

F. No. 21-23/2022-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi-3

15th April, 2021

To,

Shri Dinesh, Manager-Regulator Compliance
M/s Juventus Estate Ltd,
Plot No. 448-451, Udyog Vihar,
Phase-V, Gurgaon-122001, Haryana
E. mail: juventusestatelimited@gmail.com

Subject: **Amendment in Environmental Clearance (F. No. 21-104/2018-IA-III dated 17.05.2019 and F. No. 21-104/2018-IA-III dated 21.06.2019) for Modification & Expansion of Group Housing Colony Project at Village Dhanwapur, Sector-104, Gurugram, Haryana by M/s Juventus Estate Ltd.-regarding**

Sir,

This has reference to Application/ Proposal No. IA/HR/MIS/255252/2022; received on 05th February, 2022 through Parivesh Portal for grant of Amendment in Environmental Clearance (F. No. 21-104/2018-IA-III dated 17.05.2019 and F. No. 21-104/2018-IA-III dated 21.06.2019) for Modification & Expansion of Group Housing Colony Project at Village Dhanwapur, Sector-104, Gurugram, Haryana by M/s Juventus Estate 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(b) 'Townships and Area Development 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 Amendment in Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) first in its 82nd meeting held during 15-16th February, 2022 and thereafter in its 84th meeting held during 16-17th March, 2022.

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 Dhanwapur, Sector-104, Gurugram, Haryana.
- ii. The project was earlier granted Environment Clearance by SEIAA, Haryana vide letter no. SEIAA/HR/2014/923 dated 11.07.2014 for Plot area-1,16,009.63 sqm. (28.66665 acres) and Built-up area 3,75,674.82 sqm. Due to some modifications, plot area was increased from 1,16,009.63 sqm. to 1,37,685.79 sqm. and built-up area was reduced from 3,75,674.82 sqm. to 3,61,332 sqm., for which Environment Clearance was also granted by MoEF&CC vide file no. 21-104/2018-IA-III dated 17.05.2019. Amendment in EC was granted by MoEF&CC vide file no. 21-104/2018-IA-III dated 21.06.2019.
- iii. Now, the size of Dwelling units is increasing and number of the same is decreasing. Due to these changes, the Built-up area and pollution load w.r.t. population, water requirement, rain water harvesting, solid waste, parking etc. are decreasing but the plot area will remain same. Accordingly, application has been submitted for amendment in EC
- iv. The details of the proposed amendment are given as follows:

S. No.	Particulars	Earlier EC (sqm.)	Under Amendment	After Amendment (sqm.)
1.	Total Plot Area	1,37,685.79	-	1,37,685.572
	Site area as per zoning	1,37,428.411	-	1,37,428.8
	• Plot area in intense TOD zone (32.522 acre)	1,31,613.2744	-	1,31,613.274
	• Plot area in transition zone (1.437 acres)	5,815.33	-	5,815.323
2.	Permissible Ground Coverage	54,971.520 (@40%)	-	54,971.520 (@40%)
3.	Proposed Ground Coverage	13,591.98 (@9.89%)	1,659.925	15,251.905 (11.09%)
4.	Permissible FAR	4,09,378.13 (@ 3.0)	-	4,09,378.13 (@ 3.0)
	• Permissible FAR in Intense Zone @3.0	3,94,839.823	-	3,94,839.823
	• Permissible FAR in Transition Zone @2.5	14,538.31	-	14,538.31

5.	Proposed FAR	2,26,027.126 (@163.885%)	-8,135.051	2,17,892.075
	• Total FAR under Phase 1	97,832.36	-12,642.214	85,190.146
	• Total FAR under in Phase 2	1,27,492.479	4,507.163	1,31,999.642
	• Proposed FAR of Convenient shopping	702.287	-	702.287
6.	Non FAR area	30,479.93	-30,479.93	-
7.	Basement area	1,05,668	-16,871.092	88,796.908
	• Basement 1	44,403.00	-263.324	44,139.676
	• Basement 2	44,504.00	153.232	44,657.232
	• Basement 3	16,762.00	-16,762	-
8.	Built-up Area (5+6+7)	3,61,332.00	-54,643.017	3,06,688.983
9.	Landscape Area	37,816.538 (@ 30% of net plot area)	4,033.762	41,850.3 (33.2%)
10.	Maximum Height of the Building (m)	128	-14.6	113.4

v. Proposed amendment in dwelling units and floors is given as follows:

Tower	Earlier EC		Amendment in EC	
	Floors	No of Units	Floors	No of Units
Towers (A to G)				
Tower A	G+18	45	G + 14	36
Tower B	G+27	96	G + 23	83
Tower C	G+36	132	G+31	117
Tower D	G+39	155	G+35	139
Tower E	G+39	227	G+35	201
Tower F	G+30	108	G+26	95
Tower G	G+19	47	G+16	39
		810		710
Towers (1 to 8)				
Tower 1	G+37	144	G+37	144
Tower 2	G+27	159	G+27	159
Tower 3	G+27	159	G+27	159
Tower 4	G+36	140	G+36	140
Tower 5	G+36	140	G+36	140
Tower 6	G+27	157	G+27	157
Tower 7	G+36	140	G+36	140
Tower 8	G+35	68	G+35	105
		1107		1144

vi. The salient features of the project after amendment are given as follows:

S. No.	Particulars	Existing	After Amendment
1.	Total Units • Dwelling Units • EWS • Servants Rooms	2514 units • 1917 nos. • 401 nos. • 196 nos.	2588 units • 1854 nos. • 523 nos. • 221 nos.
2.	Population	14910 persons	13884 persons
3.	Total Water Requirement	1343 KLD	1209 KLD
4.	Total Fresh Water Requirement	804 KLD	734 KLD
5.	Total Waste Water Generation	915 KLD	851 KLD
6.	Treated Water	823 KLD	766 KLD
7.	Total STP Capacity	1100 KLD	1030 KLD
8.	Parking Provision	3395 ECS	2002 ECS
9.	Electric Load	15,255 kW (19078.75 kVA)	15,255 kW (19078.75 kVA)
10.	DG Sets	11,020 kVA (6x1500 kVA & 2x1010 kVA)	11,020 kVA (6x1500 kVA & 2x1010 kVA)
11.	Solid Waste	6537.3 kg/day (6.54 TPD)	5928 kg/day (5.92 TPD)
a)	Biodegradable Waste	3922.4 kg/day	3557 kg/day
b)	Non-Biodegradable Waste	2614.9 kg/day	2371 kg/day
12.	RWH Pits	35 nos.	34 nos.
13.	Total Cost of the project	INR 592.83 Cr.	INR 592.83 Cr.
14.	Built-up area	3,61,332.00 sqm.	3,06,688.983 sqm.

- vii. As per Haryana Building Code, 2017, the requirement of green area is 15% of the site area. However, green area of 41,850.30 sqm., at 30.4% of total site area has been proposed. It is proposed to plant 13,749 no. of plants (@3 plants/sqm.) in 4,583.00 sqm. Rest of the green area i.e. 37,267.30 sqm. (41,850.30 – 4,583.00) will be developed as lawn/organised green space.
- viii. It is also submitted that the project does not attract the Aravalli Notification, 1992.

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 to 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, based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended amending the environmental clearance granted vide letter F. No. 21-104/2018-IA-III dated 17.05.2019 and vide letter of even no. dated 21.06.2019, to the extent of project parameters as mentioned in table under para 4(iv), 4(v) and 4 (vi) above.

7. Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby issues the amendment in Environmental Clearance granted vide letter F. No. 21-104/2018-IA-III dated 17.05.2019 and vide letter of even no. dated 21.06.2019, to the extent of project parameters as mentioned in table under para 4(iv), 4(v) and 4 (vi) above, subject to the following additional specific condition:

A. Specific Condition

- i. Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 41,850.30 sqm. 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 13,749 plants (including trees and shrubs) during the operation phase of the project as committed.

8. All other terms and conditions, as specified in the EC letters issued vide letter F. No. 21-104/2018-IA-III dated 17.05.2019 and vide letter of even no. dated 21.06.2019 shall remain unchanged.

9. This issues with the approval of the Competent Authority.



(Dr. Dharmendra Kumar Gupta)
Director (S)

Copy to:

1. Principal Secretary, Government of Haryana, Haryana Forest Department, Van Bhawan, C-18, Sector-6, Panchkula-134109, Haryana.
2. 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 – 160030.
3. Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.

4. Member Secretary, Haryana State Pollution Control Board, Head Office, C-11, SEC- 6, Panchkula-134109, Haryana.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/Record File/Notice Board/MoEF&CC website.

(Dr. Dharmendra Kumar Gupta)
Director (S)