberation, the committee deferred the proposal for want of additional details. Accordingly, the Additional Details Sought (ADS) has been raised through PARIVESH portal. Thereafter, the PP has submitted a point-wise reply to the ADS. Subsequently, this proposal reconsidered by the EAC. The details of ADS and PP reply is given below:

S. No.	ADS raised by the Ministry	PP reply
1	PP shall obtain in-principle approval for the development of the airport from the Ministry of Civil Aviation and submit the same.	PP informed that the AAI is in the process of obtaining in-principle approval from the Ministry of Civil Aviation for the development of Ujjain Airport, and the same shall be submitted at the time of Environmental Clearance appraisal.
2	PP shall obtain necessary approvals or recommendations from the Tourism Department and other department of Government of Madhya Pradesh, considering the anticipated tourist inflow, regional development plans, and future growth potential of the area.	• During the previous Simhastha Kumbh in 2016, approximately 8 crore pilgrims visited Ujjain over the festival period. • For the upcoming Simhastha 2028, state-level projections indicate an expected footfall of 30 - 35 Crore visitors, reflecting exponential

		growth in pilgrim mobility and tourism demand. • Ujjain (Datana) airport would diversify passenger movement, support VIP, security logistics, emergency response and also disaster management. • Development of Ujajin Airport would support the wider Malwa region including Dewas, Ratlam, Mandsaur, Shajapur, Agar Malwa, and surrounding industrial agricultural belts. It would reduce overdependence on Indore and promote decentralized regional growth. • In view of predicted tourism growth, tourism significance and upcoming Simhastha Kumbh 2028, development of Ujjain (Datana) Airport is an urgent and justified public infrastructure project.
3	PP shall finalize the passenger capacity of the airport and revise the project details, including infrastructure planning, environmental safeguards, and resource requirements, to ensure that the development is commensurate with the projected passenger load.	AAI responded that the proposed development of Ujjain Airport is intended for the operation of ATR-72/Q-400 type aircraft. Proposed domestic passenger terminal building with an approximate area of 4,060 sq. m has been designed to handle a peak-hour capacity of 450 passengers (225 arrivals and 225 departures). The estimated annual passenger handling capacity of Ujjain Airport is 0.64 million passengers
4	PP shall ensure acquisition of the required land for the proposed project and submit documentary evidence.	PP stated that the Government of Madhya Pradesh is in the process of acquiring of land required for the proposed development of Ujjain Airport. As per Letter Ref. No. 151/NAZUL/2026 dated 02/05/2026 issued by the Office of the Collector and District Magistrate, Ujjain District

		(M.P.), 24.27 acres of land will be handed over by the end of the month, and the remaining land will be acquired and handed over by 31 December 2026.
5	PP shall submit a revised .kml file clearly demarcating the project boundary and present the drone video of the site as specified in the agenda.	The revised .kml file clearly demarcating the project boundary, along with the drone video of the site, will be submitted at the time of environmental clearance appraisal after the Government of Madhya Pradesh hands over the land to AAI

5.1.4 The committee during deliberation observed that instant proposal is for fresh ToR for already existing airstrip and non-operational facilities. It was earlier used for VIP movement or other purposes by State Government and was not of commercial use. The existing facilities are present in about 95 acres of land owned by State Government. It was informed that PP is in the process of obtaining in-principle approval from the Ministry of Civil Aviation for the development of Ujjain Airport (Commercial) with further additional of infrastructure, and the same shall be submitted at the time of Environmental Clearance appraisal.

The Committee further enquired about the updated status of land acquisition, to which the PP informed that the Government of Madhya Pradesh (GoMP) is ready to hand over the existing 95 acres of land belonging to the Ujjain Airstrip to the Airports Authority of India (AAI). AAI is in the process of taking possession of the said 95 acres of land in accordance with the established procedures. The Government of Madhya Pradesh is also in the process of acquiring the additional land required for the proposed development of Ujjain Airport. As per Letter Ref. No. 151/NAZUL/2026 dated 02.05.2026 issued by the Office of the Collector and District Magistrate, Ujjain District (M.P.), 24.27 acres of land is ready to be handed over to AAI. A copy of the said letter has been submitted. AAI is in the process of taking possession of this 24.27 acres of land as per the established procedures. Further, as stated in Letter Ref. No. 151/NAZUL/2026 dated 02.05.2026 issued by the Office of the Collector and District Magistrate, Ujjain District (M.P.), the remaining land will be acquired and handed over by 31 December 2026. In addition, the District Collector, Ujjain, has issued Order Ref. No. Prakarn Kramank/001/A-82/2026-27 dated 19.05.2026 under Section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 for conducting a Social Impact Assessment (SIA) study for the acquisition of 111.87 hectares of land. The Committee suggested that the PP expedite the process of land acquisition and take possession of all the envisaged land before submission of the EC application.

The Committee further enquired about the passenger capacity of the airport and project details, including infrastructure planning, environmental safeguards, and resource requirements, to which the PP responded that the proposed development of Ujjain Airport is intended for the

operation of ATR-72/Q-400 type aircraft. The proposed domestic passenger terminal building, with an approximate area of 4,060 sq. m, has been designed to handle a peak-hour capacity of 450 passengers (225 arrivals and 225 departures). The estimated annual passenger handling capacity of Ujjain Airport is 0.64 million passengers.

Based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues **recommended** granting 'Terms of Reference' to the "Development of Ujjain (Datana) Airport, Datana, Ujjain District, Madhya Pradesh by M/s Airport Authority of India" under the provisions of EIA Notifications, 2006 as amended, subject to the following specific ToR in addition to the standard ToR issued through the Parivesh Portal on 08.04.2022 for preparation of EIA/EMP report with public hearing:

i. PP shall obtain in-principle approval from Ministry of Civil Aviation and Ministry of Defense (if required) and concurrence from DGCA regarding requirement of instant airport based on its guidelines of distance between two airports.
ii. PP shall submit documents with respect to status of land acquisition. Further, PP to expedite the process of land acquisition and take possession of all the envisaged land before submission of the EC application.
iii. PP study the impact of water bodies present within 5 km of the project boundary on the operation of airport and its mitigation/conservations measures.
iv. PP shall submit the approved Master Plan with access road of the project area
v. PP shall submit the source of raw material for construction and its impact modelling and mitigation measures.
vi. The details of excavations, its impacts and the impact of transport of excavated material. A detailed management plan shall be suggested.
vii. The impacts of demolition and the activities related thereto shall be examined and a management plan shall be prepared to conform to the C&D Waste Management Rules.
viii. Details of emissions, effluents, solid waste (including de-plane waste) and hazardous waste generation and their management. Air quality modelling and noise modelling shall be carried out for the emissions from the various types of aircrafts.
ix. PP shall submit the potential impacts of increased tourism on the local ecology, biodiversity, infrastructure, and socio-economic conditions of the area, along with mitigation measures.
x. PP shall conduct the biodiversity study and the impact on the same including all relevant species, including birds.
xi. PP shall prepare detailed calculations and justification regarding the proposed flight operations, including the number and frequency of flights proposed to be operated.
xii. PP shall carry out capacity assessment of the project area considering the proposed aviation activities and associated environmental implications.
xiii. PP shall submit the compliance of environmental parameters in DGCA guidelines with respect to the projects.
xiv. PP shall carry out need based assessment of the project and impact on the area due to influx of tourist.

xv. A sensitivity analysis of the site shall be carried out as per the MoEF&CC criteria and form part of the EIA report.

xvi. Feasibility study on the use of Solar power generation sets in place of diesel for mitigation of air pollution.

xvii. Layout maps of proposed project indicating proposed docking pad, terminal building, parking, greenbelt area, utilities etc.

xviii. An assessment of the cumulative impact of all development and increased inhabitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be submitted with the EIA. The Plan to be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.

xix. An onsite disaster management plan shall be prepared to account for risks and accidents. This onsite plan shall be dovetailed with the disaster management plan for the district.

xx. A note on appropriate process and materials to be used to encourage reduction in carbon footprint. Optimize use of energy systems in buildings that should maintain a specified indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the ENS 2024. The energy system includes air conditioning systems, indoor lighting systems, water heaters, air heaters and air circulation devices.

xxi. Details shall be provided regarding the solar generation proposed and the extent of substitution, along with compliance with the ECSBC-2024 rules.

xxii. Requirement of water, power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract).

xxiii. Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included.

Agenda no. 5.2

Expansion of "Residential Project – Ashiana Amarah" (License no. 41 of 2010 dated 07.06.2010) at Sector-93, Village Wazirpur, Gurugram, Haryana by M/s Ashiana Housing Ltd.- Reconsideration for Grant of Environmental Clearance – reg.

(Online Proposal No. :IA/HR/INFRA2/559155/2025; File No. 21/102/2025-IA.II)

5.2.1 The proposal is of Environmental Clearance for the Expansion of "Residential Project– Ashiana Amarah" at Sector-93, Village Wazirpur, Gurugram, Haryana by M/s Ashiana Housing Ltd.

5.2.2 The project proponent (M/s Ashiana Housing Ltd) and the accredited consultant (M/s Perfact Enviro Solutions Pvt. Ltd.) have submitted the following information regarding the project:

i. The proposed project is expansion.

ii. The project is located at Sector-93, Village Wazirpur, Gurugram, Haryana. The geo-graphical coordinates of the project site are Latitude (28°24'48.47"N) and Longitude (76°55'40.01"E).

iii. The project has already been granted Environmental Clearance which was issued by SEIAA Haryana vide letter dated 24.08.2021 for a plot area of 90,422.95 sq. m and a built-up area of 2,33,182.85 sq. m. The project is under construction as per the EC issued by SEIAA, Haryana. A total of 21 residential towers are as per the previously granted Environment Clearance, out of these, total 12 towers are under construction. Construction is proceeding in line with approved plans and environmental norms.

iv. The total plot area is 90,422.95 sq. m, FAR area is 1,66,137 sq. m and total built-up area of 2,43,778.53 sq. m. The project will comprise 21 Residential Block + Club & Learning Hub + EWS. The maximum height of the building is 64.65m. The details of building are as follows:

Particulars	**As per EC, 08.07.2021**	**Proposed**	**After Expansion**	**Remarks**
Plot Area (sq. m)	90,422.95	-	90,422.95	No change
Ground Coverage				
Ground Coverage (sq. m) (Permissible) - 35%	31,648.03	-	31,648.03	No change
Ground Coverage (sq. m) (Proposed)	31,376.76 (34.7% of plot area)	(-582.76)	30,794.00 (34.05% of plot area)	Decrease
Permissible F.A.R (175%) (sq. m)	1,58,240.16	-	1,58,240.16	No change
Additional BAR/FAR against IGBC (sq. m)	8,138.053	-	8,138.053	No change
Total Permissible (sq. m)	1,66,378.21	-	1,66,378.21	No change
F.A.R (Proposed)-A (sq. m)	**1,66,242.0**	**(-105.00)**	**1,66,137.00**	**Decrease**
Other Non FAR area (a) {Podium, ESS room, DG room, STP and waste management area,	56800.85	2,825.23	59626.08	Increase

UGT Area, Gas bank area, Balcony area, stilt area and Mumty /machine room/staircases areas} (sq. m)				
Basement Location & Level (no.)	Basement A - level 1 Basement B- level 1	Basement B- level 2	Basement A - level 1 Basement B- level 1 and 2	Increase
Basement Area (b) (sq. m)	10,140.00	7,875.45	18,015.45	Increase
Total Non-F.A.R Area- (a+b)=B (sq. m)	**66,940.85**	**10700.68**	**77,641.53**	**Increase**
Built-up Area (FAR A + Total Non FAR B) (sq. m)	**2,33,182.85**	**10,595.68**	**2,43,778.53**	**Increase**
Green Area (sq. m)	27,127.00	180.69	27,307.68 (30.2 % of plot area)	Increase
Road Area & Open Area including surface parking (sq. m)	31,919.19	402.08	32,321.27	Increase
No. of Floors (no.)	20 towers will be S+14 1 Iconic Tower will S+20 EWS is G+6	-	20 towers will be S+14 & 1 Iconic Tower will S+20 EWS is G+6	No change
No of towers (no.)	21 Residential Block + Club & Learning Hub	-	21 Residential Block + Club & Learning Hub + EWS	No change
Height of building (m)	44.95m for 20 towers & 64.65m for Iconic Tower	-	44.95m for 20 towers & 64.65m for Iconic Tower	No change
No. of Units (no.)	DU- 1200,EWS- 212	-	DU- 1200,EWS- 212	No change

v. During the construction phase, total water requirement is expected to be 16 KLD out of 11 KLD of water is required by labours for domestic & flushing purposes & the same

sourced from tanker suppliers and 5 KLD for construction purpose is being sourced from nearby STP treated water.

vi. During the operational phase- The total quantity of water requirement will be 1313 KLD out of which the fresh water requirement will be 781 KLD. The total quantity of wastewater generation will be 1012 KLD which will be treated in STP of a capacity of 1100 KLD. The treated water of 910 KLD will be generated out of which 532 KLD will be reused in flushing, gardening purposes & Misc within the project. Excess treated water of 378 KLD will be given to nearby green areas/ sewer lines after meeting the discharge standard.

vii. Approx. 3.98 TPD of solid waste will be generated, out of which 2.41TPD of biodegradable waste will be treated in Organic Waste Converter and converted to manure and same will be used in green areas and 1.57 TPD of non-biodegradable waste will be given to approved recyclers.

viii. The total power requirement during the construction phase is 1 x 125 kVA and 2 x 30 kVA and will be met from DG sets and total power requirement during the operation phase is 7,034 kVA (6330.6 KW) is envisaged which will be met by the Dakshin Haryana Bijli Veteran Nigam (DHBVN). Power backup for the project will be through CPCB IV+ DG Sets of capacity 1 x 100 KVA, 1 x 500 KVA, 2 x 600 KVA and retrofitted DG sets of 2 x 1010 kVA & 2 x 1250 kVA & movement of vehicles inside and outside the premises. For better dispersion of emissions in air, Stack height of 2 m, 4.4 m, 5.4 m, 6 m & 6 m respectively above roof level will be provided. All CAQM directions related to DG sets will be compiled.

ix. Rooftop rainwater of buildings will be collected in 21 nos. of RWH pits of total 1240 cu. m volume of 21 Recharge pits for harvesting after filtration. The runoff from the rooftop and stormwater will go to recharge pits.

x. Parking facility- Total Parking provision will be for 1800 ECS.

xi. Proposed energy saving measures would save about 70.34 KW (1% of total Power load)

xii. The project is not proposed to be located in a Critically Polluted Area (CPA).

xiii. The project is not proposed to be located in an Eco-Sensitive Zone.

xiv. The proposed project does not requires NBWL and Forest clearance.

xv. The total cost of the project is Rs 767.00 Crores.

xvi. The project is expected to be completed in 2-3 years from the date of start of construction.

xvii. The total green area of 29,017.39 sq. m (32.09% of plot area) will be developed along most of the periphery of the project area as well as along roads. A total of 1350 no. of trees are proposed. Out of which 355 trees have already been planted. Additionally shrubs will be planted.

xviii. The total outlay of the Environment Management Plan: (Capital Cost = Rs. 461.57 Lakhs; Recurring Cost- Rs. 51.53 lakhs/ year. Capital Cost = Rs. 175.15 Lakhs; (already spent and proposed to be spent Rs. 175.15 Lakhs),

xix. Employment potential-Directly and indirectly a total of 350 no. of people will be engaged out of which 250 no. of laborers will be hired during the construction phase and 100 no. of staff during the operation phase.

xx. Benefits of the project- Social benefits- Well connected with the network of public transport, local railways and cabs. Pollution free environment with proper drainage and sewage system. Easy access to the airport and local Railway Station. For Environmental benefits, Green area 29,017.39 sq. m (32.09% of plot area) will be developed. 21 no. of RWH pits will be provided for rainwater harvesting. Energy efficient building material during the construction stage will help in the reduced impact on the environment directly & indirectly. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively and eco-friendly treatment approach i.e. OWC, Recycling etc will reduce the amount of waste that it sends to landfill.

3.3.3 The EAC, during deliberations noted the following:

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

ii. The project has already been granted Environmental Clearance which was issued by SEIAA Haryana vide letter dated 24.08.2021 for a plot area of 90,422.95 sq. m and a built-up area of 2,33,182.85 sq. m. The project is under construction as per the EC issued by SEIAA, Haryana. A total of 21 residential towers are as per the previously granted Environment Clearance, out of these, total 12 towers are under construction. Construction is proceeding in line with approved plans and environmental norms.

iii. Earlier, the land has been licensed by DTCP vide licence no. 41 of 2010 dated 07.06.2010 to Ramprastha Estates Pvt. Ltd. & others for setting up of Group Housing Colony on land measuring (37.618 Acre). Later on some part of the land, i.e. land admeasuring 2.068 acres and 13.16 acres out of the entire land was delicensed vide orders dated December 18, 2018 and March 20, 2020 respectively and now the total licensed area is 22.344 Acre. The land was further purchased by M/s Ashiana Housing Ltd. via Sale Agreement from M/s Ramprastha Estates Pvt. Ltd. and other landowners. Further license was transferred in favour of M/s Ashiana Housing Ltd. by DTCP vide Memo no-LC-1634/Asstt(MS) 2021/3957 dated 18.02.2021 which is valid upto 06.06.2026

i. Consent to Establish from Haryana State Pollution Control Board has been obtained vide file No. HSPCB/Consent/: 329962322GUSOCTE18917503 dated 12.01.2022.

ii. PP obtained forest NOC vide letter dated 29.12.2021 issued by DFO, Gurugram and also obtained Aravalli clearance vide letter dated 05.01.2022 issued by the DC Gurugram.

iii. The project was considered by earlier EAC in its 156th EAC meeting held during 04th December, 2025 wherein the committee deferred the project and raised the ADS for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

<table>
<tr><th>S. No</th><th>ADS raised by Ministry</th><th>PP reply</th></tr>
<tr><td>1</td><td>PP shall furnish clear clarifications on the nature of the proposal (amendment or expansion), detailed project information, and a clear distinction of activities covered under the existing and proposed expansion EC.</td><td>The Proposed project is Expansion of Residential Project Ashiana Amarah. Due to planning modifications, the balcony sizes in the residential towers have been increased, and a second basement level has been introduced to Basement B to accommodate parking in level 1 & level 2. These changes have resulted in an increase the basement area and thus total built-up area will increase from 2,33,182.85 sq. m to 2,43,778.53 sq. m
<table>
<tr><th>Particulars</th><th>As per EC 08.07.2021</th><th>Proposed</th><th>After Expansion</th><th>Remarks</th></tr>
<tr><td>Plot Area (sq. m)</td><td>90,422.95</td><td>-</td><td>90,422.95</td><td>No change</td></tr>
<tr><td colspan="5">Ground Coverage</td></tr>
<tr><td>Ground Coverage (sq. m) (Permissible)-35%</td><td>31,648.03</td><td>-</td><td>31,648.03</td><td>No change</td></tr>
<tr><td>Ground Coverage (sq. m) (Proposed)</td><td>31,376.76 (34.7% of plot area)</td><td>(-582.76)</td><td>30,794.00 (34.05% of plot area)</td><td>Decrease</td></tr>
<tr><td>Permissible F.A.R (175%) (sq. m)</td><td>1,58,240.16</td><td>-</td><td>1,58,240.16</td><td>No change</td></tr>
<tr><td>Additional BAR/FAR against IGBC (sq. m)</td><td>8,138.053</td><td>-</td><td>8,138.053</td><td>No change</td></tr>
<tr><td>Total Permissible (sq. m)</td><td>1,66,378.21</td><td>-</td><td>1,66,378.21</td><td>No change</td></tr>
<tr><td>F.A.R (Proposed)-A (sq. m)</td><td>1,66,242.0</td><td>(-105.00)</td><td>1,66,137.00</td><td>Decrease</td></tr>
</table>
</td></tr>
</table>

		Other Non FAR area (a) {Podium, ESS room, DG room, STP and waste management area, UGT Area, Gas bank area, Balcony area, stilt area and Mumty /machine room/staircases areas} (sq. m)	56800.85	2,825.23	59626.08	Increase
		Basement Location & Level (no.)	Basement A - level 1 Basement B- level 1	Basement B-level 2	Basement A - level 1 Basement B- level 1 and 2	Increase
		Basement Area (b) (sq. m)	10,140.00	7,875.45	18,015.45	Increase
		Total Non-F.A.R Area-(a+b)=B (sq. m)	**66,940.85**	**10700.68**	**77,641.53**	**Increase**
		Built-up Area (FAR A + Total Non FAR B) (sq. m)	**2,33,182.85**	**10,595.68**	**2,43,778.53**	**Increase**
		Green Area (sq. m)	27,127.00	180.69	27,307.68 (30.2 % of plot area)	Increase
		Road Area & Open Area including surface parking (sq. m)	31,919.19	402.08	32,321.27	Increase

		No. of Floors (no.)	20 towers will be S+14 1 Iconic Tower will S+20 EWS is G+6	-	20 towers will be S+14 & 1 Iconic Tower will S+20 EWS is G+6	No change
		No of towers (no.)	21 Residential Block + Club & Learning Hub	-	21 Residential Block + Club & Learning Hub + EWS	No change
		Height of building (m)	44.95m for 20 towers & 64.65m for Iconic Tower	-	44.95m for 20 towers & 64.65m for Iconic Tower	No change
		No. of Units (no.)	DU-1200,EWS - 212	-	DU-1200,EWS - 212	No change
2	The PP and the consultant shall prepare a comprehensive and clearly defined layout of the project before seeking appraisal.	PP has submitted comprehensive and clearly defined layout Plan.				

iv. Further, this project was considered by the EAC in its 3rd EAC meeting held during 23rd April 2026, after detailed deliberation, the committee deferred the proposal for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

<table>
<tr><th>S. No.</th><th>ADS raised by the Ministry</th><th>PP reply</th></tr>
<tr><td>1</td><td>PP shall submit a detailed breakup of the Non-FAR area, along with justification for the proposed increase, in a tabular format.</td><td>The detailed breakup of the Non FAR area along with justification is given below:
<table>
<tr><th>S.No.</th><th>Particulars</th><th>Area as per EC granted 08.07.2021</th><th>Area as per revised EC proposal</th><th>Increase</th><th>Decrease</th><th>Remarks</th></tr>
<tr><td>1.</td><td>Residential</td><td>40,752.85 (sq.m)</td><td>42,584.32</td><td>1831.47</td><td></td><td>There is slight increase in Balcony area in the apartments i.e. 1.69 sq.m per Unit on an average in the project.</td></tr>
<tr><td>2.</td><td>EWS</td><td>369.90 (sq.m)</td><td>228.32</td><td>141.58</td><td></td><td rowspan="3">Due to revised calculation. Initially, for EC Application all the area calculations were</td></tr>
<tr><td>3.</td><td>Club</td><td>98.72 (sq.m)</td><td>111.50</td><td>12.78</td><td></td></tr>
<tr><td>4.</td><td>Podium</td><td>11593.34 (sq.m)</td><td>11,508.91</td><td></td><td>84.43</td></tr>
</table></td></tr>
</table>

									done manually using Autocad and later when these drawings are submitted to sanctioning authority the areas are calculated automatically through software. This results in the variation in total area calculation even though there is no change in planning.
			5.	Guard Room & Services	1713.95 (sq.m)	1906.62	192.67		There was some increase in services area as per the

								suggestions of Services & Design Consultants at the time of detailed planning.
		6.	School	-	1237.53 (sq.m)	1237.53		Earlier the tentative area of 1000 sqm was calculated as FAR but actually it should be part of Non-FAR and the actual area as per revised calculation is 1237.531 sqm.
		7.	Covered Surface Parking Area	2272.00 (sq.m)	2048.87		223.12	Covered surface parking is reduced and accommodated by increased basement parking due to addition of 2nd level in Basement B.
			Total (a)	56800.85	59626.08	2825.23		

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>8.</td><td>Total Basement area (b)- Basement A + Basement B</td><td>10140.00 (sq.m)</td><td>18015.45</td><td>7875.45</td><td></td><td>Due to 2nd level in Basement B.</td></tr>
<tr><td colspan="2">Grand Total (a+b)</td><td>66940.85 (sq.m)</td><td>77641.531</td><td>10700.68</td><td></td><td></td></tr>
</table>
</td></tr>
<tr><td>2</td><td>PP shall submit the estimated quantity of soil to be generated, along with its proposed utilization and disposal plan as per the C&D Waste Management Rules, 2025.</td><td>
The configuration of basement as per earlier EC were 2 basement locations Basement B will have 2 level (Level 1 + Level 2).
<table>
<tr><th>Particulars</th><th>Quantity of excavated soil (cum)</th></tr>
<tr><td>Volume of excavation in 1st level of Basement B</td><td>25241.61</td></tr>
<tr><td>Volume of excavation in 2nd level of Basement B</td><td>18445.79</td></tr>
<tr><td>Total Volume of excavated soil generated</td><td>142318.00</td></tr>
<tr><td>Total calculated backfilling requirements for entire project</td><td>144571.00</td></tr>
</table>
The excavated soil and topsoil will be stored separately at designated locations within the project site. It is pertinent to mention that the designated storage locations may shift from time to time depending upon the stage and development of different project phases. Currently, the soil is being stored near the proposed school area, which is planned to be developed in the last phase of the project.
We are still in requirement to procure tentatively 2000 cum soil from outside.
The stored soil shall be reused for landscaping, backfilling, and levelling purposes within the project site, as and when required.
</td></tr>
<tr><td>3</td><td>PP shall adhere</td><td>As per the OM dated 29.10.2025, the project falls under orange category and also it is a building construction project. The greenbelt</td></tr>
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<table>
<tr><td></td><td>to the guidelines issued by the Ministry vide OM dated 29.10.2025, as well as applicable local by-laws for green belt development and submit revised calculations and ensure that at least 20% of the plantation is proposed on ground (mother earth).</td><td>coverage should be 20% as per OM. However, it is not an air polluting industry so leniency of 5% has been provided i.e. it may reduce the greenbelt coverage upto 15%.
This being a brownfield project, substantial development has already taken place under the the earlier EC. Most towers are under construction above plinth level, and major infrastructure / services such as roads, parking, ESS, STP, sewer lines and storm - water drainage are already executed or under implementation as per the approved layout.
However, as per the discussions during presentation, planning has been revisited and accordingly, we have revised the proposal to increase the soft green area on ground by reducing open area.
<table>
<tr><th>Particulars</th><th>Earlier proposal</th><th>Revised Proposal</th><th>Remarks</th></tr>
<tr><td>Soft Green area</td><td>12767.0 m^2 (14.12% of plot area)</td><td>14476.71 m^2 (16.01% of plot area)</td><td>Increase</td></tr>
<tr><td>Hard Green area</td><td>14,540.68 m^2 (16.08% of plot area)</td><td>14,540.68 m^2 (16.08% of plot area)</td><td>Same</td></tr>
<tr><td>Total Green area</td><td>27,307.68 m^2 (i.e. 30.2 % of plot area)</td><td>29,017.39 m^2 (i.e. 32.09 % of plot area)</td><td>Increase</td></tr>
<tr><td>Existing trees</td><td>355 No.</td><td>355 No.</td><td>Same</td></tr>
<tr><td>Proposed Trees</td><td>965 No.</td><td>995 No.</td><td>Increase</td></tr>
<tr><td>Total Trees</td><td>1320 No.</td><td>1350 No.</td><td>Increase</td></tr>
</table>
</td></tr>
<tr><td>4</td><td>PP shall submit the compar</td><td>The Baseline Monitoring for 3 months period, i.e. October 2024 to December 2024 has been done by M/s Perfact Researchers Pvt. Ltd.</td></tr>
</table>

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<tr>
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<td>ative analysis of the baseline data and the CPCB AQI monitoring station data</td>
<td>The comparison of Baseline and nearby 2 monitoring stations like Station at sector 51 and Vikas Sadan is given here:
<table>
<tr><th>Parameter</th><th>Standard</th><th>Baseline October 2024 to December 2024 (Core zone)</th><th>Monitoring station 1- Vikas sadan, Gurugram - HSPCB - 11.77 km</th><th>Monitoring station 2- Sector-51, Gurugram- HSPCB - 13.75 km</th><th>Remarks</th></tr>
<tr><td>PM 10</td><td>100 ug/m^3</td><td>146.59 ug/m^3 to 155.52 ug/m^3</td><td>65.87 ug/m^3 to 555.7 ug/m^3</td><td>91.75 ug/m^3 to 544.65 ug/m^3</td><td>The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason-
● The monitoring stations are located at more than 10 km away from the project.
● There are nearby roads like</td></tr>
</table>
</td>
</tr>
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							Sheetla mata mandir road & Vikas Marg.
		NO_2	80 ug/m^3	26.59 ug/m^3 to 28.21 ug/m^3	7.41 ug/m^3 to 22.17 ug/m^3	4.6 ug/m^3 to 37.9 ug/m^3	The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason- ● The monitoring stations are located at more than 10 km away from the project. ● There are nearby roads like Sheetla mata mandir road & Vikas Marg.

		SO_2	80 ug/m^3	6.89 ug/m^3 to 7.31 ug/m^3	3.84 ug/m^3 to 23.99 ug/m^3	0.22 ug/m^3 to 18.49 ug/m^3	The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason- • The monitoring stations are located at more than 10 km away from the project. • There are nearby roads like Sheetla mata mandir road & Vikas Marg.

		CO	2 mg/m^3	0.80 mg/m^3 to 0.85 mg/m^3	0.78 mg/m^3 to 3.61 mg/m^3	0.47 mg/m^3 to 3.37 mg/m^3	The baseline results of the core area is less in comparison to the monitoring station 1 & 2, Reason- • The monitoring stations are located at more than 10 km away from the project. • There are nearby roads like Sheetla mata mandir road & Vikas Marg.
5	PP shall submit appropriate	PP stated that the mitigation measures to address the non-compliance of AQI Parameters is given here: • During Construction Phase:						

	mitigation measures to address the non-compliance of AQI parameters and to allocate funds for mitigation measures through EMP.	• Dust mitigation measures are being taken as per Environment (Protection) Amendment Rules, 2018. • DG sets of 1 x 125 kVA and 2 x 30 kVA are used for construction works with stack height of 2 m above the roof level of DG room. • 4 no. of Anti-Smog Guns are installed for controlling dust emissions. • Metallic roads leading to or at construction sites are paved and blacktopped. • No loose soil, sand, construction & demolition waste,or any other construction material that causes dust is left uncovered. • Grinding and cutting of building materials in open areas are prohibited. • Construction materials and wastes are stored only within earmarked areas, and roadside storage of construction material and waste is strictly prohibited. • Barricading of 10 m height is being provided. • A green sheet of 100 gsm will be provided to cover the construction area & material at site. • Fixed sprinklers will be installed at Barricading along the boundary of the complex. During Operation Phase: • In case of power failure, power backup for the project will be though CPCB IV+ DG Sets of capacity 1 x 100 kVA, 1 x 500 kVA, 2 x 600 kVA and retrofitted DG sets of 2 x 1010 kVA & 2 x 1250 kVA . For better dispersion of emissions in air, Stack height of 2 m, 4.4 m, 5.4 m, 6 m & 6 m respectively above roof level will be provided. • Green belt will be developed in an area of 29,017.39 m2 (i.e. 32.09% of plot area), it will be effectively maintained. • Periodic washing of the internal roads will be done in order to suppress the dust level emission.

S. No	Component	Quantity	Capital Cost (Rs. in lakhs)			Timeline of Capital Cost	Recurring Cost (Rs. in lakhs / annum)
			Already Spent	Proposed to be spent	Total Cost		

			Water Management	STP 1100 KLD	97.37	52.63	150	36 months	17.53
		2.	RWH Pits	21 No.	11.42	48.58	60	36 months	6.0
		3.	Air management	Stack for DG sets	20.0	20.00	40	36 months	0.5
		4.	Noise Management	Acoustic enclosure	_	10.00	10	36 months	0.5
		5.	Solid waste Management	_	_	20.00	20	30 months	3.5
		6.	Green Belt Development	29,017.39 m^2	15	65 Earlier it was 60	**80**	24-36 months	11.5
		7.	Solar panels	70.34 kVA	25.36	41.21	66.57	12 months	9.5
		8.	Social Activities	_	5.00	25.00	30	_	2.5
		9.	Wildlife Activity Plan	_	1.00	4.00	5.0		_
			Total		175.15	286.42	461.57	_	51.53
6	PP shall submit the updated layout plan and	PP updated layout plan showing the following features is given earlier point. • Towers which are constructed and balance towers yet to be constructed. • Location of STP, OWC, DG sets & RWH pits • The cost towards EMP has been increased from Rs. 456.57 lakhs to Rs. 461.57 lakhs.							

	also submit a revised EMP with appropriate budgetary allocation.	
7	PP shall submit an updated ATR to the Regional Office, along with geotagged photographs of the green belt and other compliance.	PP has submitted updated ATR to RO MOEFCC along with geotagged photographs of the green belt and other compliance.

5.2.4 The Committee after deliberation observed that the proposal was earlier considered by the previous committee during the 156th EAC meeting held on 4th December, 2025, wherein it was deferred due to non-submission of certain requisite information. Further, the proposal was considered by current committee in its 3rd EAC meeting held on 23rd April 2026, and again deferred based on various observations and desired for submission of additional informations/documents. Now, the PP has submitted the requisite details accordingly, the proposal has been considered in the instant meeting.

The Committee observed that the PP has proposed a reduction in the ground coverage area of 582.00 sq. m and an increase in the Non-FAR area from 66,940.85 sq. m to 77,641.53 sq. m (i.e., an increase of 10,700.68 sq. m). The PP submitted that there is slight increase in Balcony area in the apartments i.e. 1.69 sq. m per Unit on an average in the project. Due to revised calculation. Initially, for EC Application all the area calculations were done manually using Autocad and later when these drawings are submitted to sanctioning authority the areas are calculated automatically through software. This results in the variation in total area calculation even though there is no change in planning. There was some increase in services area as per the suggestions of Services & Design Consultants at the time of detailed planning. Earlier the tentative area of 1000 sq. m was calculated as FAR but actually it should be part of Non-FAR and the actual area as per revised calculation is 1237.531 sq. m. Covered surface parking is reduced and accommodated by increased basement parking due to addition of 2nd level in Basement B. The committee found the response of the PP satisfactory.

Further, the Committee observed that the PP has proposed a two-level basement, which will generate a substantial quantity of soil during excavation. The PP submitted that total volume of excavated soil generated will be 142318 cu. m and total calculated backfilling requirements for entire project 144571 cu. m. The excavated soil and topsoil will be stored separately at designated locations within the project site. The designated storage locations may shift from time to time depending upon the stage and development of different project phases. Currently, the soil is being stored near the proposed school area, which is planned to be developed in the last phase of the project. Further PP required to procure tentatively 2000 cum soil from outside. The stored soil shall be reused for landscaping, backfilling, and levelling purposes within the project site, as and when required. The committee found the response satisfactory and suggested the PP to strictly adhere to the C&D Waste Management Rules, 2025.

The Committee further deliberated that the PP has proposed Soft Green (green on ground) area of 12,767.0 sq. m (14.12% of the plot area) and Hard Green (podium garden and green over basement) area of 14,540.68 sq. m (16.08% of the plot area). Accordingly, the total green area has been proposed as 27,307.68 sq. m (i.e., 30.2% of the plot area). It was also observed that the total number of trees has been proposed for plantation is1,320 trees, out of which 355 trees have already been planted at the site. The PP submitted that as per the OM dated 29.10.2025, the project falls under orange category and also it is a building construction project. The greenbelt coverage should be 20% as per OM. This being a brownfield project, substantial development has already taken place under the earlier EC. Most towers are under construction above plinth level, and major infrastructure / services such as roads, parking, ESS, STP, sewer lines and storm - water drainage are already executed or under implementation as per the approved layout. However, as per the discussions during presentation, planning has been revisited and accordingly, PP have revised the proposal to increase the soft green area on ground by reducing open area. Now, the PP has proposed Soft Green area of 14476.71 sq. m (16.01% of plot area) and Hard Green area of 14,540.68 sq. m (16.08% of plot area) making total green area 29,017.39 sq. m (i.e. 32.09 % of plot area). Further, PP has proposed to plant 1350 number of trees (355 existing and 995 proposed). The PP presented detailed landscape plan and species of the tree. The committee found the response satisfactory.

Further, the Committee observed that the PP conducted the baseline study during the period from October 2024 to December 2024; however, the results were not compared with data from nearby CPCB monitoring stations. The PP submitted that as per the suggestion of the committee the baseline data has been compared with nearby 2 monitoring stations Station at sector 51 and Vikas Sadan and it has been observed that The baseline results of the core area is less in comparison to the monitoring station 1 & 2 with respect to PM2.5, PM10, NO2, SO2 and CO. Further reason for the same may be that the monitoring stations are located at more than 10 km away from the project and there are nearby roads like Sheetla mata mandir road & Vikas Marg. The committee found the response satisfactory. Further, the Committee suggested that the PP shall take appropriate mitigation measures to address the dust emission and to be allocate funds for mitigation measures through EMP. To which the PP submitted that dust mitigation measures are being taken as per Environment (Protection) Amendment Rules, 2018. DG sets of 1 x 125 kVA and 2 x 30 kVA are used for construction works with stack height of 2 m above the roof level of DG room. 4 no. of Anti-Smog Guns are installed for controlling dust emissions. Metallic roads leading to or at construction sites are paved and blacktopped. No loose soil, sand, construction & demolition waste,or any other construction material that causes dust is left uncovered. Grinding and cutting of building materials in open areas are prohibited. Construction materials and wastes are stored only within earmarked areas, and roadside storage of construction material and waste is strictly prohibited. Barricading of 10 m height is being provided. A green sheet of 100 gsm will be provided to cover the construction area & material at site. Fixed sprinklers will be installed at Barricading along the boundary of the complex. The committee found the response satisfactory.

Furthermore, the Committee deliberated on the layout of the project and noted that the layout plan has not been updated with respect to the towers already constructed and the balance towers yet to be constructed. The locations of the STP, OWC, DG sets, and RWH pits were also not clearly indicated. Additionally, the Environmental Management Plan (EMP) details submitted by the PP were found to be inadequate. As per the suggestion of the committee the updated layout plan showing the towers which are constructed and balance towers yet to be constructed and Location of STP, OWC, DG sets & RWH pits is submitted. Further, the cost towards EMP has been increased from Rs. 456.57 lakhs to Rs. 461.57 lakhs. The Revised EMP cost is is submitted as Capital cost Rs. 461.57 lakh and recurring cost of 51.53 lakh/annum. The committee found the response satisfactory.

Further, the Committee deliberated on the Certified Compliance Report (CCR) obtained from the Regional Office, Chandigarh, dated 09.04.2025. It was noted that the Action Taken Report (ATR) for 14 non-compliance points was submitted to the Regional Office (IRO) on 15.05.2025. The Committee observed that the ATR submitted by the PP is nearly one year old. Accordingly, the PP was advised to submit an updated ATR to the Regional Office, along with geotagged photographs of the green belt and other compliance. As per the suggestions of the committee updated ATR has been submitted to RO MOEFCC along with geotagged photographs of the green belt and other compliance vide letter dated 19.05.2026.

The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, **recommended** granting Environmental Clearance to Expansion of "Residential Project – Ashiana Amarah" (License no. 41 of 2010 dated 07.06.2010) at Sector-93, Village Wazirpur, Gurugram, Haryana by M/s Ashiana Housing Ltd. under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019:

i. As per Ministry's OM dated 14th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14th January, 2025.

ii. PP shall comply the Environment Management Plan related with project i.e Capital cost 461.57 lakh and recurring cost of 51.53 lakh/annum. Additionally, Rs. 20 Lakhs shall be spent for the adoption of a school in a nearby village and Rs. 100 on Aravalli conservation/Green Wall Project.

iii. No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.

iv. As proposed by PP, No excavated soil shall be disposed of outside the project boundary. It shall be used in-situ at the project area for filling, levelling and landscaping.

v. Freshwater requirements shall not exceed 781 KLD during the operational phase. SPCB concerned shall not issue CTO incase PP proposes for ground water extraction since is area comes under over exploited

vi. The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.

vii. As proposed, wastewater shall be treated onsite in an STP of 1100 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted with six monthly compliance report.

viii. Area for greenery shall be provided as per the details provided in the project document i.e., the overall area greenery including hard green area is 29,017.39 sq. m (i.e. 32.09 % of plot area) i.e. 1350 nos (355 existing and 995 proposed) of trees (i.e. 16.01 % of plot area will be plantated including peripheral tree plantation).

ix. Project Proponent shall strive to enhance the Green Belt beyond 16% and 1350 nos. the trees planted in this regard would be planted under the campaign "**एक_पेड़_माँ_के_नाम**" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.

x. PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.

xi. As proposed, 21 nos. of RWH pits of total 1240 cu.m volume shall be provided for harvesting after filtration will be used for domestic purposes.

xii. As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.

xiii. As committed Parking facility is 1800 ECS are to be provided along with 20% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all parking norms and standards as applicable.

xiv. PP shall installed solar power generation facility 70.34 KW and thereby total energy saving measures from overall power consumption shall be 10%. Energy Audit by third party shall be conducted.

xv. No trees shall be cut without the permission of forest department prior to construction activity (as applicable).

xvi. PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.

xvii. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.

xviii. Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.

xix. The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.

xx. PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).

xxi. The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.

xxii. PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the *bona fide* Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and *bona fide* Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition.

xxiii. The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water

being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats

Agenda no. 5.3

Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India - For Grant of Environmental Clearance – reg.

(Online Proposal No. IA/LA/INFRA2/565175/2026; F. NO. 21/11/2026-IA.III)

5.3.1 The Proposal is for Environmental Clearance for Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India.

5.3.2 The project proponent (M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India) along with their NABET Accredited Environmental Consultant (M/s Skilled Enviro Services) presented the project, salient features of which are as follows:

i. The project is new.
ii. The proposal was earlier considered during the 4th SEAC meeting of the UT of Ladakh held on 04.02.2026 and was subsequently recommended for Environmental Clearance (EC) in the 5th SEAC meeting of the UT of Ladakh held on 04.04.2026.
iii. The project is located at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh having geographical co-ordinates 34°19'32.87"N Latitude and 76°52'42.60"E Longitude.
iv. The total plot area is 5,43,400 sq. m, FSI/FAR area is 66,916.44 sqm and total construction built-up area of 68,664.44 sq.m. The project will comprise of 16 Buildings. Maximum height of the building is G+3. The details of building are as follows:

Building No.	**Particulars**	**Floor Height**	**Capacity**	**Built-up Area of Each Block (sqm)**	**Total No. of Blocks**	**Total Built-up Area (sqm)**
B01	Academic Block - A	LG+G+2	-	4780.49	2	9560.98
B01	Academic Block - B	G+2	-	2535.93	3	7607.79
B02	Central Library	G+3	-	6310.29	1	6310.29

B03A	Admin Block-A	G+2	-	1855.62	1	1855.62
B03B	Admin Block-B	G+2	-	1855.62	1	1855.62
B04	PG Hostel Block	G+3	64 each block	2315.23	6	13891.38
B05	PG + UG Hostel Block	G+3	UG-96, PG-16	2724.01	1	2724.01
B06	PHD Hostel Block	G+3	20 each block	1595.97	1	1595.97
B07A	Type 2A	G+3	8 Units	806.85	1	806.85
B07B	Type 2B	G+3	7 Units	727.60	1	727.60
B08A	Type 3	G+3	8 Units	910.46	3	2731.38
B09A	Type 4	G+3	8 Units	1391.20	4	5564.80
B10A	Type 5	G+3	8 Units	1814.42	4	7257.68
B11	VC Residence	G+1	1 Unit	418.14	1	418.14
B12	Auditorium	G	220 Pax.	1250.00	1	1250.00
B13	Guest House	G+1	15 Units	728.67	1	728.67
B14A	Centralized Kitchen & Mess Area + Student Activity Centre	G+2	180	1356.47	1	1356.47
B16	Infirmary	G	-	226.52	1	226.52
-	HT PANEL ROOM	G	-	500.00	1	500.00
-	HVAC PLANT ROOM	G	-	500.00	1	500.00
-	Pump Room (STP)	G	-	115.00	1	115.00
-	HT METER & VCB ROOM	G	-	64.67	1	64.67
-	CSS (6 Nos.)	-	-	900.00	1	900.00
-	Pump Room (UGT)	G	-	115.00	1	115.00
Total						**68,664.44**
Total plot area		**5,43,400 sqm (54.34 ha)**				
Total Gross Built-up Area		**68,664.44 sq.m**				
Ground Coverage Achieved		**20,177 sq.m**				
Green Area		**108,680 sq.m**				
Open Area		**419,915 sq.m**				
Maximum No. of Floors		**G + 3**				
FAR area		**66,916.44 sq.m**				

v. During construction phase, total water requirement is expected to be 20 KLD which will be met by authorized water supplier. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

vi. During operational phase, total water requirement of the project is expected to be 400.56 KLD and the same will be met by 238 KLD fresh water from PHED/River water and 162 KLD Recycled Water. Wastewater generated 354 KLD will be treated in 3 STPs of total 265 KLD capacity (265 KLD (academic & admin block), 100 (Residential Block) and 85 KLD (Hostel Block) & 1 ETP of 50 KLD. 316.89 KLD of treated wastewater will be recycled and re-used (162 KLD for flushing, 154.89 for gardening etc.).

vii. About 5.27 TPD solid wastes will be generated in the project. The biodegradable waste (3.16TPD) will be processed in OWC and the non-biodegradable waste generated (2.11 TPD) will be handed over to authorized local vendor.

viii. The total power requirement during construction phase is 100 KVA and will be met from DG set & LT meter and total power requirement during the operation phase is 14.55 MW and will be met from LPDDC.

ix. Rooftop rainwater of buildings will be collected in 8 RWH tanks of total 25.12 KLD capacity for harvesting after filtration.

x. Parking facility for 286 four wheelers and 287 two wheelers is proposed to be provided against the requirement of 286 and 287 respectively (according to local norms).

xi. Proposed energy saving measures would save about 10.30 % of power.

xii. No Forest land diversion is involved for the proposed project site.

xiii. The project site is not located within Critically Polluted area.

xiv. The project site is not located within 10 km of Eco sensitive zone.

xv. No litigation/ court case is pending against the project.

xvi. Total green area developed within the project will be 1,08,680 sq.m (20 % of the plot area)

xvii. The estimated Capital cost of the proposed project approx. Rs. 952.87 crore.

xviii. The project is expected to be completed in 3 years.

xix. The total outlay of the Environment Management Plan: (Capital Cost = Rs. 30 Lakhs Lakh; Recurring Cost- Rs.15 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 294.34 Lakhs, Recurring Cost = Rs. 92.17. Lakhs /year).

xx. Employment potential- during construction phase, 100 nos and about 2400 person engaged during operation phase.

xxi. Benefits of the project: Well connected with the network of public transport, local railways and cabs. Pollution free environment with proper drainage and sewage system. Easy access to the airport and local Railway Station. For Environmental benefits, Green area 108680 sq. m (20% of Plot area) will be developed. 8 no. of RWH pits will be provided for rainwater harvesting. Energy efficient building material during the construction stage will help in the reduced impact on the environment directly & indirectly. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively.

5.3.3 The EAC, during deliberations noted the following:

i. The project/ activity is covered under category 'B' of item 8(a) 'Building and Construction projects)' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, in absence of chairman SEIAA and being the national importance project, it was considered at Central Level.

ii. The proposal was earlier considered during the 4th SEAC meeting of the UT of Ladakh held on 04.02.2026 and was subsequently recommended for Environmental Clearance (EC) in the 5th SEAC meeting of the UT of Ladakh held on 04.04.2026.

iii. PP submitted land document vide letter dated 13.12.2025 issued by Administration of UT of Ladakh, Office of the sub-divisional Magistrate Khaltsi, pertaining to the transfer of land in favour of the Central University at Gothang, Khaltsi. A corrigendum order was also submitted, revising the land area from 1043 Kanals to 1075 Kanals and 05 Marlas for necessary updation in the revenue records.

iv. PP submitted an authorization certificate vide letter 24.12.2025. PP submitted site layout plan issued by DDF consultants Pvt. Ltd. PP submitted Fire NOC issued by Deputy Director, UT of Ladakh PP submitted Municipal Committee NoC vide letter dated 27.03.2026.

v. PP submitted wildlife Department NoC vide letter dated 18.03.2026 wherein the mentioned that the said area doses not fall within boundaries of Wildlife Protection areas of wildlife Division Leh.

5.3.4 The Committee observed that the project/activity is covered under Category 'B' of Item 8(a) 'Building and Construction Projects' of the Schedule to the EIA Notification, 2006, as amended, and requires appraisal at the State level. However, the proposal was transferred to Central level by UTEIAA Ladakh inabsence of Chairman and since the project is of national importance. It was further observed that UT Ladakh State Expert Appraisal Committee (SEAC), in its meeting held on 04.02.2026, recommended the project for consideration and approval by the Union Territory Environment Impact Assessment Authority (UTEIAA).

It was observed that State Government has provided its comments based on Ministry's OM dated 14th January, 2025 with respect to grant of Consent to Establish during the process of granting Environmental Clearance. The inputs/comments were appraised by EAC during its deliberations of this project. During the meeting, the PP submitted the drone videos and the .kml file, wherein the committee observed that the project is at an elevation of 3152 m above Mean Sea Level (MSL) and is about 180 m above the main road, and the access road terrain is difficult. It was observed that no construction activity has been initiated for the project.

The Committee observed that during the construction phase, the total water requirement is expected to be 20 KLD, and during the operational phase, the total water requirement of the project is expected to be 400.56 KLD, which will be met through 238 KLD of fresh water from PHED/River water and 162 KLD of recycled water. The wastewater generated (354 KLD) will be treated in 3 STPs of total 450 KLD capacity (265 KLD for Academic & Administrative Block, 100 KLD for Residential Block, and 85 KLD for Hostel Block) and 1 ETP of 50 KLD

capacity. About 316.89 KLD of treated wastewater will be recycled and reused (162 KLD for flushing and 154.89 KLD for gardening, etc.). The Committee further observed that 8 RWH tanks of total 25.12 KLD capacity have been proposed for the project. The Committee suggested that the PP ensure adequate safety measures at the project site so that wastewater is not discharged into the Indus River.

The Committee observed that the PP has proposed that about 5.27 TPD of solid waste will be generated from the project. The biodegradable waste (3.16 TPD) will be processed in an OWC, and the non-biodegradable waste generated (2.11 TPD) will be handed over to an authorized local vendor. The Committee suggested to co-ordinate with the local authority for the collection and disposal of waste. Accordingly, the PP informed that a request has been submitted to the SDM, Khaltsi, seeking a consent/permission letter from the Municipal Committee, Leh, indicating that the biodegradable and non-biodegradable solid waste generated at the SCU can be collected by the Municipal Committee on designated days and disposed of through the approved municipal waste management system.

The Committee further observed that the project is located in an ecologically sensitive area of Leh and at a high elevation where the access road terrain is difficult. Accordingly, the Committee suggested that the PP submit a Disaster Management Plan. Based on the suggestions of the Committee, the PP submitted a revised Disaster Management Plan wherein provisions for Hazard-Specific Early Warning Systems, Evacuation Routes & Assembly Points, Incident Response Team (IRT) Structure, and Integration with Local Authorities have been envisaged. The Committee found the response satisfactory.

The Committee further observed that the PP has proposed to install a solar power capacity of 1500 kW, meeting 50% of the total energy demand. Further, the PP has proposed to install DG sets of 1 × 500 kVA during the construction phase and 2 × 400 kVA during the operational phase, with exhaust chimneys and acoustic enclosures as per CPCB norms. The Committee suggested that the PP follow the ECSBC guidelines for energy conservation and explore the use of renewable energy to the maximum possible extent.

The Committee observed that the PP has proposed to develop a green area of 108,680 sq. m, i.e., 20% of the total plot area, and 10,868 trees are proposed to be planted at the project site. The Committee observed that the list of tree species submitted by the PP comprises local species. However, the Committee suggested that the PP include a few more local species and undertake plantation along the project periphery with a spacing of 2 m × 2 m to increase plantation density. The Committee found the proposed greenbelt plan satisfactory.

Further, the committee deliberated the EMP budget as Capital Cost = Rs 30 Lakhs Lakh; Recurring Cost- Rs. 15 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 294.34 Lakhs, Recurring Cost = Rs. 92.17. Lakhs /year). The committee suggested PP to increase the EMP accordingly as suggested PP submitted revised EMP as Capital Cost = Rs. 55 Lakhs Lakh; Recurring Cost- Rs. 35 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 537.94 Lakhs, Recurring Cost = Rs.

158.77 Lakhs /year) with detailed description of the activity. The committee found the response satisfactory.

The Committee further suggested that the PP should become an inspiration for other institutions by adopting a zero-waste approach and adopting the Village Khaltsi. Accordingly, the PP shall provide necessary support and financial allocation for the education of children residing in the village, management of waste generation, provision of potable water supply, and strengthening of health infrastructure.

The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, **recommended** granting Environmental Clearance to Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India, under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions, other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 and the conditions specified by the SEAC:

i. PP shall adopt Village Khaltsi and shall provide necessary support and financial allocation for the education of children residing in the village, management of waste generation, provision of potable water supply, and strengthening of health infrastructure
ii. PP shall comply the Environment Management Plan related with project i.e Capital Cost = Rs. 55 Lakhs Lakh; Recurring Cost- Rs. 35 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 537.94 Lakhs, Recurring Cost = Rs. 158.77 Lakhs /year).
iii. PP shall construct water storage pond of adequate size to have sufficient back up of water incase of exigency of power supply.
iv. PP shall take adequate measures to mitigate the impact of blasting of rock during construction of foundation.
v. No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.
vi. Freshwater requirements shall not exceed 238 KLD during the operational phase.
vii. The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
viii. As proposed, 8 RWH tanks of total 25.12 KLD volume shall be provided for harvesting after filtration will be used for domestic purposes.
ix. As proposed, wastewater shall be treated onsite in an STP of 265 KLD capacity (1 ETP of 50 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted with six monthly compliance report. No treated/untreated water shall be discharged in nearby water bodies.
x. Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is 108680 Sq. mtr. i.e. 20 % of the plot area of the plot area and i.e. 10868 trees will be plantation including peripheral tree plantation).

xi. Project Proponent shall strive to enhance the Green Belt beyond 20% and 10868 nos. the trees planted in this regard would be planted under the campaign "**एक_पेड़_माँ_के_नाम**" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.

xii. PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.

xiii. As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.

xiv. As committed Parking facility is 286 Four wheeler and 192 Two wheelers are to be provided along with 10% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all parking norms and standards as applicable.

xv. PP shall installed solar power generation facility 1500 kW. Energy Audit by third party shall be conducted.

xvi. The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.), State Highway, nearby PWD roads for widening works within 500 mts from the project site.

xvii. No trees shall be cut without the permission of forest department prior to construction activity (as applicable).

xviii. PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.

xix. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.

xx. Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.

xxi. The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.

xxii. PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).

xxiii. The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.

xxiv. The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years.

This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats

Agenda no. 5.4

Proposed Group Housing project at Khasra no. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 50, 51, 80,81, 83 Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttrakhand by M/s Cool Breez Exports Pvt. Ltd. - For Grant of Environmental Clearance – reg.
(Online Proposal No. IA/UK/INFRA2/569347/2026; F. NO. 21/10/2026-IA.III)

5.4.1 The proposal is of Environmental Clearance for the Proposed Group Housing project at Khasra no. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 50, 51, 80,81, 83 Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttrakhand by M/s Cool Breez Exports Pvt. Ltd.

5.4.2 The committee noted that the project/ activity is covered under category 'B' of item 8(b) 'Township/Area Development Project' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Uttrakhand, this proposal has been submitted at the Central level by the sectoral EACas per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

The Committee further observed that the PP had not circulated the documents to the Committee members as required and specified in the agenda for the meeting. The Committee noted that the non-submission of the requisite documents in advance hindered a comprehensive examination of the proposal. Accordingly, the Committee advised the PP to strictly adhere to the instructions specified in the agenda and ensure timely submission and circulation of all relevant documents for future consideration. The Committee also directed the PP to submit a drone video of the project site along with the requisite documents to facilitate a better assessment of the project and its surrounding environment.

In view of the above deficiencies, the Committee decided to **defer** the proposal.

Agenda no. 5.5

"Expansion of IT Park" (License no 19 of 2010) located at Village- Sarai Khawaja, Sector-27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd.- Reconsideration for Environmental Clearance-reg.

(Online Proposal No. IA/HR/INFRA2/514680/2025; File No. 21/107/2025-IA.III)

5.5.1 This proposed project is for grant of Environmental Clearance for Expansion of IT Park" (license no 19 of 2010) located at Village- Sarai Khawaja, Sector- 27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd.

5.5.2 The project/ activity is covered under category 'B' of item 8(a) 'Building/Construction Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. The PP has submitted the application before SEIAA, Haryana. However, due to the temporary absence of SEIAA / SEAC in Haryana, this application was forwarded to Ministry on 21.03.2025, as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 and this proposal has been appraised at the Central level by sectoral EAC. The proposal was considered by SEAC, Haryana in its 310th meeting held on 21.01.2025 wherein the SEAC recommended the project to SEIAA for grant of EC.

5.5.3 Based on the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 151st meeting held on 10th September, 2025 and 155th meeting held during 20-21 November, 2025. After detailed deliberation, the committee recommended for grant of EC for this project with project specific and standard EC conditions.

5.5.4 Based on the recommendation of the EAC, the file was processed in the Ministry for consideration of Competent Authority for grant of EC. While processing the file, Competent Authority has observed the following:

"Whether grass pavers and potted trees can be considered as part of the designated greenbelt area as per the specified guidelines in this regard. If these do not qualify, explanation be sought from the concerned Member Secretary (MS) and the Certificate issuing authority regarding inclusion of such grass pavers and potted trees as part of green belt".

5.5.5 Based on the above observation, a clarification was sought from the Forest Department, Haryana and accordingly, the ADS was raised to the PP. In response, the Deputy Conservator of Forests, Faridabad, Haryana, vide communication dated 12.05.2026, has furnished the requisite clarification/information on the issues raised in the ADS. The relevant portion of the clarification is reproduced below for ready reference:

".....it has been clarified that a total of 350 plants have been planted in the designated green belt area as prescribed under the applicable guidelines. It has further been clarified that the said plants have been planted directly on the ground and not in pots.

Further, grasses and ground vegetation may form part of the multilayered green belt structure, as they assist in soil binding, prevention of soil erosion during rainfall, moisture retention and ecological stabilization. Accordingly, trees of varying heights, shrubs and grasses collectively contribute towards the development of a multilayered green belt at the aforesaid project site".

5.5.6 Further during processing it has been observed that whether grass pavers and potted trees can be considered part of the designated green belt area as per applicable guidelines. The DFO Faridabad vide clarification dated 12.05.2026 has mentioned that the 350 trees have been planted directly in the ground (not in pots). However, the clarification does not specifically address grass pavers as a distinct category. The DFO's letter refers broadly to "grasses and ground vegetation" contributing to a multilayered green belt, but grass pavers are an engineered surface treatment and cannot be equated with natural ground cover without specific regulatory basis. Accordingly, the matter has been placed before the EAC.

5.5.7 The EAC during deliberations opined that tree plantation on the mother earth or soft green area may only be considered as %age of green area of project area as it has multiple benefit for environment. The plantation on podium or roof top/vertical plantation/potted trees/landscape/grass pavers is different type greenbelt development but has limited benefits and may not constitute to be part of %age green of project area. Though these types of plantation are also beneficial of environment but less comparative to plantation on mother earth.

Accordingly, the EIA consultant and the PP present during the meeting was asked to modify and increase the tree plantation %age green area in the project. Thereby, PP has submitted the revised greenbelt plan and increased the soft green area from 4605.5 sq. m (15 % of the project area) to 5262.30 sq. m (17.14 % of the project area). The earlier inclusion of green area of potted trees/grass pavers shall be excluded. Further, the number of trees has also been increased from 452 (350 existing and 102 proposed) to 500 (350 existing and 150 proposed). Furthermore, the Revised Landscape Plan and Revised tree list has also been submitted by the PP which has been found satisfactory by the committee.

5.5.8 The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues **reiterated** its earlier **recommendation** for granting Environmental Clearance Expansion of IT Park" (License no 19 of 2010) located at Village- Sarai Khawaja, Sector- 27 C, Faridabad, Haryana by M/s RPS Infrastructure Ltd., under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions, other specific condition specified in 155th meeting held during 20-21 November, 2025 and Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019:

i. Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is soft green area or mother earth of 5262.30 sq. m (17.14 % of the project area) and 500 trees (350 existing and 150 proposed) and will be planted including peripheral tree plantation).
ii. Project Proponent shall strive to enhance the Green Belt beyond 17.14% and 500 nos. the trees planted in this regard would be planted under the campaign "**एक_पेड़_माँ_के_नाम**" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.

e-KYC
CAF
DSS
e-Processing
e-Payments
e-Compliance
KYA
PARIVESH
CPC GREEN
Nature Protects if She is Protected

Annexure – 1

LIST OF PARTICIPANTS

Sl. No.	Name & Address	Designation	23.04.2026
1.	Sh. Ram Kumar	Chairman (EAC)	Virtual
2.	Sh. Munna Kumar Shah, Scientist - E	Member Secretary (EAC)	Virtual
3.	Sh. Monish Mullick	Member (EAC)	Absent
4.	Sh. C D Singh	Member (EAC)	Virtual
5.	Dr. Sarita Sajja	Member (EAC)	Virtual
6.	Ms. Bineesha Payattati	Member (EAC)	Virtual
7.	Sh. Vasu Mitra Arora	Member (EAC)	Absent
8.	K R Shree Harsha	Member (EAC)	Virtual
9.	Dr. Suman Mor	Member (EAC)	Virtual
10.	Sh. Subhash Chandra Mishra	Member (EAC)	Virtual
11.	Dr. Bhartendu Kumar Singh	Member (EAC)	Absent
12.	Dr. Anil Kumar Gupta	Member (EAC)	Virtual
13.	Er. Pawan K Goyal	Member (EAC)	Virtual
14.	Sh. Smarajit Dey	Member (EAC)	Virtual
15.	Representative of SPA	Member (EAC)	Absent

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