



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



F. No.:4-539/2008/RO(NZ)/eFile



Dated: 26.03.2025

सेवा में,

सदस्य सचिव,
SEIAA, हरियाणा,
बेज नं. 55-58, प्रयत्न भवन,
सेक्टर-2 पंचकुला, हरियाणा

विषय: Environmental Clearance for Construction of Proposed Group Housing project at Sector-61, Gurugram, Haryana by M/s Pioneer Urban Land & Infrastructure Ltd.-Certification reg.

सन्दर्भ: ई.सी. पत्र संख्या F. No. 21-1054/2007-IA.III Dated 27.05.2008.

महोदय,

उपरोक्तवर्णित पत्र के संदर्भ में आपके संज्ञान में लाया जाता है की उपरोक्त परियोजना का निरीक्षण इस कार्यालय द्वारा दिनांक 14.02.2025 को किया गया था। उक्त परियोजना की विस्तृत मॉनिटरिंग रिपोर्ट निम्नलिखित गैर-अनुपालन (non-compliance) बिंदुओं सहित अग्रिम कार्यवाही हेतु संलग्न हैं :

1. PP failed to provide the PUC certificate for hired vehicles during construction.
2. PP failed to provide the structural stability certificate from the competent authority.

संलग्नक: उपरोक्तानुसार।

भवदीय,

(डॉ. धर्मेन्द्र कुमार गुप्ता)
निदेशक /वैज्ञानिक 'एफ'

प्रति :

1. निदेशक (Compliance and Monitoring Division-IA Division), पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, जोर बाग रोड, नई दिल्ली (Email: moefcc-monitoring@gov.in).
2. सदस्य सचिव, हरियाणा राज्य प्रदूषण नियंत्रण बोर्ड, C-11, सेक्टर- 6, पंचकुला, हरियाणा- 134109.
3. अधिकृत हस्ताक्षरकर्ता, M/s Pioneer Urban land & Infrastructure Ltd Pioneer Square, Golf Course Extension Road, Sector-62, Gurugram, Haryana. (Email id- rbohra@pioneerurban.in)

Ministry of Environment, Forests and Climate Change
Regional Office, Chandigarh
Monitoring the Implementation of Environmental Safeguards
MONITORING REPORT
PART - I
DATA SHEET

1.	Project Type: River Valley/Mining/Industry/ Thermal/Nuclear/Other (Specify)	Residential Building Construction project	
2.	Name of the Project	Group Housing project at Sector-61, Gurugram, Haryana by M/s Pioneer Urban Land & Infrastructure Ltd.	
3.	Clearance letter (s)/OM no. and date	F. No. 21-1054/2007-IA.III Dated 27.05.2008	
4.	Location a) District (s) b) State (s) c) Latitudes/Longitudes	Gurugram Haryana 28 24'55.57"N; 77 05'30.53"E	
5.	Address for correspondence a) Address of concerned project chief engineer b) Address of executive project engineer/manager	Mr. Syed Atiq Ahmad M/s Pioneer Urban land & Infrastructure Ltd Pioneer Square, Golf Course Extension Road, Sector-62, Gurugram, Haryana.	
6.	Salient Feature a) of the Project b) of the EMP	The project is with plot area of 99,555 sq.m. (9.9555 ha) and with built-up area of 258,976.36 sq.m. The project consists of 6 multistoried residential towers and 8 town house blocks. The sewage generated is treated and the treated water from STP is recycled for flushing and for gardening. The solid waste generated is about 3000 Kg/day. There is parking space for 3292 Cars.	
7.	Break-up of Project area a) Submergence forest area and non-forest area b) Others	a. Not applicable b. Not applicable	
8.	Break-up of the project affected population with enumeration of those losing houses/dwelling units only agricultural land only both dwelling units & agricultural land & landless laborers/artisans: a) SC, ST/Adivasi b) Others	The project site is a private owned land and there is no land acquisition by Govt. agencies. There is no affected population by the group housing project.	
9.	Financial Details: a) Project Cost as originally planned and subsequent revised estimates and the year of price reference	Project cost as per EC obtained	Project cost as per revised estimate (Rs. in Crores)
		(Rs. in Crores)	
		239.99	239.99
	b) Allocation made for EMP with item wise and year wise break-up	Rs. 8.5 Crores	
	c) BC ratio/IRR and the year of assessment	Not Applicable	
	d) Whether includes the cost of EMP as shown above	-	
	e) Actual expenditure incurred on project so far	Rs. 239.99 Crores	
	f) Actual expenditure incurred on EMP so far	Rs. 8.5 Crores	



10.	Forest land Requirement a) The status of approval for diversion of forest land for non-forestry use b) The status of clearing felling c) The status of CA, if any d) Comments on the viability and sustainability of CA program in the light of actual field experience so far	No forest land required for concentration of project, hence not applicable.
11.	The status of clear felling in the non-forest areas	There is no clear felling in the non-forest area hence not applicable.
12.	Status of Construction (Actual and/or Planned) a) Date of commencement b) Date of completion	The project is constructed and commissioned. 25.04.2013
13.	Reason for delay if the project is yet to start	Not Applicable
14.	Dates of site visits a) Date of previous site visit: b) Date of present site visit:	-- 14.02.2025



**PART – II: STATUS OF COMPLIANCE &
PART-III: DESCRIPTIVE REPORT ON STATUS OF COMPLIANCE TO CONDITIONS OF
ENVIRONMENTAL CLEARANCE (EC) & ENVIRONMENTAL MANAGEMENT
EC No.: 21-1054/2007-IA.III Dated 27.05.2008**

PART A – SPECIFIC CONDITIONS:

Construction Phase:

S. No.	Conditions	Compliance Status
i	Vehicles hired for construction activities should be operated only during non-peak hours.	Complied The PP informed that the vehicles hired for construction activities was operated only during non-peak hours.
ii	All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.	Complied The PP informed that, the top soil excavated during construction activities was stored and used for horticulture/landscape developments within the project site.
iii	Ready mixed concrete shall be used in building construction.	Complied The PP informed that, ready mix concrete was used in building construction.
iv	Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.	Complied The PP informed that, ready mix concrete, curing agents and rain water harvesting methods, sprinklers, were used to reduce the consumption of water during construction phase.
v	Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.	Complied The PP did not use ground water for the construction phase. The treated water from STP of HUDA is used for entire construction. The PP was obtained permission from HUDA to use this treated water in construction phase. PP also got water connection from HUDA for operational phase vide Memo No. 12870 dated 24.06.2016.
vi	Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Complied The PP has informed that to conserve/reduce the consumption of water, fixtures for showers, toilet, flushing and drinking were low flow either by use of aerators.
vii	Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary use high quality double glass with special reflective coating in windows.	Complied The PP informed that the use of glass was reduced to reduce electricity consumption. Since the project is residential, the usage of glass was limited to windows.
viii	Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.	Complied To reduce heat and electricity consumption, the PP has used thermal insulation by using foam boards on the roof of the building.
ix	Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.	Complied The PP informed that the building materials are selected based on its capacity to resist the heat. The plastering and painting and additional works made on the wall are worked as a thermal insulator.
x	Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.	Complied As per PP they collected rain water for curing purposes and suppresses dust. The storm water was managed by construction of proper drain, desiltation trap and settling pond. Settling ponds were worked as an artificial water recharge structure.
xi	All required sanitary and hygienic measures including portable toilets/septic tank etc. for	Complied The PP has informed that, all required sanitary and

	labour should be in place before starting construction activities and to be maintained throughout the construction phase.	hygiene measures including portable toilets/septic tank, water etc. for labour were in place in the project site and labour camp before starting construction activities maintained throughout the construction phase.
xii	Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.	Complied As per PP they monitored the soil and ground water samples on regular intervals and found that the parameters are well within the limits. During visit PP showed the test report for soil and water from a NABL accredited Lab. which shows that all the test parameters were under limit.
xiii	A First Aid Room will be provided at the project site both during construction and operation of the project.	Complied As per PP a first aid room was constructed during construction phase in the project site. During visit It was seen that, a well-equipped first aid room and facility is maintained during operational area.
xiv	Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Complied As per PP drinking water facility was provided for labours during construction phase. The sewage and other waste were disposed in temporary established STP.
xv	Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.	Complied As per PP muck and excavated materials during construction phase was used in the project site for filling and construction of driveway/road.
xvi	Diesel power generating sets used during construction phase should be of 'enclosed type' to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.	Complied As per PP DG set used during construction phase was enclosed type to prevent noise.
xvii	Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.	Complied As per PP they monitored the ambient noise during construction phase and it was found that the noise level both day and night were well within the limit.
xviii	The construction agencies shall use fly ash based material/products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.	Complied The PP informed that the fly ash based cement was used during construction phase.
xix	Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check" (PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Partial Complied As per PP the vehicles hired for bringing construction material at site were in good condition and with valid PUC certificate. The vehicles were operated only during non-peak hours. During visit PP failed to provide the PUC certificate for hired vehicles.
xx	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.	Complied The PP informed that no construction spoils like bituminous materials other hazardous materials were allowed to contaminate water courses and the dump sites. All hazardous waste were handed over to the authorised recyclers.
xxi	Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the State Pollution Control Board.	Complied The PP informed that the hazardous wastes generated from the project site were handed over to the authorised recyclers.

xxii	Under the provisions of the Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.	Complied As per PP construction was commenced after obtaining Environmental Clearance.
xxiii	The diesel required for operating DG Set shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.	Complied The PP informed that the requirement of diesel in construction phase was below 100 liters, therefore did not obtained clearance from the Chief Controller of Explosives. The PP has obtained clearance from Chief Controller of Explosives vide letter No P/NC/HN/15/1757(P325003) dated 09.12.2020 to store in underground tanks and use the diesel in the operation phase of project site.
xxiv	The approval of competent authority shall be obtained for structural safety of the buildings due to 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 The Forest Conservation Act shall be taken from the competent Authority.	Partially Complied The PP has obtained structural stability certification from Vinod Kumar Jain (Structural Engineer). As per PP no forest land is involved in the project. During visit PP failed to provide the structural satiability certificate from the competent authority.
xxv	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.	Complied The PP informed that, the meeting was conducted regularly to supervise and monitor the progress of the construction and its allied problems to the labours and surroundings.
xxvi	All the internal road shall be of minimum 9 mt width.	Complied As per PP they constructed all internal roads with minimum 9 meters for enhancing safety during transportation of materials.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i	Diesel power generating sets proposed as source of backup power for lifts, common area illumination and for domestic use should be of "enclosed type" and conform to rules made under The Environment (Protection) Act 1986. The location of DG Sets may be decided in consultation with State Pollution Control Board.	Complied As per PP they have placed 8 D.G. sets with capacity of 3x2000 KVA, 4x1010 KVA, 1x380 KVA (Please see photo-1) at the project site for source of backup power for lifts, common area illumination and for domestic use. All the D.G sets are enclosed type. The location of D G was decided based on the consultation with State Pollution Control Board. The Consent to Operate was issued by the HPCB after inspection.
ii	Ambient noise levels should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the proposed complex.	Complied The PP has planted various saplings in the project site. The Ambient noise level is monitored regularly and it is found that the noise levels are well within the limits in both day and night times. During visit PP also showed the test report from a NABL accredited Lab.
iii	Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.	Complied The PP has provided weep holes in the compound walls to ensure natural drainage of rainwater in the catchments area during the monsoon period.
iv	The STP shall be installed for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be recycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Board shall be taken.	Complied The PP has installed STP (Please see photo-2) with capacity of 950 KLD for treating sewage generated from the project site. The treated water is using for flushing and gardening. The treated water is regularly monitored by an NABL approved laboratory and it is found that the quality of treated water is well within the limit.

v	Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.	Complied The PP has installed dual plumbing line for separation of grey and black water (Please see photo-3). The grey water is being treated in decentralized treatment facility before letting in to the STP.
vi	For disinfection of waste water ultra violet radiation shall be used in place of chlorination.	Complied The PP has informed that, they have provided UV radiations for disinfection for getting good quality water from STP.
vii	Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting	Complied The PP has constructed 18 numbers of rain water recharging pits (Please see photo-4) at the project site as part of water conservation. It was informed by the PP that they have placed Oil & Grease trap to remove oil and grease from the surface run off and suspended matter.
viii	The solid waste generated should be properly collected & segregated. Wet garbage should be sent for composting and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.	Complied The PP has provided colour coded bins to each apartment for segregation of waste. The wet garbage is managed through Organic Waste Converter with the capacity 500 Kg/day and the non bio degradable waste is being handed over to MCG approved agency, during visit PP provided an agreement copy for the same.
ix	The open spaces inside the plot should be preferably landscaped and covered with vegetation of indigenous variety. Green belt of adequate width and density will be provided all around the periphery of the plot suitably with local species to reduce noise and dust level.	Complied As per PP total 890 numbers of tree saplings (Please see photo-5) were planted at the project site as green belt. The open space inside the plot is covered with vegetation of indigenous variety.
x	The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.	Complied As per PP they are regularly monitoring the quality of drinking water by an NABL accredited lab. PP also installed on line water monitoring system in the premises (Please see photo-6) The parameters of the ground water are well within the limit. Since there is no ground water in the project site no water level is taken. During visit PP shown the test report of drinking water from a NABL accredited Lab. which shown tested parameters were within limit.
xi	A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R&U Factors etc and submitted to the Ministry in three months time.	Complied As per PP they have prepared a report on energy conservation measures which was incorporated in the instant building project.
xii	The values of R&U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time	Complied The PP has informed that the values of R&U for the building envelope is met the requirements of the hot & humid climatic location as per NBC and BEE norms. During visit the detail of the building envelope was shown by the PP.
xiii	Energy conservation measures like installation of CFLs/FLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning Used CFLS & FLs should be properly collected and disposed of/sent for recycling as per the prevailing rules/guidelines of the regulatory authority to avoid Mercury contamination Use of solar panels may be done to the extent possible	Complied The PP has informed that, the whole design of the project has been taken up keeping all energy conservation measures like installation of LED/CFL's and FLs etc. The PP has installed solar water heater system at the top floor of each building/tower with the capacity of 11200 LPD. The used CFLs and FLs are properly collected and disposed off as per the guidelines of the regulatory authority through approved vendors. During visit PP shown an agreement copy for the same.

xiv	The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises.	Complied As per PP there are 13 towers + 1 EWS + 1 Nursery + 1 Primary School + 1 Commercial building for convenient shops at the project site. The lowest distance between two buildings is 16 meters.
xv	Adequate measures should be taken to prevent odour problem from solid waste processing plant as also from the STP.	Complied. The PP has informed that various measures have been taken place to prevent odour problems from solid waste processing plant as also from the STP. The Main measures taken are as follows: properly designed the STP, installed odor control systems like Activated carbon filters, Chemical Scrubbers, Covering of treatment units, Ventilation system, Regular Maintenance and monitoring.
PART-B. GENERAL CONDITIONS		
i	The environmental safeguards contained in the documents should be implemented in letter and spirit.	Complied. As per PP environmental safeguards contained in the documents are implemented like STP for waste water treatment, rain water recharge for water conservation, OWC for waste management, LED lights for energy conservation etc.
ii	Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.	Complied The PP has informed that the provision for supply of cooking gas and pressure cooker for labours during construction phase were there at the project site.
iii	6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.	Complied The PP has been regularly submitting the half yearly compliance report at the MoEF's Regional Office at Chandigarh.
4	Officials from the Regional Office of MOEF, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Chandigarh.	Complied. During visit PP fully cooperated and provided all the necessary documents.
5	In the case of any change(s) in the scope of the project the project would require a fresh appraisal by this Ministry.	Noted and assured to comply by the PP.
6	The Ministry reserves the right to modify/add additional environmental safeguards subsequently, if found necessary Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.	Noted by the PP. The PP agreed to comply if ministry modify/add additional environmental safeguards subsequently in the project site. The PP informed that all information given for the clearance was true in nature.
7	Necessary permission shall be obtained from the State Fire Department for providing fire safety measures before allotment of premises for residential purpose in the township.	Complied The PP has obtained NOC from Fire Department for providing fire safety measures vide memo no. FS/2022/2768 & 69 dated 28.10.2022 from MC Gurugram.
8	These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act. 1991.	Complied PP got CTO both for Air and Water act vide HSPCB/Consent/:28212GUNOCTOHWM2930630 dated 07.04.2016 and HSPCB/Consent/:2821216GUNOCTO2930630 dated 07.04.2016 respectively; validity for both CTOs is till 31.03.2026.

9	The project proponent shall enter in to MOU with all buyers of the property, if any, to ensure operation and maintenance of the STP and other assets.	Complied The project is commissioned in 2013 and got OC from DTCP, Haryana vide memo no. ZP-338-A(Loose)/SD(BS)/2016/12384 dated 21.06.2016; ZP-338-A/SD(BS)/2017/9782 dated 15.05.2017 and now PP handed over the property to RWA (Pioneer Park Residents Welfare Association) vide an agreement dated 26 th March 2023, the society is duly registered under the provisions of the Haryana Registration and Regulation of Societies Act, 2012 bearing No. HR 018 2017 02904. dated 23.02.2017 with the District Registrar, Gurugram During visit PP showed and provided the transfer agreement copy for the same.
10	Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.	Noted by the PP.

Concluding Remarks:

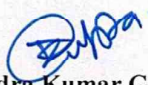
The project is constructed and commissioned on 25.04.2013. The project got OC from DTCP, Haryana vide memo no. ZP-338-A(Loose)/SD(BS)/2016/12384 dated 21.06.2016; ZP-338-A/SD(BS)/2017/9782 dated 15.05.2017. PP got CTO both for Air and Water act vide HSPCB/Consent/:28212GUNOCTOHWM2930630 dated 07.04.2016 and HSPCB/Consent/:2821216GUNOCTO2930630 dated 07.04.2016 respectively; validity for both CTOs is till 31.03.2026.

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It is evident from the above review report that the project commissioned on 25.04.2013, during site inspection on 14.02.2025 no construction activities were seen.

Some of the observations during site visit are as follows:

1. PP failed to provide the PUC certificate for hired vehicles during construction.
2. PP failed to provide the structural satiability certificate from the competent authority.


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

Photographs taken during the site inspection:

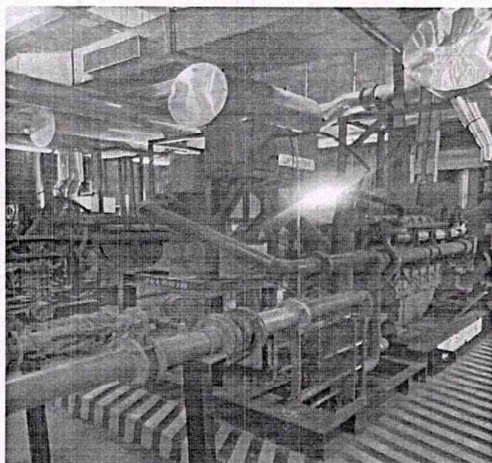


Photo 1:

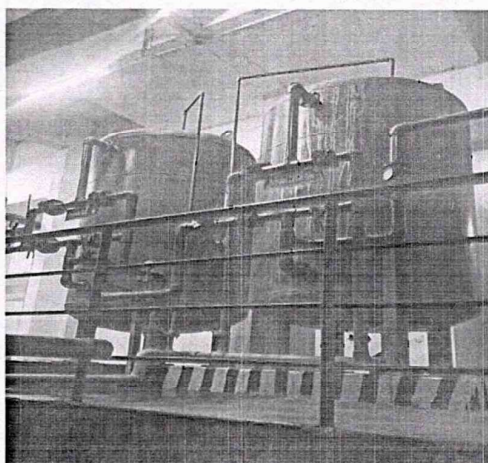


Photo 2:

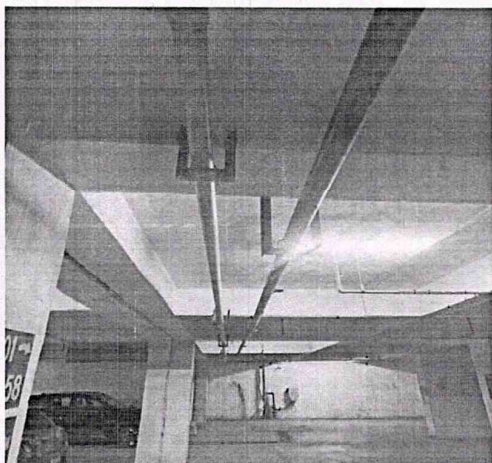


Photo 3:

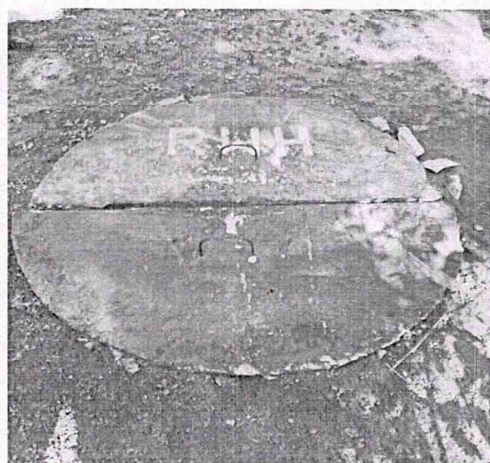


Photo 4:



Photo 5:



Photo 6:

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