

F. No. 21-22/2022-IA-III

Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, Aliganj
New Delhi - 110 003
1st June, 2022

To

Shri Om Prakash Dhingra
Authorized Signatory
M/s TDI Infrastructure Limited
10, Shaheed Bhagat Singh Marg
Gole Market, New Delhi- 110 001
Email: tdiespania2020@gmail.com

Sub.: Extension of Validity and Amendment in Environmental Clearance (F. No. SEIAA/HR/2013/1547 dated 24.12.2013) for Residential Group Housing Colony located at Village-Nangal Khurd, Sector-19, District-Sonipat, Haryana by M/s TDI Infrastructure Limited - regarding.

Sir,

This has reference to proposal no. IA/HR/MIS/254458/2022; received on 02.02.2022 through Parivesh Portal for seeking grant of Extension of Validity and Amendment in Environmental Clearance (F. No. SEIAA/HR/2013/1547 dated 24.12.2013) for Residential Group Housing Colony located at Village-Nangal Khurd, Sector-19, District-Sonipat, Haryana by M/s TDI Infrastructure Limited.

2. As per the provisions of the Environment Impact Assessment (EIA) Notification, 2006; as amended and notified under the Environment (Protection) Act, 1986 (29 of 1986), the above-mentioned project/activity is covered under category 'B' of item 8(a) 'Building and Construction projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to non-existence of SEIAA in Haryana, it required appraisal at Central level by sectoral EAC.

3. Accordingly, the abovementioned proposal for Extension of Validity and Amendment in Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 82nd meeting held during 15-16 February, 2022 and 85th meeting held during 30-31 March, 2022.

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4. The details of the project, as per the application forms, documents submitted by the project proponent, and also as informed during the aforesaid meetings of EAC (Infra-2), are provided below for reference:

- i. The project is located at Village – Nangal Khurd, Sector-19, District - Sonapat, Haryana.
- ii. The project was granted Environmental Clearance by SEIAA, Haryana vide letter F. No. SEIAA/HR/2013/1547 dated 24.12.2013 for plot area of 43,857.73 sq. m, (10.8375 acre) and total built-up area of 88,942.33 sq. m. The construction has not been completed as per the EC dated 24.12.2013. The latest construction status of the project is that 97% work has been completed and the remaining is scheduled to be completed in next two years. Also there is some change in the built up area during sanctioning of building plan, hence there will be decrease from 88,942.33 sq. m, to 88,060.39 sq. m, on the same plot area. The total estimated cost of the project of ₹100 Crores has now been revised to ₹277.83 crores.
- iii. The project could not be completed in stipulated time due to the poor market scenario and worsening situation because of COVID-19, with hope to recover as and when COVID clears out.
- iv. The total plot area after amendment will remain the same i.e., 43,857.73 sq. m, FSI area after amendment will be 67,895.75 sq. m and total Built-up area after amendment will be 88,060.39 sq. m. The project will comprise of 04 blocks. Total no. of Units after amendment will be 841 no. including dwelling units - 724 & EWS - 117 no. Maximum height of the building is 39.1 m. The details of the proposed amendment are as follows:

Particulars	Unit	As per EC granted 24.12.2013	As per proposed amendment	Impact
Plot Area	sq. m	43,857.73	43,857.73	No change
Area under Road	sq. m	4992.19	4992.19	No change
Net Plot Area	sq. m	38,865.54	38,865.54	No change
Cost of Project	Crores	100	277.83	Increase
GROUND COVERAGE				
G.C (Per)	sq. m	13,602.94	13,602.94	No change
G.C (Ach)	sq. m	10,640.94	10,689.53	Increase
F.A.R				
F.A.R (Per)	sq. m	68,014.70	68,014.70	No change
F.A.R proposed Residential	sq. m	67,783.55	67,706.687	Decrease

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Particulars	Unit	As per EC granted 24.12.2013	As per proposed amendment	Impact
F.A.R proposed Commercial	sq. m	189.07	189.063	No change
Total proposed FAR	sq. m	67,972.62	67,895.75	Decrease
Stilt area (included in FAR)	sq. m	2864.377	1354.866	Decrease
Basement area	sq. m	16,090.61	16,074.36	Decrease
School Area (free from FAR)	sq. m	840.925	800.62	Decrease
NON F.A.R				
Non FAR Area (Area for Mumty and Machine room)	sq. m	4038.175	3289.66	Decrease
Built Up Area (including FAR area + non FAR area + basement area)	sq. m	88,942.33	88,060.39	Decrease
Green Area	sq. m	11,853.99	11,853.99	No change
Road Area & Open Area (including surface parking area)	sq. m	16,370.61	16,322.02	Decrease
no. of Floors	no.	G + 14	G + 12	Decrease
no. of Block	no.	4	4	No change
no. of Basement	no.	1	1	No change
Building height	m	51	39.1	Decrease
UNITS				
Number of dwelling units	no.	653	658	Increase
servant units	no.	84	66	Decrease
EWS	no.	116	117	Increase
Total Units	no.	853	841	Decrease
Total Population	no.	4,255	4,239	Decrease
Service Details				
Total Power Load	kVA	8740	8740	No change
no. of DG sets	kVA	1 × 1000 kVA, 1 × 630 kVA	1 × 1000 kVA, 1 × 630 kVA	No change
no. of Rain harvesting pits	-	6	6	No change

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Particulars	Unit	As per EC granted 24.12.2013	As per proposed amendment	Impact
Total Water Requirement	KLD	527	527	No change
Total fresh water	KLD	318	318	No change
Wastewater Generation	KLD	391	391	No change
Total treated water	KLD	313	351	Increase
STP Capacity	KLD	510	510	No change
Total solid waste generation	kg/day	2,060	2,055.59	Decrease
Parking Requirement	ECS	1028	1036	Increase
Parking Provision	ECS	1235	1442	Increase

v. The construction status is given as follows:

Activity	Percentage of work
Construction work completed (as on 29.10.2020)	97
Construction work remaining (will commence after obtaining Extension in EC)	3 (Tower C1, C2 & EWS Block)
Total	100

vi. The timeline for completion of the pending works is given below:

Construction Activities	Present status (07.03.2022)	Work to be completed 07.03.2023	Work to be completed 07.03.2024
Structural work	97%	100%	100%
Finishing Work	80%	90%	100%
Facade work	100%	100%	100%
Plumbing work	97%	100%	100%
Electrical work	97%	100%	100%
Fire Fighting work	100%	100%	100%
HVAC Work	100%	100%	100%
Lift work	100%	100%	100%
Green Development	60%	90%	100%

vii. Green belt/greenery will be developed along most of the periphery of the project area. Total green area of 11,853.99 sq. m, (i.e. 30.5% of project area) will be developed. Out of which, 3500 sq. m, will be allocated for Miyawaki Plantation. Total of 10,000 saplings will be planted (i.e. 3 plants per sq. m). Few trees (150 nos.) are present at

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the site which will be retained. No trees will be felled. The plantation will be done with the help of the Horticulture Team of M/s TDI Infrastructure Pvt. Ltd. In a phase wise manner detailed as follows:

Phase	Phase-1	Phase -2
Number of saplings to be planted	5000	5000
Month	April	May

viii. The excess treated water of 142 KLD from in-house STP will be given to Haryana Urban Development Authority (HUDA). Accordingly, letter from HUDA stating the reuse of excess treated water has been submitted.

5. Keeping in view the location of the project is in the National Capital Region (NCR) which is severely affected by poor air quality, the committee advised the PP to consider the development of dense plantation at the project site using appropriate techniques in consultation with the forest department/horticulture department/experts/consultants etc., to counter the air pollution in the area and also consider the use of Gas Gensets in place of regular DG sets.

6. The EAC (Infra-2), based on the information submitted and clarifications provided by the Project Proponent and detailed discussions held on all the issues, has recommended amending the environmental clearance granted by SEIAA, Haryana vide letter F. No. SEIAA/HR/2013/1547 dated 24.12.2013 to the extent of project parameters as submitted, subject to certain specific conditions, as stipulated during its 85th meeting held on 30-31 March, 2022, and that the request for extension should be considered as per provisions of EIA Notification, 2006 and its subsequent amendments, which allows for extending validity further for a period of three years from the date on which validity of EC is expiring.

7. The validity of EC dated 24.12.2013 was for 7 years (i.e. 2013 – 2020) up to 23.12.2020, as per the amendment notification S.O. 1141(E) dated 29.04.2015. Further, vide amendment to the EIA Notification, 2006 issued vide S.O. 221(E) dated 18.01.2021 (in view of COVID-19), the validity of EC was extended up to 23.12.2021. The project proponent has initially applied for Extension of Validity and Amendment in Environmental Clearance on Parivesh Portal vide application no. SIA/HR/MIS/181624/2020 to SEIAA Haryana on 02.11.2020, within the validity period of the EC.

8. Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby grants the amendment in Environmental Clearance granted vide letter F. No. SEIAA/HR/2013/1547 dated 24.12.2013, to the extent of project parameters as mentioned in table under para 4(iv) above and extension of validity of Environmental Clearance issued vide letter F. No. SEIAA/HR/2013/1547 dated 24.12.2013 for a period of Proposal no. IA/HR/MIS/254458/2022

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further three years up to 23.12.2024, subject to the following additional specific conditions:

- i. The excess treated water of 142 KLD from in-house STP shall be given to Haryana Urban Development Authority (HUDA) for reuse as committed. PP shall submit the details of the disposal of excess treated water (outside the site) to the Regional Office of MoEF&CC along with six-monthly compliance report.
 - ii. Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 11,853.99 sq. m. The project being located in the National Capital Region (NCR) which is severely affected by poor air quality, the project proponent shall develop dense plantation at the project site using appropriate techniques in consultation with the forest department/horticulture department/experts/consultants etc., comprising of at least 10,000 plants (including trees and shrubs) during the operation phase of the project as committed.
9. All other terms and conditions, as specified in the EC letter issued by SEIAA Haryana vide letter F. No. SEIAA/HR/2013/1547 dated 24.12.2013 shall remain unchanged.
10. This issues with the approval of the Competent Authority.

(Dr. Ashish Kumar)
Additional Director &
Member Secretary EAC (Infra-2)

Copy to:

1. The Principal Secretary, Government of Haryana, Haryana Forest Department, Van Bhawan, C-18, Sector-6, Panchkula-134 109, Haryana.
2. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Bays no. 24-25, Sector 31 A, Dakshin Marg, Chandigarh - 160 030.
3. The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.

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4. The Member Secretary, Haryana State Pollution Control Board, Head Office, C-11, SEC- 6, Panchkula-134 109, Haryana.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/Record File/Notice Board/MoEF&CC website.

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(Dr. Ashish Kumar)
Additional Director &
Member Secretary EAC (Infra-2)