



CREATING
LANDMARKS

TDI INFRASTRUCTURE LTD.

The Advisor,
Ministry of Environment, Forest & Climate Change
Northern Regional Office
Bays No. 24-25, Sector 31-A
Dakshin Marg, Chandigarh-160030

Reference: Environmental Clearance vide letter No. 21-22/2022-IA-III dated 01.06.2022.

Sub: Submission of six-monthly compliance report for the period October-2024 to March-2024 Submission due in June- 2025 of Environmental/Safeguards Conditions stipulated in Environmental Clearance (EC) letter for the project "Residential Group housing Colony" "TDI Espania-II" at Village-Nangal Khurd, Sector-19, District-Sonipat, Haryana developed by M/s TDI Infrastructure Limited.

Dear Sir,

This is in reference to the submission of a six-monthly compliance report for the period of October-2024 to March-2025 to be submitted in June-2025 of the stipulated Environmental Clearance Conditions obtained vide Letter No. 21-22/2022-IA-III dated 01.06.2022 from MoEF&CC, Haryana for the project "Residential Colony" "TDI Espania-II" at Village-Nangal Khurd, Sector-19, District-Sonipat, Haryana developed by M/s TDI Infrastructure Limited.

In this regard, as per the requirement of conditions laid down in the Environment Clearance Letter, we are submitting herewith six-monthly compliance report along with all the requisite annexure as per the guidelines of Ministry of Environment, Forest & Climate Change.

Thanking You,

Yours Faithfully,

For, M/s TDI Infrastructure Limited.



Ved Prakash
(Authorized Signatory)

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Copy to:

1. Member Secretary, State Environment Impact Assessment Authority, Bays No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana.
2. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula, Haryana.

**SIX-MONTHLY COMPLIANCE REPORT OF STIPULATED
ENVIRONMENTAL CLEARANCE CONDITIONS**

Period of Compliance
(October, 2024 to March, 2025)

**“RESIDENTIAL GROUP HOUSING COLONY”
“TDI ESPANIA-II”
(Environmental Clearance Letter No.
21-22/2022-IA-III dated 01.06.2022)**

**At
Village-Nangal Khurd, Sector-19, District-Sonipat, Haryana**

**By
M/s TDI Infrastructure Limited.
10, Shaheed Bhagat Singh Marg, Gole Market,
New Delhi-110001**

**Submitted by:
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June-2025

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CHAPTER-I: PURPOSE OF THE REPORT

As per the “Sub Para (ii)” of “Para 10” of EIA Notification 2006, it is stated that “It shall be mandatory for the project management to submit half-yearly compliance reports in respect of the stipulated prior environmental clearance conditions/safeguards in hard and soft copies to the regulatory authority concerned, by June and December of each calendar year” and as per compliance of condition mentioned in Environment Clearance Letter Six monthly compliance reports should be submitted to the Northern Regional Office of MoEF&CC, the respective Zonal Office of CPCB, HSPCB and SEIAA Haryana and a copy to the Regulatory Authority of Haryana.

It is mandatory to submit a Six-Monthly Compliance Report to show the status & compliance of all the Conditions mentioned in the Environment Clearance Letter, along with monitoring of various Environmental Parameters (as per CPCB Norms).

The regulatory authorities in this case are Haryana State Pollution Control Board, Regional Office-MoEF&CC (Chandigarh) and Haryana SEIAA.

Based on the Environmental Clearance Conditions mentioned in the EC Letter, a Compliance Report is prepared by the Perfect Solutions on behalf of Project Proponent; details of which are present in Chapter – “Compliance Report”.

Methodology for Preparation of Report is as follows:

1. Study of EC Letter & Related Documents,
2. Site Visits by a representative/team of Environment Consultant,,
3. Compliance Report, explaining the entire Environmental Clearance conditions in the EC Letter and providing details w.r.t. each condition/ guideline.

CHAPTER II: INTRODUCTION

The proposed project is a "Residential Group Housing Colony" located at Village Nangal Khurd, Sector-19, District Sonipat, Haryana. The project has obtained Environmental Clearance vide File No. SEIAA/HR/2013/1547 dated 24.12.2013, granted by the State Environment Impact Assessment Authority (SEIAA), Haryana. Further, the project received an Extension of Validity and Amendment in the Environmental Clearance vide F. No. 21-22/2022-IA-III dated 01.06.2022, issued by the Ministry of Environment, Forest and Climate Change (MoEF&CC), Government of India. The total net plot area of the project is 38,865.54 sqm, and the total built-up area is 88,060.39 sqm. The total project cost is Rs.277.83 Crores.

Particulars	Details of Project
Name of the project	"Residential Group Housing Colony"
Project activities	EWS, Dwelling units, Commercial area, Servant unit, School
Developed by	M/S TDI Infrastructure Limited.
Site address	Village-Nangal Khurd, Sector-19, District-Sonipat, Haryana
Environment Clearance Letter No.	21-22/2022-IA-III dated 01.06.2022
Period of Compliance	October-2024 to March-2025 submission due in June-2025.
Present Status	Operational

PROJECT DETAILS

The proposed project will have the following salient features:

S.no.	Particulars	Unit	As per EC dated 24.12.2013	As per Proposed Amendment
1	Plot Area	sq. m	43,857.73	43,857.73
2	Cost of Project	Crores	100	277.83
3	G.C Ach (Ground Coverage Achieved)	sq. m	10,640.94	10,689.53
4	Total proposed FAR	sq. m	67,972.6	67,895.75
5	Total Built Up Area	sq. m	88,942.33	88,060.39
6	No. of Floors	No.	G+14	G+12
7	No. of Blocks	No.s	4	4
8	No. of Basements	Nos.	1	1
9	Building height	m	51	39.1
10	Total Units	no	853	841
11	Total Population	no.	4,255	4,239
12	Total Water Req.	KLD	527	527
13	Wastewater Generation	KLD	391	391
14	Treated Water Generation	KLD	313	351
15	STP Capacity	KLD	510	510
16	Solid Waste Generation	Kg/day	2060	2055.59
17	Green Area	sq. m	11,853.99	11,853.99
18	Parking Provision	ECS	1235	1442
19	RWH Pits	no	6	6

SITE PHOTOGRAPHS:-





CHAPTER III: POINT - WISE STATUS OF COMPLIANCES FOR GRANTED ENVIRONMENTAL CLEARANCE CONDITIONS

Part - A SPECIFIC CONDITIONS		
Construction Phase:		
S. No.	Environmental Conditions /Safeguards	Compliances
1.	Consent for Establish" shall be obtained from the Haryana State Pollution Control Board (HSPCB) under the Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at the site.	The Project Proponent had applied for Consent to Establish from Haryana State Pollution Control Board (HSPCB) under the Air and Water Act. However, HSPCB has refused the extension of Consent to Establish vide letter No. HSPCB/Consent/: 2821216SONCTE3106581 dated 15/07/2016,
2.	A First aid room shall be provided in the project both during construction and operation phases as proposed in the project report.	First Aid facilities were provided during the construction phase and continue to be available during the operational phase as well
3.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Mobile toilets shall be provided. Open defecation is strictly prohibited for the workers. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	Adequate drinking water and sanitary facilities were provided to all construction workers at the site. Mobile toilets were also arranged, and open defecation was strictly prohibited. The wastewater and solid waste generated during the construction phase were managed and disposed of safely as per norms.
4.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	All the topsoil excavated during the construction phase was properly stored and reused for horticulture and landscape development within the project sit
5.	The Project Proponent shall ensure that the required construction material is properly stored within the project area during the construction phase. The disposal of construction waste must not adversely	The required construction materials were stored properly within the project area during the construction phase. Construction waste was handled carefully and did not cause any adverse impact on nearby communities. All waste was

	affect the neighboring communities and shall be disposed of only at the approved sites after taking the necessary precautions as required for general safety and health aspects with the approval of the competent authority.	disposed of only at approved sites, following necessary safety and health precautions and with approval from the competent authority.
6.	Construction debris including bituminous material and other hazardous material must not be allowed to contaminate water courses. The dump sites for such materials should be secured so that they do not leach into the ground water. Any hazardous waste generated during the construction phase should be disposed of as per applicable rules and norms with the necessary approval of the Haryana State Pollution Control Board.	Construction debris, including bituminous and other hazardous materials, was handled carefully to ensure that no contamination of any watercourse occurred. All such materials were stored in a secured area to prevent leaching into groundwater.
7.	The Diesel generator sets to be used during the construction phase should be of ultra-low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	The Diesel Generator sets used during the construction phase operated on ultra-low sulphur diesel and fully complied with the Environment (Protection) Rules, meeting the required air and noise emission standards.
8.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.	Only a 990-liter diesel day tank is available at the site, which is below the 1000-liter threshold limit. Therefore, clearance from the Chief Controller of Explosives is not required.
9.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. Adequate measure Should be Taken	Regular supervision at the site is being done. At present, trees are existing around the periphery of the project which help in reducing noise emission. Equipment utilized during the construction phase creates less noise. We had provided proper

	to Reduce Ambient Air And Noise level During Contraction phase so as to conform to the stipulate residential standards of CPCB/MoEF	barricading at the site to control the dispersion of dust. Also, green net cover on under-construction buildings and construction materials had been provided to control dust emissions.
10.	Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September 1999 and amendments made subsequently on 27th August 2003.	The fly ash mix material had been utilized in the project as per the provisions of the Fly Ash Notification of September 1999 and amended as of 27th August 2003.
11.	Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.	Stormwater control measures have been implemented at the site. A total of 4 numbers of RWH pits are available, and the collected stormwater is managed and reused as per CGWB and BIS
12.	Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices	Water-saving techniques were adopted, and pre-mixed concrete was used during construction. Additionally, STP-treated water was preferred over fresh water for construction activities.
13.	Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.	In the operation part roofs have been constructed by using thermal insulation material .
14.	Opaque walls must meet prescriptive requirements as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirements.	This is an residential group housing project, does not have an HVAC system, so an opaque wall as per ECBC is not required. However, appropriate thermal insulation material shall be used wherever required.

15.	The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.	<p>The approval of the competent authority has already been obtained for the structural safety of the building due to the earthquake as well as adequacy of the fire fighting equipment.</p> <p>We have obtained Fire NOC from vide memo No. FS/2020/162 dated 24/09/2020 valid till 24/09/2025.</p> <p>No Forest land is involved in the project and clearance from the Forest Department has been obtained vide letter No. 1489 dated 05.12.2013.</p>
16	The Project Proponent as stated in the proposal shall construct 06 rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.	A total of 4 nos. of Rain Water Harvesting Pits have been constructed. As per the proposal submitted and all of them are constructed and proper maintenance has been provided.
17.	The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.	<p>Adequate fire safety measures and equipment as required by Haryana Fire Service Act, 2009 are provided within the complex.</p> <p>We have obtained Fire NOC from vide memo No. FS/2020/162 dated 24/09/2020 valid till 24/09/2025.</p>
18.	The Project Proponent shall obtain assurance from the UHBVN for supply of 8740 KVA of power supply before the	Necessary assurance from the UHBVN for the supply of the present requirement has been obtained.

	start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.	
19.	Detail calculation of power load and ultimate power load of the project shall be submitted to UHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.	Detailed calculation of Power Load and ultimate power load of the project is being prepared and submitted along with the application of EC at SEAC/SEIAA.
20.	The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.	No natural land depression/ nallah/ water course exists within the project. No natural flow has been obstructed.
21	The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.	Plinth level had been kept at the standard height required as per norms above the approach road. Level of the other areas has also been kept at a suitable height.
22	Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.	The population at the colony will not exceed the norms as approved by Director General Town and Country Department Haryana.
23	The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.	Groundwater extraction was not used at our project site; we had used STP treated water for construction purposes.
24	The project proponent shall not cut any existing tree and project landscaping plan	No tree cutting has been done at site.

	should be modified to include those trees in green area.	
25	The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.	Adequate barricading of 3m height around the project area was provided. Dust screens were provided for the construction above the ground. Water sprinkling was being done regularly to avoid dust emission during construction.
26	The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.	Noted.
27	The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.	Complied with the condition.
28	The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration ⁴⁴ .	We will comply with the condition wherever required.
29	The project proponent shall adequately control construction dusts like silica dust, non-silica dust, wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers	All the dust control measures had been followed during construction as the guidelines prescribed by Moef&CC
30	The project proponent shall develop complete civic infrastructure of the Group Housing colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste	Noted. Complete civic infrastructure including internal Roads, Green Belt development, Sewage line, Rain Water harvesting arrangements, Storm water drainage system, has been developed as per

	management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.	plans submitted and feasibility at the site before offering possession of the units/ Flat.
31	The project proponent shall provide one refuse area till 24 meter as per National Building Code.	Refuge areas at each specified height have been provided as per NBC norms.
32	The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.	Fire control room has been provided as well as a fire officer for the building to be recirculated.
33	The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.	Noted and complied.
34	The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity	We have already submitted the application for water assurance to the concerned authority on 17/09/2020 for ensuring proper provision of storm water drainage and sewerage system and their integration with the external services.
35	The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.	The site for the Solid Waste Management Plant is already shown and earmarked in the layout plan.
36	The project proponent shall submit the copy of fire safety plan duly approved by	Fire safety plan has already been submitted.

	Fire Department before the start of construction	
37	The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.	Waste water generated from the complex is reused for flushing and gardening purposes
38	The project proponent shall ensure that no construction activity is undertaken either on surface or below or above surface of revenue rasta passing through the project area.	No construction has been carried out on, above, or below the revenue rasta passing through the project site.
39	The project proponent shall indicate the width and length of revenue rasta passing through the project area on sign board and shall display the same at both the ends of revenue rasta stretch, for awareness of public. Sign board shall also display the message that this is public rasta/road and any citizen can use it. There shall not be any gate with or without guards on revenue rasta.	The revenue rasta is open for public use. Sign boards showing its width and length are installed at both ends, and no gate or guard is provided
40	All system of water supply, sewerage system, STP etc. shall be provided based on revised requirement of @135lpc.	All systems of water supply, sewerage network and Sewage Treatment Plant (STP) have been designed and provided as per the revised requirement of 135 LPCD. A 750 KLD capacity STP has already been installed at the project site.
41	The project proponent shall maintain the distance between STP and water supply line.	A safe distance between the STP and the water supply line was maintained.

42	The project proponent shall ensure that the stack height is 6 meter more than the highest tower.	Noted. Adequate stack height has been provided according to the provision of CPCB.
ADDITIONAL CONDITIONS		
43	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.	Noted.
44	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.	Noted.

Operational Phase		
S. No	Environmental Conditions/Safeguards	Compliances
1	Consent to Operate" shall be obtained from Haryana State Pollution Control	Noted

	Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.	
2	The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent shall be recycled. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. Discharge of treated sewage shall conform to the norms and standards of HSPCB, Panchkula. Project Proponent shall implement such STP technology which does not require filter backwash.	A total capacity of 750 KLD (1x550 KLD & 1x200 KLD) based on MBBR technology. For advanced treatment UV have been provided. Treated water has been used in gardening and flushing. We have maintained the Discharge of treated sewage conforms to the norms and standards of HSPCB, Panchkula. Noted.
3.	Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 10 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.	Dual plumbing lines have been laid down. wastewater generated is being treated in STP up to prescribed standards and treated water has been reused within the complex for gardening/ DG Cooling & flushing.
4.	For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.	Disinfection through UV radiation is being done for the treated wastewater.
5.	Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to	1x1010 kVA (to be commissioned) & 1x 380 kVA have been installed on the ground floor within the premises as source of back-up power for lifts, common area illumination and for domestic use

	rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the basement as promised by the project proponent with appropriate stack height i.e. above the roof level as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (50ppm sulphur), instead of low sulphur diesel.	have acoustic enclosed with adequate stack height. The diesel used for D.G sets is ultra-low Sulphur diesel and confirms all the rules made under the Environment (Protection) Act, 1986.
6.	Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Residential Complex.	Regular monitoring of Ambient Air quality has been monitored and also submitted with six monthly compliance reports.
7.	The project proponent as stated in the proposal should maintain at least 30.5% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.	A well-maintained green area is being developed inside and outside of the Colony where Trees, grass and ornamental trees have been planted.
8.	The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapotranspiration data.	Water saving techniques in irrigation of landscaping are adopted.

9.	<p>Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mess and filters should be used wherever required.</p>	<p>Total 04 nos. of Rain Water Harvesting Pits has been provided as per the proposal submitted and all of them are constructed and proper maintenance has been provided. First 10 minutes of rainfall is avoided, rooftops are non-toxic, and filters/wire mesh are installed as required. Care is taken to ensure that no contaminated water enters the RWH pits.</p> <p>Before recharging the surface run off, pre-treatment through sedimentation tanks is provided to remove suspended matter, oil and grease.</p>
10	<p>The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.</p>	<p>Noted, will be Compiled.</p>
11.	<p>A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors and submitted to the SEIAA, Haryana in three months time.</p>	<p>Noted, will be Compiled.</p>
12	<p>Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place</p>	<p>Energy conservation measures have been adopted</p> <p>1. energy efficient machinery and motors are being used.</p>

	before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.	2. Energy efficient lights are being used. i.e LED lights
13	The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.	Noted
14	The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Solid waste generated from various activities of the complex which includes biodegradable, non-biodegradable and recyclable waste. Waste has been segregated from wet and dry bins and door to door collection of waste has been carried out by authorized vendors. For disposal of recyclable waste we are collecting it within the colony properly at site and disposing it by giving it to the approved vendor
15	The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.	Noted.
16	The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking shall be fully internalized and no public space should be used.	A proper parking plan has been prepared and traffic congestion near the entry and exit points from the roads adjoining the proposed project site has been avoided.

17	The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.	Noted.
18	Operation and maintenance of STP, solid waste management and electrical infrastructure, pollution control measures shall be ensured even after the completion of project	The operation and maintenance of the STP, solid waste management system, electrical infrastructure and all pollution control measures are being ensured even after the completion of the project.
19	Different types of wastes should be disposed of as per provisions of Municipal Solid Waste, Biomedical Waste, Hazardous Waste, E-waste, Batteries and Plastic Rules made under Environment Protection Act, 1986. Particularly, E-waste and battery waste shall be disposed of as per existing E-waste (Management) Rules, 2011 and Batteries (Management and Handling) Rules, 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of only through registered and authorized dismantlers/recyclers.	Different waste streams are being handled as per applicable MSW, biomedical, hazardous, e-waste, battery, and plastic waste rules. E-waste and battery waste are collected at a designated collection point and sent only to authorized dismantlers as per rules.
20	Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.	The standards for discharge of environmental pollutants as per Rule-3 of the Environmental Protection Rules, 1986 are being strictly complied with. Key parameters such as BOD, COD, TSS, oil & grease, nitrogen, and phosphorus are maintained within prescribed limits.
21	Water supply shall be metered among different users of utilities.	Water meters have been installed to monitor the use of water in every utility.
22	The project proponent shall ensure that the stack height of DG sets is more than the highest tower and also ensure that the	2 nos. of DG set installed of capacity 1x 1010 kVA (to be commissioned) & 1 x 380 kva for Power back-up. DG Sets' stack height is

	emission standards of noise and air are within the CPCB prescribed limits. Noise and emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.	maintained as per the norms and noise and stack emission levels are maintained as per the prescribed standards of CPCB
23	All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.	Power factor has been maintained as per the mentioned condition.
24	The project proponent shall use only treated water instead of fresh water for DG cooling. The project proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further, temperature and relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best coefficient of performance, as well as optimal integrated point load value and minimum outside fresh air supply may be resorted to for conservation of power and water. Cool type cooling DG sets shall be used for saving cooling water consumption for water-cooled DG sets.	Noted
25	The project proponent shall ensure that the transformer is constructed with high quality grain-oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.	Transformer has been installed with high quality grain oriented and low loss silicon etc. Manufacturer's certificate is also obtained.
26	The project proponent shall ensure that exit velocity from the stack should be	Exit velocity of stack is maintained high. Stack has been designed in such a way that there is no

	sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.	stack down-wash under any meteorological conditions.
27	The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.	Water sprinkling has been provided for suppression of dust emission during the construction also 2 no of anti smog gun is also installed at the site. All other necessary mitigation measures have been followed .
28	The project proponent shall ensure proper air ventilation and light system in the basements area for comfortable living of human beings and shall ensure that number of Air Changes per hour (ACH) in basement never falls below 15. In case of emergency, capacity for increasing ACH to the extent of 30 must be provided by the project proponent.	The basement area has been provided with a proper ventilation and lighting system to maintain comfortable and healthy conditions for occupants. noted.

Part-B General Conditions

S. No	Environmental Conditions/Safeguards	Compliances
1	The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be	Noted. We ensure compliance with the commitments made in Form-I, Form 1A and other related documents and conditions/safeguards in letter and spirit.

	taken as commitment by project proponent	
2	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, the respective Zonal Office of CPCB, HSPCB and SEIAA Haryana	Noted. We are regularly submitting the compliance reports to the concerned department.
3	STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.	A total capacity of 750 KLD (1x550 KLD & 1x200 KLD) MBBR-based STP is installed; monthly outlet monitoring, quarterly environmental/green-belt monitoring, and three-monthly audits with prompt corrective action are carried out.
4	The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.	Noted.
5	The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.	Noted.
6	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife	Necessary clearances applicable to our project shall be obtained. We have obtained Fire NOC from vide memo No. FS/2020/162 dated 24/09/2020 valid till 24/09/2025.

	(Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.	
7	The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.	Complied with the requirement. Advertisement copy has already been submitted along with the initial compliance report.
8	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.	Noted. We had started construction at the site after obtaining Environmental Clearance. .
9	Any appeal against the this Environmental Clearance 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.	Noted.
10	The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GoI OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest	Noted.

	Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.	
11	The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.	Noted, funds shall be kept in a separate account.
12	The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.	Vehicles operated during construction had valid PUC certificates.
13	The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.	Noted, we ensure to comply with all the conditions of Environmental clearance.
14	The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.	Noted. There is no change in the scope of the project. We ensure to seek fresh approval if required.
15	Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.	Noted & agreed.

16	<p>The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.</p>	Noted & agreed.
17	<p>The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.</p>	Noted.

Annexure-I
Copy of Environmental Clearance

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.

Proposal no. IA/HR/MIS/254458/2022

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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.

Ashish -
21.06.2022

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