

Your (Half Yearly Compliance Report) has been Submitted with following details

Proposal No	21-1056/2007-IA.III
Compliance ID	118197022
Compliance Number(For Tracking)	EC/M/COMPLIANCE/118197022/2025
Reporting Year	2024
Reporting Period	01 Dec(01 Apr - 30 Sep)
Submission Date	22-01-2025
RO/SRO Name	Santosh Tiwari
RO/SRO Email	bh158@ifs.nic.in
State	HARYANA
RO/SRO Office Address	Integrated Regional Offices, Chandigarh

Note:- SMS and E-Mail has been sent to Santosh Tiwari, HARYANA with Notification to Project Proponent.

**Half Yearly Compliance Report
2024**

01 Dec(01 Apr - 30 Sep)

Acknowledgement

Proposal Name	Commercial Colony 17.4875 Acres		
Name of Entity / Corporate Office	Pioneer Urban Land & Infrastructure Ltd		
Village(s)	N/A		
District	GURUGRAM		
Proposal No.	21-1056/2007-IA.III	Category	INFRA-2
Plot / Survey / Khasra No.	N/A	Sub-District	N/A
State	HARYANA	Entity's PAN	*****8576B
MoEF File No.	4-526/2008-RO(NZ)	Entity name as per PAN	PIONEER URBAN LAND AND INFRASTRUCTURE LIMITED

Compliance Reporting Details

Reporting Year 2024
Remarks (if any)
Reporting Period 01 Dec(01 Apr - 30 Sep)

Details of Production and Project Area

Name of Entity / Corporate Office Pioneer Urban Land & Infrastructure Ltd

	Project Area as per EC Granted	Actual Project Area in Possession
Private	7.07	7.07
Revenue Land	0	0
Forest	0	0
Others	0	0
Total	7.07	7.07

Production Capacity

Sr. no	Product Name	units	Valid Upto	Capacity	Production last year	Capacity as per CTO
1	Building construction	Others:sq meter	N/A	70789.40	2023	70789.40

Conditions

Specific Conditions

Sr.No.	Condition Type	Condition Details
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1	MISCELLANEOUS	Vehicles hired for construction activities should be operated only during non-peak hours.
PPs Submission: Complied We have complied the condition and the construction of existing project is completed.		Date: 22/01/2025
2	MISCELLANEOUS	Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchments area during the monsoon period.
PPs Submission: Complied Weep holes in the compound wall would be given		Date: 22/01/2025
3	MISCELLANEOUS	The STP shall be installed for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be re-cycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Boards shall be taken.
PPs Submission: Complied The whole quantity of sewage from the complex is treated through proposed Sewage Treatment Plant (STP) in the premises. The STP installation work has been completed of the project. We have obtained the consent to operate for the same from HSPCB vide approval no. HSPCB/Consent/: 2821216GUNOCTOHWM2289775 dated 01-03-2016 (copy enclosed). The adequacy report of STP will be prepared independent authorized expert and the report in this regard will be forwarded for your necessary perusal in time.		Date: 22/01/2025
4	MISCELLANEOUS	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.
PPs Submission: Complied Complied		Date: 22/01/2025
5	MISCELLANEOUS	For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
PPs Submission: Complied UV radiation is being used in place of chlorinisation		Date: 22/01/2025
6	MISCELLANEOUS	Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provide 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.
PPs Submission: Complied 14 Nos. Rain Water Harvest-ing systems have been provided at site. Oil And Grease trap have also been 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 rain-water harvesting.		Date: 22/01/2025
7	MISCELLANEOUS	The solid waste generated should be properly collected and segregated. Wet garbage should be sent for composing and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
PPs Submission: Complied Shall be complied		Date: 22/01/2025

8	MISCELLANEOUS	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.
PPs Submission: Complied Green belt of adequate width and density shall be provided along the periphery of plot. An open space inside the plot will be covered with vegetation of indigenous variety		Date: 22/01/2025
9	MISCELLANEOUS	The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
PPs Submission: Complied Ground water levels and quality will be regularly monitored as per guidelines		Date: 22/01/2025
10	MISCELLANEOUS	A report on the energy conservation measures should be prepared incorporating details about building materials and technology. R & U Factors etc., and submitted to the Ministry in three months time.
PPs Submission: Complied Complied		Date: 22/01/2025
11	MISCELLANEOUS	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.
PPs Submission: Complied Complied		Date: 22/01/2025
12	MISCELLANEOUS	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 and FLs should be properly collected and disposed off /sent for re-cycling 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.
PPs Submission: Complied Whole design of the project has been taken up keeping all energy conservation measures like installation of CFL s and FLs etc.		Date: 22/01/2025
13	MISCELLANEOUS	The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
14	MISCELLANEOUS	Adequate measures should be taken to prevent odour problems from solid waste processing plant as also from the STP.
PPs Submission: Complied Same will be adhered to		Date: 22/01/2025
15	MISCELLANEOUS	All the top soil excavated during construction activities should be stored for use in horticulture / landscape developments within the project site.

PPs Submission: Complied We have complied the condition and the construction of existing project is completed		Date: 22/01/2025
16	MISCELLANEOUS	Ready mix concrete shall be used in building construction.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed.		Date: 22/01/2025
17	MISCELLANEOUS	Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
18	MISCELLANEOUS	Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.
PPs Submission: Complied Complied and Construction completed of the existing project		Date: 22/01/2025
19	MISCELLANEOUS	Fixtures for showers, toilet, flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor based control.
PPs Submission: Complied Appropriate fixtures in showers, toilets, wash basin etc. have been installed to reduce water consumption		Date: 22/01/2025
20	MISCELLANEOUS	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.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
21	MISCELLANEOUS	Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed.		Date: 22/01/2025
22	MISCELLANEOUS	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.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
23	MISCELLANEOUS	Storm water control and its reuse should be as per Central Ground Water Board and BIS Standards for various applications.

PPs Submission: Complied Storm water control and its re-use would be as per Central Ground Water Board and BIS standards are followed within the site premises		Date: 22/01/2025
24	MISCELLANEOUS	All required sanitary and hygiene measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
25	MISCELLANEOUS	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
PPs Submission: Complied No possibility of leaching of heavy metals and other toxic contaminants in to the ground water. Attached herewith is the copy of ground water sample report. The ground water sample shall be collected and will be analyzed by an approved and reputed laboratory		Date: 22/01/2025
26	MISCELLANEOUS	A first Aid Room will be provided at the project site both during construction and operation of the project.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
27	MISCELLANEOUS	Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of waste water and soil wastes generated during the construction phase should be ensured.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
28	MISCELLANEOUS	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.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
29	MISCELLANEOUS	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.
PPs Submission: Complied The D.G. sets would only use ultra low sulphur diesel as fuel		Date: 22/01/2025
30	MISCELLANEOUS	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.

PPs Submission: Complied The measured ambient noise level at the project site confirms to the Standard Noise Level.		Date: 22/01/2025
31	MISCELLANEOUS	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.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed.		Date: 22/01/2025
32	MISCELLANEOUS	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-peaking hours.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
33	MISCELLANEOUS	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.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
34	MISCELLANEOUS	Any hazardous waste generated during construction phase should be disposed of as per applicable Rules and Norms with necessary approvals of the State Pollution Control Board.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
35	MISCELLANEOUS	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.
PPs Submission: Complied Obtained necessary environmental clearance from the concerned authority (copy enclosed)		Date: 22/01/2025
36	MISCELLANEOUS	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.
PPs Submission: Complied The diesel have been stored in underground tanks and we have obtained the clearance from Chief Controller of Explosives. (copy enclosed)		Date: 22/01/2025
37	MISCELLANEOUS	The approval of component 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 lightning etc. If any forest land is involved in the proposed site, clearance under The Forest Conservation Act shall be taken from the competent Authority.

PPs Submission: Complied Same has been complied for		Date: 22/01/2025
38	MISCELLANEOUS	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.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
39	MISCELLANEOUS	All the internal roads shall be of minimum 9 mtr. Width.
PPs Submission: Complied The condition had been complied and the construction of existing project is completed		Date: 22/01/2025
40	MISCELLANEOUS	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 rules made under The Environment (Protection) Act 1986. The location of DG Sets may be decided in consultation with State Pollution Control Board.
PPs Submission: Complied The D.G. sets would only use ultra low sulphur diesel as fuel and achieve the air and noise emission standards as per CPCB prescribed guidelines. The stack height of the D.G. Sets will be 6.5 mtr. Above the building for the dispersion of flue gases from D.G. Sets.		Date: 22/01/2025
41	MISCELLANEOUS	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.
PPs Submission: Complied Ambient noise levels shall be controlled as per the prescribed standard within the boundary of the complex		Date: 22/01/2025
General Conditions		
Sr.No.	Condition Type	Condition Details
1	MISCELLANEOUS	The environmental safeguards contained in the documents should be implemented in letter and spirit.
PPs Submission: Complied The environmental safeguards contained in the documents will be implemented		Date: 22/01/2025
2	MISCELLANEOUS	Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
PPs Submission: Complied Same will be adhered to		Date: 22/01/2025
3	MISCELLANEOUS	6 monthly monitoring reports should be submitted to the Ministry and its Regional office.
PPs Submission: Complied 6 monthly compliance report will be submitted at the MoEFs Regional Office at Chandigarh		Date:

		22/01/2025
4	MISCELLANEOUS	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.
PPs Submission: Complied All co-operation would be extended to the official from Regional Office, MoEF, Chandiragh		Date: 22/01/2025
5	MISCELLANEOUS	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
PPs Submission: Complied We will definitely inform you if any change in the scope of the project.		Date: 22/01/2025
6	MISCELLANEOUS	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 to approval of the project
PPs Submission: Complied Will be adhered to		Date: 22/01/2025
7	MISCELLANEOUS	Necessary permission shall be obtained form the State Fire Department for providing fire safety measures before allotment of premises for residential purpose in the township.
PPs Submission: Complied NOC from Fire Department have been obtained for providing fire safety measures for the project. (copy enclosed)		Date: 22/01/2025
8	MISCELLANEOUS	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.
PPs Submission: Complied Will be adhered to		Date: 22/01/2025
Visit Remarks		
Last Site Visit Report Date:		N/A
Additional Remarks:		Sir, Occupation Certificates for the project, water connection, sewerage connection, storm water connection, electric connection have been granted by various Authorities. The construction of the said project have been completed in October 2016. Regards
Note: This acknowledgement is as per the details submitted by project proponent. In no way is this document to be considered as conclusion on any action on the compliance of the project. This is strictly for the project proponent's reference purpose.		