

**BEFORE HON'BLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH AT NEW DELHI  
M.A. NO. 154 OF 2024  
IN  
ORIGINAL APPLICATION NO. 283 OF 2024**

**IN THE MATTER OF:-**

Rajesh Sharma ... Applicant  
Versus.  
State of Haryana & Ors. ... Respondents

**ADDITIONAL DOCUMENTS ON BEHALF OF THE APPLICANT  
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THROUGH



**RAHUL CHOUDHARY**



**SHREEPURNA DASGUPTA  
ADVOCATES**

Counsel for the Applicants  
N-73, Lower Ground Floor, Greater Kailash-1,  
New Delhi-110048  
Email:- [Litigation@dclawchambers.com](mailto:Litigation@dclawchambers.com)

Place:- New Delhi  
Dated:- 08.01.2025

**BEFORE THE NATIONAL GREEN TRIBUNAL****PRINCIPAL BENCH, NEW DELHI****OA No. 283/2024**

Rajesh Sharma

.....Applicant(s)

VERSUS

State of Haryana &amp; Ors.

.....Respondent

**Report on behalf of Vijay Chaudhary, Regional Officer,  
Haryana State Pollution Control Board, Gurugram  
Region South on behalf of Respondent No- 3 in  
compliance of order dated 18-03-2024**

**MOST RESPECTFULLY SHOWETH:-**

1. This Hon'ble Tribunal during hearing on dated 18-03-2024 in the above said OA passed the order as reproduced below:

*"Counsel for the Applicant could not point out as to from where the Applicant has ascertained the area of construction to be above 20,000 sq. meters. Learned Counsel for the Applicant has referred to the complaint, Annexure -A/2 (Colly) but in that complaint also no such area has been mentioned. Therefore, at this stage, there is no material to support the allegation made in the OA has been filed."*

*"However, since an issue relating to compliance of environmental*

*norms has been raised, therefore, we are of the view that the Respondent No. 3, HSPCB should look into this issue and ascertain the truthfulness of the allegations and to find out if Respondent No. 5 is acting in violation of environmental norms, then take appropriate action and submit action taken report before the Registrar General of the Tribunal within a period of two months by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF. If found necessary, the matter will be listed for consideration before the Bench. In our view, before taking any further action, a factual report may be obtained for which purpose, we constitute a joint committee comprising State PCB and District Magistrate, Gurugram who visit the site and submit a factual report within one month by email at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF. Nodal agency will be the State PCB for coordination and compliance. The OA is accordingly disposed of"*

2. Inspection of the site was conducted on 23-05-2024 by the team of Regional Officer Sh. Vijay Chaudhary, HSPCB, Gurugram South, Sh. Divyanshu, AEE, HSPCB, Gurugram South and Sh. Sidharth Bhargava, AEE, HSPCB, Gurugram South. Copy of the Inspection report is attached as **Annexure-R/1** and Photographs & Map are attached as **Annexure-R/2**. The findings of the inspection are as under :-

- i. The Proponent M/s Signature Global Business park Pvt. Ltd. & Fantabulous Town Developers Pvt. Ltd. has obtained license for setting up of mix land use (90% residential and 10% commercial) under TOD policy over an area measuring 16.65625 Acres in the revenue estate of village-Gadauli Kalan, Sector-37D, Gurugram, Haryana.
- ii. Only barricading of the project has been done.
- iii. The project proponent has constructed a 24/30 meter wide internal circulation road as mentioned in letter of intent (LOI) granted to the project proponent by Directorate of Town & Country Planning, Haryana at Sr. No. 6(i) which provides that "That you shall construct 24/30 m wide internal circulation road forming part of licensed area at own cost and transfer the same free of cost to the Government". Copy is attached as **Annexure-R/3**.
- iv. No other type of construction except as mentioned at Serial no. ii & iii done at site and project proponent has applied for grant of Environment Clearance to the project to State Environment Impact Assessment Authority (SEIAA) and same is pending.

3. That the PP vide letter dated 24.05.2024 has undertaken not to make any construction without obtaining Environment Clearance from SEIAA, Haryana and Consent to Establish from Haryana State Pollution Control Board. Copy is attached as **Annexure-R/4**.

The Report is submitted for kind consideration of this Hon'ble Tribunal. The direction passed by this Hon'ble Tribunal shall be complied with in true letter and spirit.

Place: \_\_\_\_\_

Dated: 27<sup>th</sup> May 2024



Regional Officer  
Haryana State Pollution Control Board  
Gurgaon Region (South)  
HSIDC Complex, 11<sup>th</sup> Floor,  
IMT Mansarovar, Gurgaon

**Regional Officer, HSPCB  
Gurugram Region (S)**



SPOT INSPECTION PERFORMA FOR CONSTRUCTION PROJECTS

1. Name of the Project: M/s signature Global Business Park Pvt. Ltd & Fantabulous Town Developers Pvt. Ltd
2. Site Address: Vill. Gadauli Kalan, Sec-37-D Gurugram
3. Date & time of Inspection: 23/05/2024
4. Name of Officer Conducted Inspection: Vijay Chaudhary, Regional Officer  
Sidharth Bhargava, AEE  
Divyanshu, AEE
5. Name of Rep. of unit present during Inspection: Sh. Varun Mehta, Group President
6. Total Area of Project: 16.65625 acres
7. Total Built up area of project: NIL (Present)
8. Present Status of Project: Only Barricoding / Boundary wall erected
9. Whether Licence obtained from Town & Country Planning Department :  
Yes, License No. 230 of 2023  
(copy attached)

10. Month & Year of starting Construction activity: 54

Not started yet

11. Total Investment cost of Project:

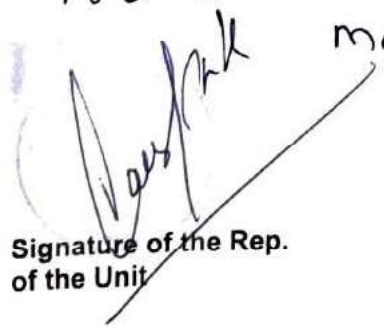
NA. Proposed Project.


12. Whether obtained Environment Clearance under EIA Notification dated 14-09-2006:



Applied for.

13 Remarks:


Project visited w.r.t. OA No 283/2024 pending in Hon'ble NGT. Only barricading of the project has been done. Project has constructed 24/30m wide internal circulation road & shall be transferred to government free of cost. No other type of construction except as mentioned above done at site.

  
Signature of the Rep. of the Unit

Name & Sign. of Officer Conducted Inspection  
  
Regional Officer  
Haryana State Pollution Control Board  
Gurgaon Region (South)  
HSIIDC Complex, 11th Floor,  
IMT. Manesar, Gurgaon

 Sidharth Bhargava  
 Divyanshu, IEE



 GPS Map Camera



**Gurugram, HR, India**


Sector 37D, Gurugram, 122006, HR, India

Lat 28.442366, Long 76.968569

05/23/2024 05:41 PM GMT+05:30

Note : Captured by GPS Map Camera



 GPS Map Camera



**Gurugram, HR, India**  
Sector 37D, Gurugram, 122006, HR, India  
Lat 28.443648, Long 76.966809  
05/23/2024 05:39 PM GMT+05:30  
Note : Captured by GPS Map Camera



 GPS Map Camera



### Gurugram, HR, India

Sector 37D, Gurugram, 122006, HR, India

Lat 28.443584, Long 76.966756

05/23/2024 05:38 PM GMT+05:30

Note : Captured by GPS Map Camera



## Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.  
Phone : 0172-2549349 Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)  
Website: <http://tcpharyana.gov.in>

LC-III  
(See Rule 10)

To

Signature Global Business Park Pvt. Ltd. &  
Fantabulous Town Developers Pvt. Ltd.,  
In collaboration with Signature Global Business Park Pvt. Ltd.,  
13<sup>th</sup> Floor, Dr. Gopal Dass Bhawan,  
28, Barakhamba Road, Connaught Place,  
New Delhi-110001.

Memo No. LC-5142/Asstt(RK)/2023/ 34599

Dated: 17-10-2023

**Subject:** Letter of Intent: Request for grant of licence for setting up of Mix Land Use (90% Residential & 10% Commercial) under TOD Policy over an area measuring 16.65625 acres in the revenue estate of village Gadauli Kalan, Sector-37D, Gurugram being developed by Signature Global Business Park Pvt. Ltd.

Please refer your application dated 04.07.2023 & 28.08.2023 on the subject cited matter.

Your request for grant of licence for setting up of Mix Land Use (90% Residential & 10% Commercial) under TOD Policy over an area measuring 16.65625 acres in the revenue estate of village Gadauli Kalan, Sector-37D, Gurugram has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of licence shall be refused.

1. To furnish the bank guarantees valid for a period of five years on account of Internal Development works and External Development Charges for the amount calculated as under:-

**A) External Development Charges:**

<b>External Development Charges (EDC) for Intense Zone</b>			
GH Component	0.08676	416.385*3.5/1.75	Rs.72.2511252 lacs
Commercial	0.00964	486.13*3.5/1.75	Rs.9.3725864 lacs
Comp			
<b>External Development Charges (EDC) for Transition Zone</b>			
GH Component	14.903865	416.385*2.5/1.75	Rs.8865.351183 lacs
Commercial	1.655985	486.13*2.5/1.75	Rs.1150.034269 lacs
Comp			
<b>Total</b>			<b>Rs.10097.0092 lacs</b>
<b>25% BG required</b>			<b>Rs.2524.2523 lacs</b>

*[Signature]*  
Director General  
Town & Country Planning  
Haryana, Chandigarh



## B) Internal Development Works:

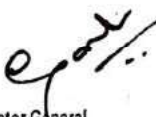
Internal Development Works (IDW)			
GH & comm. Component	16.65625	50 lacs	Rs.832.8125 lacs
25% BG required			Rs.208.203125 lacs

**Note:** It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved building plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana.

2. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of Rs.100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.
  - I. That you shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
  - II. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
  - III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - IV. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.
3. To deposit an amount of **Rs.2,79,13,541/-** on account of conversion charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). as per policy dated 17.12.2018, if option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.



4. To deposit an amount of **Rs.8,25,29,800/-** on account of licence fee in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). as per policy dated 17.12.2018, if option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
5. To deposit an amount of **Rs.11,20,42,217/-** on account of Infrastructure Augmentation Charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). as per policy dated 17.12.2018, if option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
6. To furnish an undertaking on non-judicial stamp paper to the following effect:-
  - a. That you shall pay the Infrastructure Development Charges amounting to **Rs.11,19,02,703/-** in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - b. That you shall pay proportionate EDC as per schedule prescribed by the Director.
  - c. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - d. That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e. That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be

  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh



at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

- f. That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g. That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- h. That you shall permit the Director or any other officer authorised by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- i. That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- j. That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k. That the applicant company shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l. That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.
- m. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o. That you shall aware that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land if any, alongwith



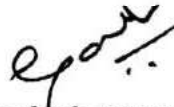
- the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.
- p. That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
  - q. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank wherein you have to deposit seventy percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
  - r. That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats/shops as and when scheme is launched.
  - s. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
  - t. That you shall not pre-launch/sale of flats or shops before approval o the building plans.
  - u. That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purpose is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
  - v. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
  - w. That you shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
  - x. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
7. To submit an affidavit duly attested by 1<sup>st</sup> Class Magistrate, to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force.

*[Handwritten signature]*



8. That you shall submit the affidavit that the applied land does not exceed the ceiling prescribed in the Land Ceiling Act, 1972 at the time of application for licence.
  9. That you shall complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.
  10. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
  11. To submit an undertaking that at the time of booking of the plots/flats/commercial space/shops in the licensed colony, if the specified rates of Plots/Flats/shops/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
  12. That you shall submit an undertaking that all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.
  13. That you shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.
  14. The fee and charges being conveyed are subject to audit and reconciliation of accounts.
  15. That you shall submit the NOC from District Forest Officer, Gurugram regarding applicability of any Forest Law/notifications.
  16. That you shall submit the report from DC, Gurugram regarding ownership of the applied land.
  17. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
  18. That you shall clear the outstanding dues amounting to Rs.34 lacs against the Signature Global Business Park Pvt. Ltd. and its Board of Directors.
- DA/As above.




  
**(T.L Satyaprakash, I.A.S)**  
 Director General,  
 Town & Country Planning  
 Haryana, Chandigarh

Endst. No. LC-5142/Asstt.(RK)/2023/

Dated:

A copy is forwarded to the followings for information and necessary action:-

1. The Deputy Commissioner, Gurugram.
2. The Additional Director, Urban Estate, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. CAO O/o DGTCP, Haryana.
6. Nodal Officer (Website) O/o DGTCP, Hr.

  
(Ashish Sharma)  
District Town Planner(HQ)  
For: Director General, Town and Country Planning,  
Haryana, Chandigarh



To be read with LOI Memo no. 34599 Dated 17/10/2023 of 2023

Village	Name of owner	Khasra no.	Area (B-B-B)
Gadoli Kalan	Signature Global Business Park Pvt. Ltd.	129/1/2/2/2m in	1-6-11
		129/2/2min	0-11-2
		133/1 min	1-8-1
		132/1 min	2-17-15
		131 min	2-18-6
		136 min	3-1-0
		135/2 min	2-8-8
		141/2	0-7-6
		138 min	2-10-8
		137 min	2-19-15
	144/2 min	2-9-13	
	Signature Global Business Park Pvt.Ltd. 944/1680 share & Fantabulous Town Developers Pvt. Ltd. 736/1680 share	130/2 min	3-14-15
		<b>Total</b>	<b>26-13-0</b> <b>Or16.65625 acres</b>

*[Signature]*  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh  
*[Signature]*



Date 24<sup>th</sup> May, 2024

To

The Regional Officer

Haryana Pollution Control Board

(South) GGM Hr.

Subject: Confirmation of Barricading and Surrender of Sector Dividing Road as Per LOI

Dear Sir/Madam,

In response to the complaint lodged by Mr. Rajesh Sharma before the National Green Tribunal Principal Bench, New Delhi, we are writing to inform you about the recent developments regarding the land under our ownership and the steps we have taken in compliance with the conditions outlined in the Letter of Intent (LOI).

We have successfully completed the barricading of our property, which will help in managing the site boundaries more effectively and in enhancing the overall environmental safety. This measure is part of our ongoing commitment to improve air quality (AQI) and reduce the dispersion of dust particles in the surrounding area.

Additionally, we wish to confirm that the sector dividing road, which has been referenced in previous communications, is not part of our owned property. As stipulated in the LOI, we are fully committed to handing over or surrendering this road to the government authorities. This road was being developed primarily to contribute to better AQI and mitigate the dust levels in the area, aligning with our environmental responsibility goals.

Further to undertake that we shall not to make any construction without obtaining Environment Clearance from SEIAA, Haryana and Consent to Establish from Haryana State Pollution Control Board.

Thank you for your attention to this matter. We look forward to your acknowledgment and further instructions.

Yours faithfully,

Surender Singh

GM – Administration

Signature Global India Ltd | M N O 09999880511



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Annexure A-2121

File No: SEAC/HR/2024/023

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority (SEIAA),  
HARYANA)

\*\*\*



Date 02/07/2024



To,

Signature Global Business Park Private Limited & Fantabulous Town Developers Pvt. Ltd in collaboration with Signature Global Business Park Private Limited  
13th Floor, Gopal Dass, Bhawan, 28, Barakhamba Road, Connaught Place, NEW DELHI, DELHI, 110001  
singature.buss@gmail.com

**Subject:** Environment Clearance for Mix Land Use Project (90% Residential & 10% Commercial) under Transit Oriented Development Policy of DTCP, Haryana over an area measuring 16.65625 acres in the Revenue Estate of Village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana

Sir/Madam,

This has reference to your Proposal No. **SIA/HR/INFRA2/459693/2024** dated **24.01.2024** and subsequent letter dated **08.02.2024** for obtaining Environmental Clearance under **Category 8(b)** of EIA Notification dated 14.09.2006 along with submission of **due Scrutiny fee (as applicable) of 2,00,000/- vide DD No. 003676 dated 13.12.2023 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021)**. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP Report on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 21.02.2022, in its **286<sup>th</sup> meeting held on 07.02.2024** awarded **“Gold” rating / grading** to the Project

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3813HR5231281N
(ii) File No.	SEAC/HR/2024/023
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Mix Land Use Project (90% Residential & 10% Commercial) under TOD Policy over an area

<p>(viii) Name of Company/Organization</p> <p>(ix) Location of Project (District, State)</p> <p>(x) Issuing Authority</p> <p>(xi) Applicability of General Conditions as per EIA Notification, 2006</p>	<p>measuring 16.65625 acres in the revenue estate of Village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana by M/s Signature Global Business Park Pvt. Ltd.</p> <p>SIGNATUREGLOBAL BUSINESS PARK PRIVATE LIMITED</p> <p>GURUGRAM, HARYANA</p> <p>SEIAA</p> <p>No</p>
---	---

3. It is inter-alia, noted that the project involves in the **Environment Clearance for Mix Land Use Project (90% Residential & 10% Commercial) under Transit Oriented Development Policy of DTCP, Haryana over an area measuring 16.65625 acres in the Revenue Estate of Village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana.**

4. The basic details of project are as under:

Sr. No.	Particulars	
<b>Online Proposal no. SIA/HR/INFRA2/459693/2024</b>		
	Latitude	28°26'36.44"N
	Longitude	76°58'5.74"E
	Plot Area	67,405.452 m <sup>2</sup> (16.6566 Acres)
	Proposed Ground Coverage	36,249.174m <sup>2</sup>
	Proposed FAR	213492.333 m <sup>2</sup>
	Non FAR Area	1,73,309.709m <sup>2</sup>
	Total Built Up area	3,86,802.042 m <sup>2</sup>
	Total Green Area with Percentage	13,481.09 m <sup>2</sup> (20% of the plot area)
	Rainwater Harvesting Tanks (with capacity)	3 no. of tank is proposed of 980 KL capacity
	STP Capacity	740 KLD
	Total Parking	3,357 ECS
	Maximum Height of Building	154.15 M
	Power Requirement	<b>8,512.2 kW</b>
	No. of DG set	6 DG sets of total capacity 8000 kVA (2 Nos. of 1,000 kVA & 4 Nos. of 1,500 kVA)
	Total Water Requirement	816 KLD
	Fresh Water Requirement	557 KLD
	Domestic Water Requirement	714 KLD
	Treated water	548 KLD
	Waste Water Generated	609 KLD
	Solid Waste Generated	4,484 kg/day
	Biodegradable Waste	2690.4 kg/day
	Organic Waste Converter	2
	Number of Towers	8
	Basement	2
	Dwelling unit	992
	EWS units	178
	Penthouse	16

Stories		Tower 1 (2B + G + 24 Floors) Tower-2(2B + G + 27 floors) Tower- 3 (2B + G + 30 floors) Tower-4 (2B + G + 33 floors) Tower-5(2B + G + 37 floors) Tower-6 (2B + G + 35 floors) Tower-7 (2B + G + 32 floors) Tower-8 (2B + G + 30 floors)
R+U Value of Material used (Glass)		2.67 W/m <sup>2</sup> deg C
Total Cost of the project:		173417 lakh
EMP Budget	Capital Cost	1588 Lakhs
	Recurring Cost	122.5 Lakhs
Incremental Load in respect of:	i) PM <sub>2.5</sub>	0.01 g/m <sup>3</sup>
	ii) PM <sub>10</sub>	0.02 g/m <sup>3</sup>
	iii) SO <sub>2</sub>	0.01 g/m <sup>3</sup>
	iv) NO <sub>2</sub>	0.4 g/m <sup>3</sup>
	v) CO	0.09 g/m <sup>3</sup>
Status of Construction		No Construction is done at the project site
Construction Phase:		100 kVA
		100 ML & Private water tankers
		1
		1

Table -2 EMP Details

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Waste water Management	30	5
Dust Mitigation Measures Including site barricading, water sprinkling & anti-smog gun)	26	6
Storm Water Management (temporary drains & sedimentation basin)	10	2.5
Solid Waste Management	5	1
<b>TOTAL</b>	<b>71</b>	<b>14.5</b>

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	336	50
Rain Water Harvesting System	64	20
Solid Waste Management	20	5
Environmental Monitoring	6	9
Green Area/ Landscape Area	600	4
Others (Energy saving System, miscellaneous)	256	20
<b>Sub-Total</b>	<b>1282</b>	<b>108</b>
<b>CER</b>		
Plantation in nearby School	30	
Drinking Water facilities in nearby schools	15	
Arrangement of Medical Camp	15	
Renovation work of School Near by Village	80	
Distribution of School Bags/Uniform/ and accessories	25	
Road and Others Infra development in School/Village	50	
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability	20	

Total	1517	
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COMPONENT	TOTAL EMP BUDGET	
	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	71	14.5
During Operation Phase	1517	108
<b>TOTAL</b>	<b>1588</b>	<b>122.5</b>

5. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during 176<sup>th</sup> Meeting held on 13.06.2024 to “**GRANT ENVIRONMENT CLEARANCE**” to **Signature Global Business Park Private Limited & Fantabulous Town Developers Pvt. Ltd in collaboration with Signature Global Business Park Private Limited (as per the License issued by DTCP vide Endst No.LC-5142/Asstt (RK)/2023/37272 dated 02.11.2023) under Category 8(b) of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India.**

#### **Copy To**

1. Director (IA Division), MoEF& CC, GoI, Indira Paryavaran Bhavan, Zorbagh Road- New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director, Environment & Climate Change Department, Haryana, SCO 1-3, Sector-17 D, Chandigarh-160017
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 18A, Madhya Marg, Chandigarh- 160018.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018

**Annexure 1**

#### **Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)**

##### **1. Specific Conditions**

S. No	EC Conditions
1.1	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
1.2	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria
1.3	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted

S. No	EC Conditions
1.4	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats
1.5	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site
1.6	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
1.7	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws
1.8	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO <sub>2</sub> load by 30% if HSD is used
1.9	The PP shall install electric charging points for charging of electric vehicles
1.10	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974
1.11	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc
1.12	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority
1.13	The PP shall not carry any construction below the HT Line passing through the project, if any
1.14	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building
1.15	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority

S. No	EC Conditions
1.16	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA
1.17	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project
1.18	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of <b>RWH pits</b>
1.19	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project
1.20	The PP may provide electric charging stations to facilitate electric vehicle commuters
1.21	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase
1.22	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
1.23	The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed <b>13,481.09 m<sup>2</sup> (20% of the plot area)</b> shall be provided for green area development
1.24	<b>03 Rain Water tanks</b> shall be provided for ground water recharging as per the CGWB norms
1.25	<b>The PP shall provide solar power as per HAREDA norms</b>
1.26	The PP shall install required number of <b>Anti Smog Guns</b> at the project site as per the requirement of HSPCB
1.27	The PP shall register themselves on <a href="https://dustapphspcb.com">https://dustapphspcb.com</a> portal as per the <u>Direction No. 14 dated 11.06.2021</u> issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas
1.28	<b>That Project Proponent shall submit within one month revised green area plan so as to maintain 60% of the green area as block plantation in the project site</b>
1.29	<b>The Project proponent will also undertake mitigation measures during the construction period to control dust pollution</b>
1.30	<b>Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP &amp; CPCB</b>

**1. Statutory Compliance**

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

**2. Air Quality Monitoring And Preservation**

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5)

S. No	EC Conditions
	covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

### 3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

S. No	EC Conditions
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and

S. No	EC Conditions
	recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### 4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### 5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.

S. No	EC Conditions
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

#### 6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash

S. No	EC Conditions
	Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

### 7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

### 8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and

S. No	EC Conditions
	improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9.

S. No	EC Conditions
9.1	<u>Corporate Environment Responsibility</u> The project proponent shall comply with the provisions of CER, as applicable
9.2	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report
9.3	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization
9.4	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

**10. Human Health Issues**

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking

S. No	EC Conditions
	water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

#### 11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection)

S. No	EC Conditions
	Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC 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.
11.19	<b>The validity of this environment clearance letter is valid up to <u>10 years from the date of issuance of EC letter in accordance with the MoEF&amp; CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022.</u> The environment clearance conditions applicable till life span project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project</b>
11.20	<b>If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance</b>
11.21	The Project Proponent should intimate to the Authority as well as to the quarter concerned in case

S. No	EC Conditions
	of any change in the present communication address



Signature Not Verified

Digitally Signed by : Fardeep Kumar  
Member Secretary, SEIAA

Date: 02/07/2024


**HARYANA STATE POLLUTION CONTROL BOARD**


**Haryana State Pollution Control Board, 3rd Floor,  
HSIIDC Office Complex, IMT Manesar, Gurugram**

**Email:- hspcbrogrs@gmail.com**

*Website: www.hrocmmms.nic.in E-Mail - hspcbho@gmail.com*

*Telephone No.: 0172-2577870-73*

**No. HSPCB/Consent/ : 329962324GUSOCTE71697575**

**Dated:07/08/2024**

To.

**M/s : M/s Signature Global Business Park Private Limited  
Mixed Land Use Project at Village Gadauli Kalan, Sector 37D, Manesar Urban  
Complex, District Gurugram, Haryana  
GURGAON  
122001**

**Sub. : Grant of consent to Establish to M/s M/s Signature Global Business Park Private Limited**

Please refer to your application no. 71697575 received on dated 2024-06-27 in regional office Gurgaon South.

With reference to your above application for consent to establish, M/s M/s Signature Global Business Park Private Limited is here by granted consent as per following specification/Terms and conditions.

<b>Consent Under</b>	AIR/WATER
<b>Period of consent</b>	07/08/2024 - 01/07/2034
<b>Industry Type</b>	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
<b>Category</b>	RED
Investment(In Lakh)	173417.0
Total Land Area (Sq. meter)	67405.45
Total Builtup Area (Sq. meter)	386802.0
<b>Quantity of effluent</b>	
1. Trade	0.0 KL/Day
2. Domestic	609.0 KL/Day
Number of outlets	1.0
<b>Mode of discharge</b>	
1. Domestic	Recycle/Reuse/Horticulture
2. Trade	
<b>Permissible Domestic Effluent Parameters</b>	
1. BOD	10 mg/l
2. COD	50 mg/l

3. TSS	20 mg/l
4. pH	5.5-9.0
5. Total Nitrogen	10 mg/l
6. Total Phosphorus	1 mg/l
7. Faecal Coliform (MPN/100ml)	Less than 100
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	6
<b>Height of stack</b>	
1. Attached to gen Set of 1000 KVA above roof level	8 Meter
2. Attached to gen Set of 1000 KVA above roof level	8 Meter
3. Attached to gen Set of 1500 KVA above roof level	8 Meter
4. Attached to gen Set of 1500 KVA above roof level	8 Meter
5. Attached to gen Set of 1500 KVA above roof level	8 Meter
6. Attached to gen Set of 1500 KVA above roof level	8 Meter
<b>Permissible Emission parameters</b>	
1. NA	
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Gas or any other fuel approved CAQM, CPCB, HSPCB	650 KG/Day

VIJAY  
CHAUDHARY  
Regional Officer, Gurgaon South

Digitally signed by VIJAY  
CHAUDHARY  
Date: 2024.08.07 16:22:07  
+05'30'

Haryana State Pollution Control Board.

### Terms and conditions

- The industry has declared that the quantity of effluent shall be 609 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 609 KL/Day for Domestic and the same should not exceed .
- The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.

3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority (CGWA)/ Haryana Water Resources (Conservation, Regulation and Management) Authority (HWRA) for scientific development of precious resource

19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.
27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.
28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

#### **Specific Conditions**

**Other Conditions :**



1. CTE so granted is on the basis of detail submitted by the unit in online application, CTE granted is without prejudice to the action to be taken in respect of any violation made by unit in past & CTE will be deemed revoked & further action will be taken as per law if any violation observed at any stage. 2. Unit will submit online application 90 days before expiry of CTE. 3. Unit will be maintained the daily logbook of APCM. 3. Unit will follow the all ACTS/Rules/Regulation issued by the HSPCB/CPCB/NGT time to time in future. 4. Unit should comply the directions, conditions, guidelines, orders and rules etc. issued by Monitoring committee / EPCA, HSPCB, CPCB, MoEF, Hon'ble High Court & Hon'ble Supreme Court of India time to time, otherwise CTE so granted shall be revoked without giving any further notice. 5. A detailed water harvesting plan may be submitted by the project proponent. 6. That in case any additional charges / fees / penalty etc. are found payable towards this CTE as per audit then the same shall be paid by the unit without any objection immediately as and when demanded by this office 7. If at any stage found that unit was involved in any past violation regarding Environment Laws / Rules / Acts then CTE so granted shall be revoked and legal action will be initiate against the project proponent. 8. Unit will use underground water after obtaining approval from concerned authority. 9. That this CTE will not provide any immunity from any other Act/Rules/Regulations applicable to the project/land in question. 10. Unit will not change the quantity of effluent/Air emission without prior permission of the Board. 11. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 12. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 13. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 14. Unit will dispose off their waste/spent oil of Gen sets only to authorized recyclers by the HSPCB and oily cloths, gloves and other waste will be handed over to CTSDFs. 15. Unit will obtain all necessary clearance from all concerned departments/Authorities 16. Unit will submit copy of registration in HWRA for extraction of ground water within 90 days as applicable. 17. A detailed water harvesting plan may be submitted by the project proponent 18. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc 19. unit will not generate and discharge any type trade effluent inside or outside the premises of the unit 20. Unit will strictly comply with the directions of CPCB vide letter No B17011/7/UPC-IIPWM(SUP)/2022 dated 01.02.2022 21. Unit will comply all the provisions of PWM Rules, 2016 and as amended from time to time 22. Unit should comply directions of Haryana Govt., Urban Local Bodies Department, vide Haryana Govt. GAZ (EXTRA) Aug.20.2013(SRVN.29.1935 SAKA) dated 20/08/2013 and not use plastic carry bags in the premises or outside the premises by the unit or their persons. 23. Unit if found violating any of the provisions of PWM Rules, orders and directions as mentioned and any of the above said conditions, the CTE so granted will stand revoked apart from initiation of legal action against the unit. 24. Unit will comply all the Act/Rules/Notification/Directions i.e. HOWM Rules, E-waste Rules, PMW Rules, BMW Rules, Battery Rules and MSW Rules etc. 25. The unit will provide proper sampling arrangements on their stacks and effluent sources as applicable. 26. Unit will not store any type of material/products other than the permission obtained by the unit. 27. Unit will not store any hazardous type material/product which comes under the preview of HOWM Rules, 2016. 28 Unit will take Consent to Operate before starting the occupation/ operation of the project. 29. The unit will install the project only on the premises for which unit has applied for NOC. 30. Unit will comply the conditions mentioned in the letter dated 25-10-2019 of CPCB regarding mechanism for Environmental management. 31. Unit needs to register on dust portal. 32. Unit needs to operate Generator only on approved fuel in compliance with CAQM Direction vide no. 76. 33. Unit will register on Dust App developed by CPCB and install Anti-Smog Guns wherever required as per CPCB/CAQM directions. 34. Unit will comply the guidelines/directions regarding handling of C&D waste and construction issued by CPCB & MoEF time to time. 35. Unit should submit the compliance of conditions mentioned in Environmental Clearance within 90 days. 36. Project proponent should ensure that the project distance from Sultanpur national park (Ramsar Wetland) meet as per notification / guidelines issued by MoEF CC Govt. of India regarding wetland area, if in actual site verification the distance will be found less than prescribed distances in notification this CTE will be revoked and further actions will be initiate against the project. 37. Unit will develop and use the project as per Environmental Clearance, approval of HARERA and approval of DTCP (Department of Town and Country Planning). 38. Unit will submit the compliance of conditions of CTE within 90 days.

*Regional Officer, Gurgaon South  
Haryana State Pollution Control Board.*

Date: 14.08.2024

To,  
**Chairman,**  
Haryana State Pollution Control Board,  
C-11, Sector-6, Panchkula,  
Haryana - 134109,  
**hqhspcb@hspcb.org.in,**

To,  
**Chairman,**  
State Environment Impact Assessment Authority,  
Bays No. 55 - 58, Parytan Bhawan,  
1st floor, Sector 2, Panchkula,  
Haryana 134115  
**Chairman-seiaa@hry.gov.in,**

To,  
**Member Secretary,**  
Haryana State Pollution Control Board,  
C-11, Sector-6, Panchkula,  
Haryana - 134109,  
**hspcbms@gmail.com,**

To,  
**Sh. Deepak Bura, Chief Vigilance Officer,**  
Haryana State Pollution Control Board,  
C-11, Sector-6, Panchkula,  
Haryana - 134109,  
**deepakbura.etd@hry.gov.in,**

To,  
**Regional Officer, Region Gurugram (South)**  
Haryana State Pollution Control Board,  
3<sup>rd</sup>Floor, HSIIDC Office, Complex,  
IMT- Manesar, Gurugram- Haryana,  
**hspcbrogrs@gmail.com,**

**Sub- Objections to the report and inspection report prepared and filed by you before  
Hon'ble Tribunal in Original Application No.283/2024 in the matter of Rajesh  
Sharma Vs State of Haryana & Ors.**

Dear Sir,

In reference to the above said subject matter, it is stated that-

Signature Global Business Park Private Limited (U70109DL2019PTC346164), having its office at Ground Floor, Tower A, Signature Towers, South City-1, Gurugram, 122001 while entering into Agreement for Sale on 03<sup>rd</sup> May, 2024 in favour of (i) Mr./Ms. Kuldeep Singh Mudgal S/o Mr. Banarsi Dass, R/o House No.45, Friends Colony, East Of Kailash, Apartment No. 09, South Delhi, New Delhi (ii) Mr. Ajay Jain S/o Mr. Virender Kumar Jain, R/o 22, Shri Ram Road, Civil Lines S.O. North Delhi, Delhi-110054, the said Company has specifically mentioned in its booking application forms and other necessary document like **Agreement for Sale** That **“Necessary approvals including licenses, building plan/layout/sanctioned plan, Environment Clearance, RERA Registration, etc. as the case may be has been obtained from the concerned authority including Director, Town and Country Planning, Haryana, office at Chandigarh, for Development of the said Project.”** The said Agreement was registered vide Vasika No.1781, dated 03.05.2024 at **Sub-Registrar, Kadipur, Gurugram Haryana**. (A copy of this **Agreement Dtd 03.05.2024** is annexed at **Annexure R/1.**

That I filed a complaint bearing Original Application No. **283/2024** in the name of **Rajesh Sharma Vs State of Haryana & Ors.** before the Hon'ble National Green Tribunal, Principal Bench, New Delhi, alleging that the developer is constructing Residential Colony in Village Gaduli Kalan, Sector 37-D, Gurugram, Haryana in an area of **16.65625 acres** in violation of the environmental norms and that they have not obtained prior Environmental Clearance (EC) and are acting in violation of the EIA Notification, 2006 and that they have also not obtained Consent to Establish (CTE) from the Haryana State Pollution Control Board (HSPCB) and ground water NOC from HWRA for doing construction activities. I further stated that new construction project is above 20,000 sq. meters (approximately 67405.45 sq. meters) and, therefore, the EIA Notification dated 14.09.2006 is attracted.

That the Ld. Tribunal vide its order **dated 18.03.2024** was pleased to pass the following Orders ***“However, since an issue relating to compliance of environmental norms has been raised, therefore, we are of the view that the Respondent No. 3, HSPCB should look into this issue and ascertain the truthfulness of the allegations and to find out if Respondent No. 5 is acting in violation of environmental norms, then take appropriate action and submit action taken report before the Registrar General of the Tribunal within a period of two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF. If found necessary, the matter will be listed for consideration before the Bench.”***

That on Dtd. 02.07.2024, State Environment Impact Assessment Authority- Haryana (SEIAA) issued Environment Clearance (EC) Identification Number: **EC24B3813HR5231281N**, for the **total built-up Area of 3,86,802.042 square meter**, over plot area measuring **67405.452 Sq Meter** (16.6566Acres) in the Revenue Estate of Village-Gadauli Kalan, Sector-37-D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana to Signature Global Business Park Private Limited & Fantabulous Town Developers Pvt. Ltd in collaboration with Signature Global Business Park Private Limited., 13th Floor, Gopal Dass, Bhawan, 28, Barakhamba Road, Connaught Place, NEW Delhi, Delhi, 110001, [singature.buss@gmail.com](mailto:singature.buss@gmail.com). (Copy of the EC Dtd. 02.07.2024 is annexed at **Annexure R-2**)

In this certificate it was clearly mentioned that this certificate was granted **2<sup>nd</sup> July, 2024**, and that this certificate was issued under EIA Notification dated 14.09.2006 and the issuing authority of this certificate was SEIAA-Haryana. Therefore, the allegation raised by me before the Ld. Tribunal was justified and was well founded and the violation alleged was well established on the basis of the above said fact which I have found now.

It is to further inform you that as per the said EC Certificate, only on **13.06.2024** State Expert Appraisal Committee (**SEAC**) after discussions decided during 176th Meeting held on 13.06.2024 decided to **“GRANT ENVIRONMENT CLEARANCE”** to Signature Global Business Park Private Limited & Fantabulous Town Developers Pvt. Ltd in collaboration with Signature Global Business Park Private Limited, **under Category 8(b) of EIA Notification dated 14.09.2006** issued by the Ministry of Environment and Forest, Government of India. Thus at the time when my representation was decided by the Hon'ble Tribunal, No Environment Clearance was granted to the Project proponent. More importantly, even before grant of EC, the company has been claiming to all its investors and prospective buyers that it has received environmental Clearances which is clearly a false statement.

That one of the conditions of the EC Certificate is that project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including Director Town & Planning Haryana before commencement of work. But in the present case, as established from the above said facts, no such permission was ever obtained by the Project Proponent and they started development of the site much before obtaining mandatory permission and advertised falsely that they have obtained Environment Clearance and all other permission and forged the documents to show that they have obtained all such permission.

That I, on **02.01.2024, 04.01.2024 & 09.02.2024** (**Annexure R/3**) itself informed the authorities about serious violation by Signature Global business park Pvt Ltd, Sector 37-D

Gurugram and informed that in sharp contravention of the MoEFCC, Notification dated **14th September, 2006**, the said company has started construction activities at the project site without any permission from authorities, as shown in emails to your offices dated **02.01.2024, 04.01.2024 & 09.02.2024** and also **GPS videos & Photographs Dtd. 02.01.2024**, shoot at site location coordinate:- **Latitude 28.44540833333333° Longitude 76.968227333333334°** and further requested the authorities to take cognizance of the matter.

Apart from above emails, I also informed the Authorities that the said company is also involved in violation of Air Act and directions of **CAQM** and Dust Pollution Control and forwarded the supporting GPS videos & Photos of the site. **I also informed the authorities that I am always willing to share all details as may be required for proper and just assessment/inquiry into the allegation raised by me.**

That it is pertinent to mention here that the said company was granted Consent to Establish (CTE) by Haryana State Pollution Control Board (HSPCB) only on **07.08.2024** vide Letter ref No. HSPCB/consent/329962324GUSOCTE71697575, Dtd.07.08.2024 (**Copy of the CTE issued by Haryana Pollution board is annexed at Annexure R/4**). It is further pertinent to mention here that the said company has forwarded the application for grant of Consent to Establish only on **27.06.2024** and not before. Therefore, the allegation raised by me before you and Hon'ble Tribunal was established and was well-founded. But till date you have failed to take any action against the said company and **FILED MISLEADING REPORT** before the Hon'ble Tribunal in utter violation of your official duty and in utter disregard to the Environment and the mandate and objective under which you are established and also in utter criminal breach of trust of the human, animal, and flora and fauna living around. The above said negligence act is not only punishable under the penal law of this country in force at present, but it is also punishable under contempt of court Act and penal provisions for perjury.

That on **Dtd.05.04.2024**, (**Annexure R/5**), I wrote & intimated to the Chairman-HSPCB, Member Secretary-HSPCB, and Regional Officer South- HSPCB Gurugram on their official email Addresses: **hqhspcb@hspcb.org.in**, **hspcbms@gmail.com** and **hspcbrogrs@gmail.com**.

*“That Signature Global Business Park Pvt. Ltd., is carrying out construction activities at Village Gaduli Kalan, Sector 37-D, Gurugram in an area of approx. 16.65625 acres without obtaining prior Environmental Clearance (EC) in terms of EIA Notification, 2006 dated 14.09.2006 and without obtaining any Consent to Establish. It is most pertinent*

*to mention that apart from License No. 230 of 2023 dated 02.11.2023, No other license or consent or clearance has been obtained by the builder before beginning its construction. It is also important to mention here that the builder, i.e. Signature Global Business Park Pvt. Ltd. has not even obtained a permission to construct a temporary structure. Moreso, the Builder has printed and published pamphlets, brochures, application forms, and other sales and marketing materials where it states that Environmental Clearance and other permissions have been obtained by the Builder. That this construction is being undertaken without obtaining prior Environmental Clearance (EC) in terms of EIA Notification, 2006 dated 14.09.2006 and without obtaining any Consent to Establish.”*

*Therefore, I requested that “Haryana State Pollution Control Board to accord the utmost priority and attention to this matter. It is requested that the Board expeditiously initiates and conducts a thorough assessment of project site of Signature Global Business Park Pvt. Ltd., their construction activities and compliance with environmental norms, in strict accordance with the directives of the Hon’ble NGT.*

*The assessment process should encompass a comprehensive review of all relevant environmental regulations, standards, and guidelines applicable to the builder's construction activities. This includes but is not limited to, adherence to air quality standards, water pollution control measures, waste management practices, and mitigation of noise pollution. The Board must deploy qualified personnel and resources to conduct on-site inspections, collect relevant data and evidence, and engage with relevant stakeholders, including the private builder, environmental experts, and local communities, to ensure a comprehensive understanding of the situation.*

*Should any discrepancies, violations, or non-compliances with environmental norms be identified during the assessment process, it is imperative that the Haryana State Pollution Control Board takes prompt and decisive action in accordance with the law. It is essential that the Board exercises its regulatory authority judiciously and transparently, ensuring due process and fair treatment for all parties involved.*

*Furthermore, in accordance with the directives of the Hon’ble NGT, I request that the Haryana State Pollution Control Board maintains regular and transparent communication with all the stakeholders, including information on any subsequent action/s taken against Signature Global Business Park Pvt. Ltd.”*

That thereafter, you prepared a Report and submitted to the Hon’ble Tribunal by stating that “2. *Inspection of the site was conducted on 23.05.2024 by the team of Regional*

*Officer Sh. Vijay Chaudhary, HSPCB, Gurugram South, Shri Divyanshu, AEE, HSPCB, Gurugram South and Sh Sidharth Bhargava, AEE, HSPCB, Gurugram South. Copy of the inspection report is attached as Annexure – R/6. The findings of the inspection are as under:*

- i. The proponent M/s Signature Global Business Park Pvt. Ltd. & Fantabulous Town Developers Pvt. Ltd. has obtained license for setting up of mixed land use (90% residential and 10% commercial) under TOD policy over an area measuring 16.65625 Acres in the revenue, estate of village – Gadauli Kalan, sector – 30 7D, Gurugram, Haryana.*
- ii. Only barricading of the project has been done.*
- iii. The project proponent has constructed a 24/30 m wide internal circulation Road as mentioned in letter of intent (LOI) granted to the project proponent by Directorate of Town and Country Planning, Haryana at Sr. No.6(i) which provides that “that you shall construct 24/30 m wide internal circulation road forming part of licensed area at own costs and transfer the same free of cost to the government”.*
- iv. No other type of construction, except as mentioned at Serial No. ii & iii done at site and project proponent has applied for grant of Environment Clearance the project to State Environment Impact Assessment Authority (SEIAA) and same is pending.*

*3. That the PP vide letter dated 24.05.2024 has undertaken not to make any construction without obtaining Environment Clearance from SEIAA, Haryana and Consent to Establish from Haryana State Pollution Control Board. Copy is attached as Annexure – R/7.”*

It is submitted that despite having all details and also assurance from me for all kind of help and details as may be required in the present case, **YOU GAVE FALSE SUBMISSION** in your report in utter disregard to the official duty given to you and in utter contemptuous manner as the said Letter of Intent (**LoI**) granted by Directorate of Town & Country Planning, Haryana vide Memo No. LC-5142/Asstt(RK)/2023/34599 dated **17.10.2023** has clearly mentioned at **S. No. 6(k)** which states that *“That the applicant company shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.”*

Therefore, it is very shocking and surprising to me that you are justifying the said construction at the site without there being any NOC from the Ministry of Environment &

Forest, Govt. of India with respect to their notification dated 14.09.2006. It is also shocking and surprising that despite my clear submission of all evidences of violation of mandatory provisions of Letter of Intent and construction at the site in absence of Environment Clearance and Grant of Consent to Establish, you have not commented upon any such violation and illegal construction and you have in utter disregard to the mandatory clause of the said Letter of Intent tried to justify the construction of **24/30meter** wide internal circulation Road also which clearly shows that you have either not gone through any of the content of the said Letter of Intent or you have produced the report and submission before Hon'ble Tribunal at the behest of the Project Proponent and have merely taken your photo at the site merely to defraud the Hon'ble Tribunal and the public at large.

I am also attaching herewith **GPS photos Dtd. 14.07.2024** of the construction at the site and also **Satellite Imageries** of various dates which clearly shows the presence of illegal construction in addition to the above said internal circulation road in violation of terms of Letter of Intent and without obtaining any **NOC** from the Ministry of Environment or SEIAA and Grant of Consent to Establish. Copies of **Satellite Imageries Dtd 13.06.2024** and **GPS Photographs** of illegal construction Dtd **14.07.2024**, which was also prior to **CTE**, is annexed at **Annexure R/8 & Annexure R/9** respectively.

Also kml file(Signature Global DE-LUXE DXP 37 D GGN.kml) i.e Google Earth Satellite imagery file **dated 13.06.2024** (**Annexure R/10**) is self explanatory to show that construction activities being done at site by the project proponent.

Thus I humbly request you to re-conduct the inquiry and prepare a true and correct inspection report by looking into all the above said allegations raised by me and the facts and documents submitted by me and submit correct and true Inspection report before the Hon'ble Tribunal and withdraw the Inspection report already submitted by you before the Hon'ble Tribunal, failing which I will be constrained to approach the Hon'ble Tribunal and various other Authorities for appropriate and strict action against the Project Proponent and all such person/officials involved in this fraud and preparation of false and incorrect Inspection report.

Thanking you,



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