

Before The Hon'ble National Green Tribunal  
Principal Bench, New Delhi

Original Application No. 881 of 2022

**IN THE MATTER OF:**

Rajinder Krishan Sharma

.....Petitioner

Versus

Union of India & Others

.....Respondents

**ADDITIONAL REPLY ON BEHALF OF RESPONDENT NO. 4 i.e.  
HARYANA STATE POLLUTION CONTROL BOARD**

**MOST RESPECTFULLY SHOWETH:**

1. That the present reply is being filed on behalf of answering respondent through Sh. Kuldeep Singh, Regional Officer, Haryana State Pollution Control Board, Gurgaon (North) who is authorized and competent to file the present reply.
2. That in this OA No. 881 of 2022, Hon'ble NGT has ordered that "The applicant has submitted that the Government of Haryana notified Nathupur Bund as protected forest vide Government of Haryana notification no. S.0 251/C.A.16/27/S.29/81 dated 02.12.1981 and Nathupur drain, on which the above said bund is constructed as protected vide Government of Haryana notification No. S.0.71/C.A.16/27 /829/85 dated. 05.07.1985. Protected forest area measuring 4484 square meters of Sikanderpur- Nathupur Bund involving khasra numbers 526, 527, 528, 529 and 534 of Village Nathupur had bats no. 67, which also constituted part of Nathupur drain, was illegally diverted by Mr. Raj Singh Gehlot, Director of Ambience Island Lagoon Apartments, Gurgaon for non-forestry activity. As per the provisions of the Forest Conservation Act, 1980, prior approval of Government of India, Ministry of Environment, Forest & Climate Change was necessary. The Project Proponents willfully avoided to seek Forest and Environmental Clearances to

avoid the process of public hearing and mandatory requirements of compensatory forestation. The damage report bearing no. 29065 dated 14.05.2008 was issued against Mr. Raj Singh Gehlot, Director of Ambience Island Lagoon Apartments, Gurgaon for violating the provisions of the Indian Forest Act 1927 and Prosecution Case no. 7G/0809 was filed against him. Mr. Raj Singh Gehlot filed CRM no. 34200 of 2012 in the High Court of Punjab and Haryana for quashing of criminal proceedings against him. Mr. Raj Singh Gehlot submitted proposal to the Forest Department of Haryana for regularization of the violations reported against him vide damage report no. 29065 dated 14.05.2008 and prosecution case no. 7G/0809 of Special Environment Court, Faridabad which was processed by the DO Gurgaon and submitted to PCCF Haryana for onward submission to Government of India for approval as per section 2 of the Forest Conservation Act, 1980. Representation on behalf of M/S Ambience Developer and Infrastructure Pvt. Ltd. was submitted to Principal Secretary Forests, Haryana. This representation sacking waiver of penal CA charges was forwarded to PCCF Haryana vide PS Forest and wildlife letter no. 2797 dated 17.09.2015. The Principal Chief Conservator of Forest, Haryana, fraudulently in collusion with the accused, decided the representation vide his office letter no. NT/D. 1116381/4344 dated 16.10.2015 and cancelled damage report (DR) no. 29065 dated 14.05.2008 against Mr. Raj Singh Gehlot and directed withdrawal of the prosecution case. The PCCF Haryana also cancelled the FCA case no. FR/HR/Others/ 13983/2015 submitted by M/S Ambience Developer and Infrastructure Pvt. Ltd. on the ground that no forest land was involved. However, the Government of Haryana decided that letter no. NT/D- 111-6381-4344 dated 16.10.2015 be withdrawn. In compliance with above orders of the Government, the PCCF Haryana vide office letter no. Admin/ D- 111-6381/6164 dated 19.01.2016 issued the withdrawal of office letter no. NT/D- 111-6381-4344 dated 16.10.2015 accordingly. The Government of Haryana buckled under pressure of the accused and vide Additional Chief Secretary, Forest Department letter no. 4346-FT-52015/4852 dated 31.03.2017 directed that letter no. NT/D-111-6381/4344 dated

16.10.2015 be restored and letter no. Admn-D-111-6381/6164 dated 19.01.2016 be withdrawn. In compliance with the above orders of the Government, the PCCF, Haryana issued order no. NT/D-111-6381/81 dated 12.04.2017. On withdrawal, the prosecution case was dismissed as withdrawn by the Special Environment Court, Faridabad vide orders dated 23.05.2017. The applicants have submitted that the damage report no. DR. 29065 dated 14.05.2008 against Mr. Raj Singh Gehlot and the FCA case FR/HR/Others/13983/2015 submitted by M/S Ambience Developer and Infrastructure may be revived. The Project Proponents are liable to pay compensation and ensure restitution of the damaged environment. The applicants have further submitted that the forest land is still being used for non-forestry purposes and the offence is of continuing nature”

3. That by way of the present OA, the applicant has raised that Ambience island Lagoon apartment through M/s Ambience Developers & infrastructure pvt. Ltd. L-4 green park extension New Delhi under the authority of Mr. Raj Singh Gahlot S/o Sh Nihal Singh has made diversion of notified protected forest and along SIKANDERPUR – NATHUPUR BUNDH AND NATHUPUR DRAIN by constructing large scale commercial building by diverting 4486 Sq. meter land along Sikanderpur – Nathupur Bundh & Nathupur drain in the violation of the provision of the Indian Forest Act 1927 & The Forest Act of 1980, which is solely concerned with the respondent No. 9 & 10.
4. That the complainant has claimed that the project authorities including Respondents No. 8 have not taken statutory environmental permissions from the competent authorities as per EIA Notification 2006 Also. Commercial road is being constructed for the benefit of a private party. It has been claimed that the damage which has been caused and is being caused due to the mindless construction of commercial structures without following the mandatory regulatory procedures and obtaining clearances as required under the EPA and forest enactments. In this regard it is here by submitted that respondent has requested to District Town Planner (P), Gurugram and M/s Ambience developers and infrastructure Pvt. Ltd. L-4,

green park extension New Delhi) vide letter No. HSPCB/GRN/2023/156 dated 24.04.2023 (**Annexure R-4/1**) and No. HSPCB/GRN/2023/158 dated 24.04.2023 (**Annexure R-4/2**) to provide following details:-

- (i) Site/Sizra/ zonal plan
- (ii) Land identification in term of revenue kism, parcel/fraction/min detail
- (iii) Detail of Licences
- (iv) Zoning submitted by applicant and approved zoning
- (v) Details of applying building plan
- (vi) Details of construction
- (vii) Details of occupation/ part completion/completion certificate applied, granted, rejected etc.

District Town Planner has submitted reply Vide Memo No. 3414 dated 02.05.2023 and informed that "The information sought on point No. (i) to (vii) have been examined as per this office record. Accordingly, point wise comments are given below:-

*Point No. (i),(ii),(iv),(v) are not available in this office record. Therefore, the letter under reference is being forwarded to DTCP, Haryana, Chandigarh.*

*Point (iii):- A copy of licenses No. 19 of 1993 dated 09.07.1993 is enclosed. The validity/renewal of the same may be sought from DTCP, Haryana, Chandigarh.*

*Point No. (vi) and (vii):- A copy of completion report sent through Senior Town Planner, Gurugram vide this office Memo No. 3474 dated 11.12.2001 and Memo No. 3767 dated 31.12.2001 is enclosed." (**Annexure-R-4/3**).*

The developers M/s Ambience Developers and infrastructure Pvt. Ltd also submitted reply dated 02.05.2023 (**Annexure R-4/4**) and informed that "we enclose herewith following documents which contain the description of the land of Ambience Island and the licenses issued by DTCP.

1. Licenses no 19 of 1993~~4~~dated 09.07.1993

2. Licenses no 2 of 2004 dated 08.01.2004
3. Licenses no 23 of 2004 dated 11.02.2004
4. Memo No. 6903 dated 06.05.1996
5. Occupation certificate- Memo No.16708 dated 31.12.2001
6. Sanction- Memo no. 2155 dated 31.01.2002
7. Occupation certificate- Memo no 2177 dated 02.03.2005
8. Latest approved Master Plan of Ambience Island as approval in 2016 is

*“ Rest of the paper as desired are not available with us. However, it is clarified that lagoon Residential Apartment Complex consisting of 15 blocks is fully sold, occupied and flats allotted to apartment buyers. ”*

And vide reply dated 10.05.2023 received in this office through email on dated 11.05.2023 (**Annexure R-4/5**) informed that *“Erstwhile HLF was granted license no. 19 of 1993 vide DTCP Haryana Memo no. 9146 dt. 15.07.1993 for land area of 18.98 acres. Subsequently, 8 acres, out of this land were delicensed vide DTCP Haryana Memo No. 13948 dt. 18.10.2001 for development of Mall reducing the area of group housing to 10.98 acres.*

*Initially 13 residential blocks under the name of Ambience Lagoon Complex were constructed for which sanction was obtained vide Memo No. 6903 dt. 06.05.1996 and Occupation Certificate vide Memo No. 16708 dt. 31.12.2001 was issued. Part completion certificate was issued vide Memo No. 5DP-2002/97 dt. 10.01.2002.*

*Two more blocks B1 AND C1 were proposed to be constructed, B1 as regular building block and C1 for economically weaker section, for which DTCP granted permission vide memo no. 2155 dt. 31.01.2002. This caused utilization of and additional 0.85 acres of Land and resultantly area of Ambience Lagoon Complex was increased from 10.98 acres to 11.83 acres. This additional land was provided out of license no.2 of 2004 dt. 08.01.2004 and License No. 23 of 2004 dt. 11.02.2004. It is pertinent to mention here that no*

*construction is made on this additional land as the land was added to supplement the FAR utilized for completion of the project."*

5. That the respondent has again requested to DTP, Gurugram vide letter dated 27.05.2023 (**Annexure-R-4/6**) that "You provided only one licenses No. 19 of 1993 dated 09.07.1993 vide letter under reference. Kindly examine the both replies dated 02.05.2023 & 10.05.2023 of builder and submit factual details including details already requested vide letter No. HSPCB/GRN/2023/156 dated 24.04.2023 along with supporting documents within 7 days positively".

6. That the District Town Planner has submitted reply Vide Memo No. 4557 dated 07.07.2023 which is reproduced as below:-

**Point No. 1 to 3:-** A copy of License no.19 of 1993 dated: 09.07.1003, License no2 of 2004 dated: 08.01.2004, License no. 23 of 2004 dated 11.02.2004 are enclosed, however the validity/renewal or licenses is being sought from DTCP Haryana, Chandigarh.

**Point no. 4:-** The building plan for Group Housing 18.98 acre has been sanctioned by DTCP, Haryana Chandigarh vide their office Memo No.6903 dated:06.05.1996 therefore, the information related to the revision/renewal/revalidation is being sought from DTCP, Haryana Chandigarh.

**Point no. 5:-** A copy of occupation report of block B-18C-1 in group housing developed by M/s Ambience infrastructure Pvt. Ltd. sent through Senior Town Planner Gurugram vide this office memo no.618 dated: 23.02.2005 is enclosed. The copy of Occupation Certificate is already enclosed along your letter under reference.

**Point no. 6:-** Approval of Building Plan of EWS and B-1 Block in the Group Housing Scheme measuring 10.98 acres land at Ambience Island on N.H-8 in the revenue estate of village Nathupur, Tehsil & Distt. Gurugram has been sanctioned vide Directorate Memo No. 2155 dated 31.01.2002 and the information related to the

revision/renewal/revalidation is being sought from DTCP, Haryana Chandigarh.

**Point no. 7:-** The sought information has already been provided (by hand) along with the earlier report of this office memo no.3414 dated: 02.05.2023 at point no. vi & vii.

**Point no. 8:-** The information is being sought from DTCP, Haryana Chandigarh”.

Copy attached as (Annexure-R-4/7). This office has not received information from DTCP Haryana Chandigarh in consonance with DTP Gurugram vide memo No. 4557 dated 07.07.2023 and on receipt of such information from DTCP, Haryana further course of action shall be initiated accordingly.

7. That from perusal of details supplied by DTP, Gurugram and developer, it is inferred that license No. 19 of 1993 dated 09.07.1993 was granted by DTCP Haryana to M/s H.L.F enterprises Pvt. Ltd. for residential group housing colony over land measuring 18.98 acres at village Nathupur Distt. Gurgaon. DTCP vide memo No. dated 13948 dated 18.10.2001 has delicensed 08 acres of land of license No. 19 of 1993 dated 09.07.1993. License No. 2 of 2004 dated 08.01.2004 was granted by DTCP Haryana to M/s H.L.F Enterprises Pvt. Ltd. (New named M/s Ambience Infrastructure Pvt. Ltd for setting up of group housing colony over land measuring 0.05628 acres at village Nathupur, District Gurgaon. license No. 23 of 2004 dated 13.02.2004 was granted by DTCP Haryana to M/s Sara Estates Pvt. Ltd, L-4 Green park extension, New Delhi over land measuring 1.552 acres at Nathupur Distt. Gurgaon. Part completion certificate in respect of group housing scheme measuring 10.98 acres falling in the revenue estate of village Nathupur, District Gurgaon for which License No. 19 of 1993, dated 09.07.1993 has been granted by Director, Town and country Planning, Haryana Chandigarh Vide Memo No. 5DP-2002/927 dated 10.01.2002. Further, approval of building plan of EWS and B-1 Block in the Group housing scheme measuring 10.98 acres land at Ambience Island on N.H 8 in the revenue estate of village Nathupur and Distt. Gurgaon, has been granted by DTCP Haryana vide Memo No. 2155

dated 31.01.2002. OC has already been granted by DTCP Haryana vide Memo No 2177 dated 02.03.2005 for residential building Block-1 and C-1 in Lagoon residential apartment complex being part integrated township "Ambience Island" in Special zone of Gurgaon.

8. That the allegations of the applicant that the answering respondent has miserably failed to perform its duties due to financial interests of its authorities are wrong, and incorrect. It is humbly submitted that the Forest department has to take action in case of violation of Indian Forest Act 1927 & The Forest Act of 1980.

In the view of above stated facts & circumstances, it is humbly prayed that the present OA kindly be dismissed qua the answering respondent

  
Regional Officer  
Haryana State Pollution Control Board  
Gurugram (North)

Dated :23.08.2023

Place: Gurugram

Regional Office, Gurugram (N)  
 Haryana State Pollution Control Board  
 Vikas Sadan, Opposite- New Court, Gurugram  
 Website: - [www.hspcb.gov.in](http://www.hspcb.gov.in) Tel: 0124-2332775, 2972341  
 Email ID: - [hspcbrogrn@gmail.com](mailto:hspcbrogrn@gmail.com)

No. HSPCB/GRN/2023/ 156

Dated 24.04.2023

To

The District Town Planner (P),  
 DTCP, Sector-14, Gurugram  
 Email id :- [dtp1.gurgaon.tcp@gmail.com](mailto:dtp1.gurgaon.tcp@gmail.com), [dtp3.gurgaon.tcp@gmail.com](mailto:dtp3.gurgaon.tcp@gmail.com)

**Subject:** Request to provide details of licenses, status of construction, occupation certificates, part completion/ completion certificate w.r.t Ambience Lagoon apartment including commercial component mentioned in said OA including land measuring 4486 Sq. Meter in Khsara No. 526,527,528,529 & 534, of project Ambience island through M/s Ambience Developers & infrastructure pvt. Ltd. L-4 green park extension New Delhi.

**Ref:** NGT OA No. 881 of 2022 titled as Rajinder Krishan Sharma V/s Union of India & Ors.

Kindly refer to the subject noted above, it is intimated that above referred OA No. 881 of 2022 is pending before Hon'ble NGT where HSPCB has to file reply in consonance with order dated 13.03.2023 within 6 weak. Case is listed on 12.05.2023.

By way of the present OA, the applicant has alleged that Ambience island Lagoon apartment through M/s Ambience Developers & infrastructure pvt. Ltd. L-4 green park extension New Delhi under the authority of Mr. Raj Singh Gahlot S/o Sh Nihal Singh has made diversion of notified protected forest and along SIKANDERPUR – NATHUPUR BUNDH AND NATHUPUR DRAIN by constructing large scale commercial building by diverting 4486 Sq. meter land in Khsara No. 526,527,528,529 & 534, along sikanderpur – nathupur bundh & nathupur drain in the violation of the provision of the Indian Forest Act 1927 & The Forest Act of 1980, which is solely concerned with the respondent No. 9 & 10. Copy of OA 881 of 2022 and order dated 13.03.2023 are attached.

HSPCB has to submit detailed reply regarding applicability of EIA Notification in Ambience island Lagoon apartment and the said parcel of land but to conclude the above required reply, following information are required :

- (i) Site/Sizra/ zonal plan
- (ii) Land identification in term of revenue kism, parcel/fraction/min detail
- (iii) Detail of Licences
- (iv) Zoning submitted by applicant and approved zoning
- (v) Details of applying building plan

- (vi) Details of construction
- (vii) Details of occupation/ part completion/completion certificate applied, granted, rejected etc

Keeping in view of above required detail along with supporting documents within 3 days positively as the same information is required in consonance with Hon'ble NGT order

DA/as above

  
Regional Officer  
Gurugram Region (N)

Endst. No. HSPCB/GRN/2023/

Dated 24.04.2023

A copy of above is forwarded to The Chairman, Haryana State Pollution Control Board, C-11, Sector-6 Panchkula.

Regional Officer  
Gurugram Region (N)

Regional Office, Gurugram (N)  
Haryana State Pollution Control Board  
Vikas Sadan, Opposite- New Court, Gurugram  
Website: - [www.hspcb.gov.in](http://www.hspcb.gov.in) Tel: 0124-2332775, 2972341  
Email ID: - [hspcbrogrn@gmail.com](mailto:hspcbrogrn@gmail.com)

No. HSPCB/GRN/2023/ 158

Dated 24.04.2023

To

M/s Ambience Developers & infrastructure Pvt. Ltd.  
L-4 green park extension,  
New Delhi.  
[Ambience@ambiencegroup.in](mailto:Ambience@ambiencegroup.in)

**Subject:** Request to provide details of licenses, status of construction, occupation certificates, part completion/ completion certificate w.r.t Ambience Lagoon apartment including commercial component mentioned in said OA including land measuring 4486 Sq. Meter in Khsara No. 526,527,528,529 & 534, of project Ambience island through M/s Ambience Developers & infrastructure pvt. Ltd. L-4 green park extension New Delhi.

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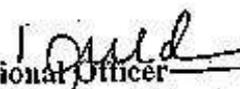
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HSPCB has to submit detailed reply regarding applicability of EIA Notification in Ambience island Lagoon apartment and the said parcel of land but to conclude the above required reply, following information are required :

- (i) Site/Sizra/ zonal plan
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- (vi) Details of construction
- (vii) Details of occupation/ part completion/completion certificate applied, granted, rejected etc

Keeping in view of above required detail along with supporting documents within 3 days positively as the same information is required in consonance with Hon'ble NGT order

DA/as above

  
Regional Officer  
Gurugram Region (N)

Endst. No. HSPCB/GRN/2023/

Dated 24.04.2023

A copy of above is forwarded to The Chairman, Haryana State Pollution Control Board, C-11, Sector-6 Panchkula.

1  
Regional Officer  
Gurugram Region (N)

District Town Planner, Gurugram (Planning)  
 DEPARTMENT OF TOWN AND COUNTRY PLANNING  
 HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573  
 E-mail: dtp6.gurugram.tcp@gmail.com

To,

Regional Office Gurugram (N),  
 Haryana State Pollution Control Board,  
 Vikas Sadan, Opposite New Court, Gurugram.

Memo No. 3414 Dated: 21/5/2023

Subject: - Request to provide details of Licenses, status of construction, occupation certificates, part completion certificate w.r.t Ambiance Lagoon apartment including commercial component mentioned in said OA including land measuring 4486 Sq. meter in Khasra No.526,527,528,529&534 of project Ambiance island through M/s Ambiance Developers & infrastructure pvt.Ltd.L-4 green park extension New Delhi.

Reference:- Your office memo no.HSPCB/GRN/2023/156 dated:24.04.2023.

With reference to the subject cited above, the information sought on point no.(i) to (vii) have been examined as per this office record. Accordingly, point wise comments are given below:-

Point no.(i),(ii),(iv),(v) are not available in this office record. Therefore, the letter under reference is being forwarded to DTCP, Haryana, Chandigarh.

Point no.(iii) :- A copy of Licnese no.19 of 1993 dated: 09.07.1993 is enclosed. The validity/renewal of the same may be sought from DTCP, Haryana, Chandigarh.

Point no.(vi)&(vii):- A copy of completion report sent through Senior Town Planner, Gurugram vide this office memo no.3474 dated: 11.12.2001 & memo no. 3767 dated: 31.12.2001 is enclosed.

  
 District Town Planner,  
 Gurugram.

Dated:

Endst. No.  
 A copy of the above is forwarded to the Director Town & Country Planning, Haryana, Chandigarh with a request to provide the information directly to the Haryana State Pollution Control Board, Gurugram.

|  
 District Town Planner,  
 Gurugram.

TO: SH. D. S. SIHAG, DTP (H. O.)

FAX: 548475

From District Town Planner,  
Gurgaon.

To Director,  
Town & Country Planning Haryana,  
Chandigarh.

Memo. No. 3767

Dated 31/12/01

Subject: Issuance of completion certificate for the Group Housing Scheme of 10.98 acre against licence No. 19 of 1993 dated 9.7.93 granted to M/S H.L.F. Enterprises Pvt. Ltd.

Ref: Telephonic message received on 31.12.2001 from DTP (HO) Sh. D. S. Sihag.

In reference to above, site report regarding finishing stage of Block-C, D & E of Group Housing Scheme of M/S H.L.F. Enterprises Pvt. Ltd. has been obtained by Field Staff of this office and it has been reported that finishing work in the above said three blocks are in progress.

District Town Planner,  
Gurgaon.

Dated 31/12/01

Ref. No.

3768

A copy is forwarded to Senior Town Planner, Gurgaon for information please.

District Town Planner,  
Gurgaon.

From

294

District Town Planner,  
Gurgaon.

To

Senior Town Planner,  
Gurgaon.

Memo. No. 3474 / H.L.F.  
Dated 11-12-01

Subject:-

Issuance of completion certificate for the  
Group Housing Scheme of 10.98 acre against  
licence No.19 of 1993 dated 9.7.93 granted to  
M/S H.L.F. Enterprises Pvt.Ltd.

Ref. :-

Director, Town & Country Planning Haryana,  
Chandigarh memo. No. 5DP-2001/12846 dated  
20.9.2001.

The completion case mentioned as subject has  
been examined after receiving complete set of drawings  
from coloniser on dated 29.11.2001 in this office. The  
detailed report of deviations/violations found at site is as

1. SITE PLAN

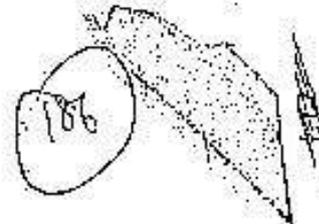
The sub title of the blocks have been changed as  
marked on the site plan.

no. club building has been added between blocks 'A'

The area of this block found 195 sq.mt.

Area without plan sanc

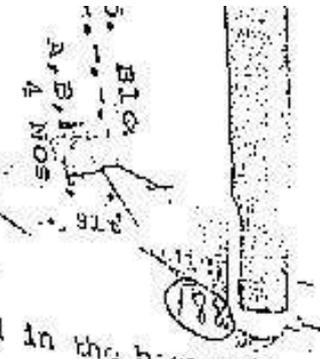
as mark



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been taken as area  
 of ramps have been changed  
 marked on the plan attached.  
 services areas <sup>and lifts</sup> have been provided in the basement  
 which have been marked on the plan attached.  
 parking provided in the basement is as per norms.



5  
 L.F.  
 94

BLOCK BUILDINGS

There are 318 No. flats in all the thirteen blocks.

The total area of these blocks found as per FAR calculation sheet attached (78979.65) sq.mt.

The total FAR of this site found 78979.65 sq.mt. against

77312.476 sq.mt. as sanctioned. The permissible FAR is

77760.22 sq.mt. Hence the permissible FAR- sanctioned

FAR i.e.  $77760.22 - 77312.476 = 447.74$  sq.mt. has been

taken as Area without plan sanctioned and existing FAR-

permissible F.A.R. i.e.  $78979.65 - 77760.22 = 1219.43$  sq.mt.

has been taken as excess coverage.

In all the blocks, the uses of some areas have been changed. Such areas found 33388.35 sq.mt. and has been counted as internal changed area.

Some servant rooms found constructed at the terrace of blocks A, B, M, L & K, which have been marked on the terrace plan and counted towards FAR.

Some balconies are found covered at site which have been included in the FAR.

4605 no. doors/windows found shifted/omitted/added at site.

1009 no. cup boards found shifted/added.

2234.46 sq.mt. noticeable projection found at site which were not sanctioned in the approved plans.

318 no. exhaust fans havenot been provided in the kitchen

Elevation of all the blocks found changed.

Superstructure of block C, D & E has been completed, finishing work is in progress.

- a)
- b)
- c)
- d)
- e)
- f)
- g)
- h)
- i)
- j)
- k)
- l)

wei  
 , d  
 tio  
 ine  
 ig  
 ago  
 us

F.A.R. CALCULATION

1st Floor      2nd Floor to 8th      Terrace      Total      G. Total

Sr. No. Block      F.G.      1st Floor      2nd Floor to 8th      Terrace      Total      G. Total

1.      A, B, H, L,      535.24 x 4      498.92x4      495.29 x 7 x 4      =18125.29 sq.mt.

4 Nos. +15.05 (9, Block) only      =2156.01      =1995.28      =13868.12      =165.32      =6027.97      =4705.23

2      K      596.15      661.12      =4627.84      7th & 8th = 844.27x2      9th =410.97      =4406.15

3.      J      497.50      456.19      =2160.95      2nd to 6th =432.19x5      =288.54      9th =450.29      =4705.23

I      409.55      369.57      2nd to 8th = 495.26x7 = 3466.82      9th = 712.52      =7555.71

5.      H      795.27      1st to 8th = 755.99x8 = 6047.92      699.13x2x7 = 9787.82      556.75x2 = 1113.52      755.79      9107.72

6.      D+G      = 754.24x2 = 1528.48      703.1x2 = 1406.2      799.74x7 = 5598.18      766.03      7765.47

7.      F      839.65      782.16      813.78x7 = 5696.46      714.17      195.00

8.      D      848.24      796.93      772.55x7 = 5407.35      7979.65

9.      C      834.52      778.93      =5407.35

BEHIND BLOCK      195.00

7979.65

List of Internal Changed Areas

<u>Sr. No.</u>	<u>Block No.</u>	
1.	A, B, M, L	
	<u>160.0254</u>	
	640.08	
2.	K	5104.33 sq. mt.
3.	J	3270.00 sq. mt.
4.	I	177.8 sq. mt.
5.	H	5129.18 sq. mt.
6.	G+D	<u>203.22 x 2</u>
	406.44	
7.	F	6513.94 sq. mt.
8.	E	6685.61 sq. mt.
9.	C	6061.05 sq. mt.
		<u>33388.35 sq. mt.</u>

170

SHARDA

JE

*[Signature]*

ATP

*[Signature]*

DTP

LIST OF SANCTIONABLE PROJECTIONS

Sl. No.	Block No.	Area
1.	A, B, M, L <sub>0</sub>	295.74 sq. mt.
2.	K	279.88 sq. mt.
3.	J	386.46 "
4.	I	66.82 "
5.	H	246.98 "
6.	G, D	126.99 * 2 = 252.58
7.	F	246.38 sq. mt.
8.	E	246.38 sq. mt.
9.	C	213.24 "
		<hr/>
		2234.45 sq. mt.
		<hr/>

EROODA

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ATP

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DTP



192

BASEMENT

	<u>Santion</u>	<u>Existing</u>
Lower Basement	6849.354	12187.46
Upper Basement	9598.676	11953.77,

16448.03 sq.mt. 24441.23 sq.mt.

Excess = 7993.2 sq.mt.

SHYODA

JE

*[Signature]*  
ATP

*[Signature]*  
DTP

Shifted/Omitted of Internal Cabinets and  
Door Windows.

Sl. No.	Block No.	Cab-Board	D/Windows
	A. B. M. L.	72 Nos.	432 nos.
1.	K	63 nos.	333 nos.
2.	J	140 nos.	260 nos.
3.	I	18 nos.	120 nos.
4.	H	220 nos.	960 nos.
5.	G	36 "	140 nos.
6.	F	160	700 nos.
7.	E	160	700 "
8.	D	240	960 "
		<u>1009</u>	<u>4605</u>

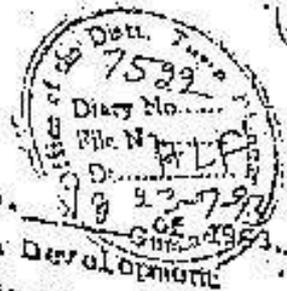
2000A

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GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT



Licence No. 7599

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s. H.L.F. Enterprises Pvt. Ltd. 15-B Community Centre, Vasant Lok, New Delhi, Colony for setting up of a residential group colony at village Nathupur Tehsil & District Gurgaon. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Town & Country Planning, Haryana.

The licence is granted to the conditions :-

- (a) - That the colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan accompanying this licence.
- (b) - That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under are duly complied with.
- (c) - That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.

This licence is valid upto 8th July 1995.

BHASKAR CHATTERJEE  
Director, Town & Country Planning,  
Haryana, Chandigarh.

Dated: - 15-7-93

- A copy alongwith a copy of schedule of land is forwarded to following for information and necessary action:-
- 1. M/s H.L.F. Enterprises Pvt. Ltd. 15-B Community Centre, Vasant Lok, Vasant vihar, New Delhi.
  - 2. Chief Administrator, HUDA, Manimajra, U.T. Chandigarh.
  - 3. Addl. Director, Urban Estate, Haryana, Manimajra, U.T. Chandigarh.
  - 4. Chief Engineer, HUDA, Manimajra, U.T. Chandigarh.
  - 5. Land Acquisition Officer, Gurgaon.
  - 6. Senior Town Planner, Enforcement, Panchkula.
  - 7. Senior Town Planner, Gurgaon.
  - 8. District Officer, U/O U.T.C.P. Haryana, Chandigarh.

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

*[Handwritten notes and signatures]*  
15/7  
JD/T

ATP (B)

*[Handwritten notes and signatures]*  
S/S

TO BE READ WITH LICENCE NO. <sup>172</sup> 19 of 1993DETAILS OF LAND OF M/S H.L.F. ENTERPRISES PVT.LTD.

<u>Lead Of Village</u>	<u>Khasra No.</u>	<u>Area</u>
Nathupur	3 min North	B - B - B 0 - 12
	529 South-West	3 - 13
	528	7 - 11
	534	6 - 19
	530	0 - 16
	531	7 - 18
	532	0 - 08
	533	0 - 02
	527	0 - 05
	535	1 - 15
	2/2/1	0 - 08 - 11

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 30 - 7 - 11
 

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Or 18.98 Acres

*[Signature]*  
 DIRECTOR  
 Town & Country Planning  
 H-1, Chandigarh

**Ambience Developers & Infrastructure Pvt. Ltd.****AMBIENCE**  
the new standard

Dt. 02.05.2023

The Regional Officer,  
Haryana State Pollution Control Board,  
Regional Office, Gurugram (N)  
Vikas Sadan, Opposite New Court,  
Gurugram

Dear Sir,

Ref: Your letter HSPCB/GRN/2023/158 dated 24.4.2023

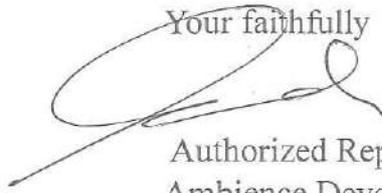
**Subject: Request to provide details of licenses, status of construction, occupation certificates, part competition / completion certificate w.r.t Ambience Lagoon Apartment including commercial component mentioned in said OA including land measuring 4486 Sq. meter in Khasara No. 526, 527 528 529 & 534, of project Ambience Island through M/s Ambience Developers & Infrastructure Pvt Ltd. L-4 Green Park Extension New Delhi.**

In response to your above referred letter, we enclose herewith following documents which contains the description of the land of Ambience Island and the licenses issued by DTCP.

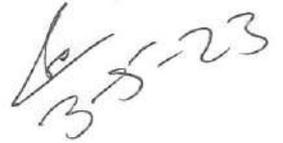
1. Licence no.19 of 1993 dated 9.7.1993
2. Licence no.2 of 2004 dated 8.1.2004
3. Licence no.23 dated 11.2.2004
4. Memo no. 6903 dated 6.5.1996
5. Occupation certificate – Memo no. 16708 dated 31.12.2001
6. Sanction- Memo no. 2155 dated 31.1.2002
7. Occupation certificate- memo no.2177 dated 2.3.2005
8. Latest approved Master Plan of Ambience Island as approved in 2016.

Rest of the paper as desired are not available with us. However, it is clarified that Lagoon Residential Apartment Complex consisting of 15 blocks is fully sold, occupied and flats allotted to apartment buyers. However, in case you need any further clarification, you may ask for the same.

Your faithfully



Authorized Representative  
Ambience Developer & Infrastructures Private Limited



Regional Office, Gurugram (N)  
 Haryana State Pollution Control Board  
 Vikas Sadan, Opposite- New Court, Gurugram  
 Website: - [www.hspcb.gov.in](http://www.hspcb.gov.in) Tel: 0124-2332775, 2972341  
 Email ID: - [hspcbrogrn@gmail.com](mailto:hspcbrogrn@gmail.com)

No. HSPCB/GRN/2023/ 158

Dated 24.04.2023

To

M/s Ambience Developers & infrastructure Pvt. Ltd.  
 L-4 green park extension,  
 New Delhi.  
 Ambience@ambiencegroup.in

**Subject:** Request to provide details of licenses, status of construction, occupation certificates, part completion/ completion certificate w.r.t Ambience Lagoon apartment including commercial component mentioned in said OA including land measuring 4486 Sq. Meter in Khsara No. 526,527,528,529 & 534, of project Ambience island through M/s Ambience Developers & infrastructure pvt. Ltd. L-4 green park extension New Delhi.

**Ref:** NGT OA No. 881 of 2022 titled as Rajinder Krishan Sharma V/s Union of India & Ors.

Kindly refer to the subject noted above, it is intimated that above referred OA No. 881 of 2022 is pending before Hon'ble NGT where HSPCB has to file reply in consonance with order dated 13.03.2023 within 6 week. Case is listed on 12.05.2023.

By way of the present OA, the applicant has alleged that Ambience island Lagoon apartment through M/s Ambience Developers & infrastructure pvt. Ltd. L-4 green park extension New Delhi under the authority of Mr. Raj Singh Gahlot S/o Sh Nihal Singh has made diversion of notified protected forest and along SIKANDERPUR – NATHUPUR BUNDH AND NATHUPUR DRAIN by constructing large scale commercial building by diverting 4486 Sq. meter land in Khsara No. 526,527,528,529 & 534, along sikanderpur – nathupur bundh & nathupur drain in the violation of the provision of the Indian Forest Act 1927 & The Forest Act of 1980, which is solely concerned with the respondent No. 9 & 10. Copy of OA 881 of 2022 and order dated 13.03.2023 are attached.

HSPCB has to submit detailed reply regarding applicability of EIA Notification in Ambience island Lagoon apartment and the said parcel of land but to conclude the above required reply, following information are required :

- (i) Site/Sizra/ zonal plan —
- (ii) Land identification in term of revenue kism, parcel/fraction/min detail —
- (iii) Detail of Licences — 19/1993 +, 2/2004, 23/2004 (4.83)
- ← (iv) Zoning submitted by applicant and approved zoning. — 18.98 : .056 793
- ← (v) Details of applying building plan
- (vi) Details of construction —
- (vii) Details of occupation/ part completion/completion certificate applied, granted, rejected etc

Keeping in view of above required detail along with supporting documents within 3 days positively as the same information is required in consonance with Hon'ble NGT order

DA/as above

*[Signature]*  
Regional Officer  
A1 Gurugram Region (N)

Endst. No. HSPCB/GRN/2023/

Dated 24.04.2023

A copy of above is forwarded to The Chairman, Haryana State Pollution Control Board, C-11, Sector-6 Panchkula.

Regional Officer  
Gurugram Region (N)

Lagoon  
15 TOWER  
2001/2005 completion

Dt. 02.05.2023

The Regional Officer,  
Haryana State Pollution Control Board,  
Regional Office, Gurugram (N)  
Vikas Sadan, Opposite New Court,  
Gurugram

Dear Sir,

Ref: Your letter HSPCB/GRN/2023/158 dated 24.4.2023

**Subject: Request to provide details of licenses, status of construction, occupation certificates, part competition / completion certificate w.r.t Ambience Lagoon Apartment including commercial component mentioned in said OA including land measuring 4486 Sq. meter in Khasara No. 526, 527 528 529 & 534, of project Ambience Island through M/s Ambience Developers & Infrastructure Pvt Ltd. L-4 Green Park Extension New Delhi.**

In response to your above referred letter, we enclose herewith following documents which contains the description of the land of Ambience Island and the licenses issued by DTCP.

1. Licence no.19 of 1993 dated 9.7.1993
2. Licence no.2 of 2004 dated 8.1.2004
3. Licence no.23 dated 11.2.2004
4. Memo no. 6903 dated 6.5.1996
5. Occupation certificate – Memo no. 16708 dated 31.12.2001
6. Sanction- Memo no. 2155 dated 31.1.2002
7. Occupation certificate- memo no.2177 dated 2.3.2005
8. Latest approved Master Plan of Ambience Island as approved in 2016.

Rest of the paper as desired are not available with us. However, it is clarified that Lagoon Residential Apartment Complex consisting of 15 blocks is fully sold, occupied and flats allotted to apartment buyers. However, in case you need any further clarification, you may ask for the same.

Your faithfully

Authorized Representative  
Ambience Developer & Infrastructures Private Limited

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Form LC-V  
(See Rule 12)

HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 19 of 1993.

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/S H.L.F. Enterprises Pvt. Ltd. 16-B Community Centre, Basant lck, Vasant Vihar, New Delhi, Colony for setting up of a residential Group housing colony at Village Nathupur Tehsil & District Gurgaon.

2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

The Licence is granted <sup>subject</sup> to the conditions :-

- (a) That the colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan accompanying this licence.
- (b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under are duly complied with.
- (c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.

This licence is valid upto 8<sup>th</sup> July 1995.

Dated 9-7-1993

BHASKAR CHATTERJEE  
Director, Town & Country Planning,  
Haryana, Chandigarh.

Dated: - 15-7-93

Sl. No. SDP.93/9/46

A copy alongwith a copy of schedule of land is forwarded to following for information and necessary action:-

1. M/S H.L.F. Enterprises Pvt. Ltd, 16-B Community Centre, Basant lck, Vasant Vihar, New Delhi.
2. Chief Administrator, HUDA, Manimajra, U.T, Chandigarh.
3. Addl. Director, Urban Estate, Haryana, Manimajra, U.T. Chandigarh.
4. Chief Engineer, HUDA, Manimajra, U.T. Chandigarh.
5. Land Acquisition Officer, Gurgaon.
6. Senior Town Planner, Enforcement, Panchkula.
7. District Town Planner, Gurgaon.
8. Accounts Officer, C/O D.T.C.P. Haryana, Chandigarh.

*Das*

47

TO BE READ WITH LICENCE NO. 19 of 1993  
DETAILS OF LAND OF M/S H.L.F. ENTERPRISES PVT.LTD.

<u>Land Of Village</u>	<u>Khasra No.</u>	<u>Area</u>
Nathupur	3 min North	B - B - 5
		0 - 12
	529 South-West	3 - 13
	523	7 - 11
	534	6 - 19
	530	0 - 16
	531	7 - 18
	532	0 - 08
	533	0 - 02
	527	0 - 05
	535	1 - 15
	2/2/1	0 - 08 - 11

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30 - 7 - 11

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Or 18.98 Acres

*BA*  
 DIRECTOR  
 Town & Country Planning  
 Haryana, Chandigarh  
*Soni*

FORM LC-A  
( See Rule 12 )  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 2 of 2004

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules 1976 made thereunder to M/s HLF Enterprises Pvt. Ltd. (new named M/s Ambience Infrastructure Pvt. Ltd.) for setting up of Group housing colony at Village Nathupur, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions :
  - a) That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. The licence is valid upto 7-1-2006

Dated: Chandigarh  
The 8-1-2004

(N.C. WADHWA)  
DIRECTOR, Town & Country Planning,  
Haryana, Chandigarh

Endst. No.5DP-2004/ 343

Dated: 9-1-2004

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action :-

1. M/s HLF Enterprises Pvt. Ltd. (new named M/s Ambience Infrastructure Pvt. Ltd) along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Addl. Director Urban Estates, Haryana, Panchkula.
4. Chief Engineer, HUDA, Panchkula.
5. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
6. Land Acquisition officer, Gurgaon.
7. Senior Town Planner, Gurgaon.
8. Senior Town Planner (Enforcement) Chandigarh.
9. District Town Planner, Gurgaon along with a copy of agreement.
10. Accounts Officer, O.O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

DA As above

Dist. Town Planner (H.O.)  
to DIRECTOR, Town & Country Planning,  
Haryana, Chandigarh

TO BE READ WITH LICENCE NO. 2 OF 2004.

Detail of land owned by M/s HLF Enterprises Pvt. Ltd. (New named M/S Ambience Infrastructure Pvt. Ltd.)

Village	Khasra No.	Area B - B - B	Share	Area Taken B - B - B
Nathupur	2/2/2/4/5	0 - 17 - 5	3/32	0 - 1 - 12
	2/2/1	0 - 8 - 15	-	0 - 0 - 4
Grand Total				0 - 1 - 16
				Or 0.05625 acres.

Director  
Town and Country Planning,  
Haryana, Chandigarh.  
Chhobla Ro



TO BE READ WITH LICENCE NO. 23 OF 2004

Detail of land owned by M/s. Sara Estate Pvt Ltd Village Nathupur District Gurgaon.

Village	Khasra no.	Area B- B- B	Share	Area taken B-B- B
Nathupur	561	2-0-0	1/3	2-9- 13-1/2 or 1.552 acs
	539	0-7-0		
	540	1-7-0		
	542	1-12-0		
	545	1-7-0		
	546	0-16-0		
		7-9-0		

  
 Director  
 Town and Country Planning,  
 Haryana, Chandigarh.  
 CHHOTU

The Director,  
Town & Country Planning, Haryana,  
Chandigarh.

To

✓ M/s HLF Enterprises (P) Ltd.  
L-4, Green Park Extension,  
New Delhi.

Memo.No. 6903  
Dated:- 6-5-96

Subject:- Approval of Building Plans for 18.98 acres Group  
Housing Scheme - M/s HLF Enterprises (P) Ltd.

Reference your application for permission to erect  
buildings on 18.98 Acres Group Housing Scheme for Phase-I only,  
in accordance with the plans submitted with it,

It is stated that the Building Plan Approval Committee  
in its meeting held on 24.7.95 has granted permission for the  
aforesaid construction subject to the provisions of Punjab  
Scheduled Roads & Controlled Areas Act, 1963, its rules and the  
zoning plan framed thereunder alongwith special reference to  
following conditions:-

- 1- The plans are valid upto a period of 5 years from the  
date of sanction subject to validity of licences granted for  
this scheme/colony.
- 2- The structural responsibility of the construction  
shall be entirely of the owner/Supervising Architect/Engineer  
of the Scheme. Further that:-
  - (a) The structural design of the Building shall be carried out in  
accordance with provision of NBC and Building Byelaws.
  - (b) The Building shall be designed for appropriate seismic loads,  
all dead & live loads, wind pressure etc. In all cases, normal  
strengthening to resist distress during earthquakes shall be  
provided.
  - (c) All materials to be used for the erection of the buildings  
shall conform to ISI & NBC standards.
  - (d) No wall/ceilings shall be constructed of easily inflammable  
materials and staircases shall be built of fire resisting  
materials as per standard specifications
  - (e) The roof slab of basement external to the Building shall  
be designed/constructed to take the load of fire tender  
upto 45 tones.

- (f) A certificate from a recognised structural Engineer that Building is designed as per NBC & Building Byelaws shall be submitted to the Department within 60 days of issue of this letter.

3+ PIPE SAFETY:

The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions for fire safety and fire fighting measures and shall abide by all fire safety Byelaws.

Further the colonizer shall also prepare and submit to State Fire Officer, Haryana Plans in triplicate, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed Buildings with suitable legend and standard signs and symbols on the drawing. The same shall be duly signed/certified by the owner/Architect and a licenced consultant, who shall supervise the same at site.

On receipt of above request, the Fire Authority may issue a NOC from fire safety & means of escape point of view after satisfying himself that the entire fire protection measures proposed for above buildings are as per NBC and other Fire Safety Byelaws. This clearance/NOC from Fire Authority shall be obtained within a period of 90 days from the date of sanction of building plans.

Further, it is also made clear that no permission for occupancy of the Building shall be issued by Director unless he is satisfied that adequate fire fighting measures have been installed by the colonizer and suitable external fire fighting infrastructure has been created at Gurgaon by Local Body Department. A clearance to this effect shall be obtained from Fire Officer, Haryana before grant of occupancy certificate by the Director.

Contd...../3

4- No addition and alteration in the building plan/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be a pre-requisite.

5- The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.

6- Based on the actual estimated cost of internal development of the group housing scheme, the coloniser firm shall furnish bank guarantee within 60 days of the approval of building plan.

7- You shall furnish the revised service plans/estimates of the scheme in accordance with the approved layout plan within 60 days from the date of issue of this letter.

8- The revenue rasta, if any passing through the site shall be kept unobstructed.

9- If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.

10. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorised by him in this behalf as having been completed in accordance with this permission granted and an occupation certificate in prescribed form has been duly issued in favour of the coloniser.

Before grant of occupation certificate, the coloniser shall have to submit a notice of completion of the building in Form BR-VI regarding completion of works described in the plans and it shall be accompanied by :

- 1) A structural stability certificate duly signed by the licensed structural Engineer/Architect.

- iii) A clearance <sup>from</sup> Fire safety view point from Fire Authorities.

## 11- PUBLIC HEALTH

### A- WATER SUPPLY

The down take system shall be provided by the coloniser by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of building block. The capacity of the various tanks as shown in the plan shall be as per detail given below:-

Sr. No.	Name of block	No. of tank	Capacity of tank for domestic use in LTR.	Up pipe in mm	Down pipe in mm
1.	A	1 x 4	10,000	65	60, 50, 40, 32 & 25
2-	A <sub>a</sub>	1 x 1	15,000	65	-do-
3.	B	2 x 2	10,000	65	-do-
4.	C	2 x 2	10,000	65	-do-
5.	D	2 x 2	10,000	65	-do-
6.	E	1 x 1	10,000	65	-do-
7.	F	1 x 1	15,000	65	-do-
8.	X/S	1 x 1	25,000	65	-do-

*The water storage tank should be located in the water tank with fire safety. It should be provided by the coloniser. It may also be made clear to the coloniser that at least in 50% of the buildings the water supply should be provided all the time.*

B- In-let pipe from down take to each toilet shall be 20mm and to each kitchen 20/15mm dia as shown on the plan, connection to each individual fixture shall be 15 mm dia.

### 12. SEWERAGE

- A) All external sewerage line should not be less than 200 mm dia S.W Pipe.
- B) All soil pipe connecting W.C to soil stack/manhole and soil stack itself shall be 100 mm dia and 75 mm dia. Antisyphonage stack pipe shall be provided to building exceeding 15 mts height.
- C) Waste water pipe connecting FT to GT or FT to waste water stack shall be 100/75 mm dia as shown on the pipe.
- D) Waste water stack shall be 100/75 mm dia as shown on the plan.

Contd...P/5

- E) All W.C shall be provided with high/low level flushing cistern/flush valve. The capacity of flushing cistern shall be 10/12.5 ltrs.
- F) All PT shall be 75 mm dia.
- G) All pipe under floor, waste water stack, soil stack, A.S.F. shall be of H.C.I.
- H) All pipe from waste water stack to I.C, and I.C to manhole shall be of 100/150/200 mm dia. as shown on the plan.
- I) Suitable approach/ventilation arrangement shall be provided by the coloniser by providing inspection window/dust etc for repairing of piping system.

13. S.W.D.

- A) The coloniser has provided twin level parking arrangement in the basement for draining out the wash water/rain water accumulated in the lower basement/upper basement shall be collected through the M.S. drain pipe/channel to the dump at various places from where the pumping has been proposed by the coloniser by providing pumps of 1800 LPM capacity at 10 Mtr head. Thus it is made clear to the coloniser that he will be sole responsible for pumping out rain water/wash water etc all the time and 100% stand by pumps/alternate power supply arrangement shall also be provided by the coloniser during failure of electricity/break down.
- B) All external storm water pipe shall not be less than 400 mm dia RCC pipe.
- C) All pipe connecting gully granting to storm water drain shall not be less than 150 mm dia.
- D) All rain water stack pipe shall be 100/150 mm dia.
- E) All rain water pipe from balcony shall be 75 mm dia.

14. FIRE FIGHTING

- A) It is made clear to the coloniser that the appropriate provision for fire fighting arrangement as required in National Building Code/ISI should be provided by the coloniser and fire safety certificate shall also be obtained by the coloniser

-6-

before, undertaking any construction. The firm will be sole responsible for Fire Fighting arrangement.

15. GENERAL

- A) Alternative source of electricity shall be provided by the coloniser for functioning of water supply, sewerage and storm water.
- B) All pipe, fixtures, fittings, pumps, Gen. set etc, shall be conforming to relevant IS specification/ISI marked.
17. This sanction will be void abinitio if any of the ancilliary condition mentioned above is not complied.

Encl: One set of Building Plans,

*[Signature]*  
District Town Planner (HO)M-cum-  
Member Secretary,  
For Chief Town Planner, Haryana-  
cum-Chairman, Building Plan Approval  
Committee.

Endst.No.

Dated:

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

1. Senior Town Planner, Gurgaon.
2. S.E.(HO)HUDA, Manimajra alongwith a copy of the minutes of Building Plan Approval Committee meeting.
3. District Town Planner, Gurgaon with one set of Building Plans.
4. District Town Planner(Enf.) Gurgaon.
5. State Fire Officer, Haryana, Chandigarh.

*Sd —*  
District Town Planner (HO)M-Cum-  
Member Secretary,  
for Chief Town Planner, Haryana,  
cum-Chairman, Building Plan Approval  
Committee.

**FORM BR-VI**  
[See Rule-47 (1)]

From

The Director  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/S H.L.F. Enterprises Pvt. Ltd.  
L-4 Green Park Extension,  
New Delhi. 110016

Memo No. 16708 Dated:- 31-12-2001

Whereas M/s H.L.F. Enterprises Pvt.Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the buildings subject to the following conditions:-

- i) That to keep trained staff in three shifts and the fire protection system tested during the inspection by Fire Station Officer Gurgaon, the same shall always be available in good working condition and the NOC shall be kept renewed. You shall be held responsible if any lapse is found in the fire protection system at the time of outbreak of fire and action will be taken as per rules.
- ii) That you will be fully responsible to meet the demand and requirement of water as per norms and all allied services till such time the water is made available by HUDA. In case additional tube wells are required, you shall provide the same with the prior approval of the Department.
- iii) That the services will be laid up to the alignment of proposed external arrangements by you at your own cost. In case pumping is required the same shall also be done by you at your cost with the prior approval of competent authority.
- V) That you will be fully responsible for integrating the internal services laid in the various pockets with the existing system of your colony.
- VI) That you shall submit the site plan showing the provision of organised green as per norms, to this office within one month from the issuance of this letter.
- VII) That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you at your own cost.
- VIII) The basements will be used only for parking and services as per provision of approved zoning plan.
- IX) The stilt area for parking shall be used only for parking.

**DESCRIPTION OF BUILDING**

City: Gurgaon	Street	Building Blocks A,B,C,D,E,F,G,H,I,J,K,L,M, Basements and Club in Group Housing Scheme measuring 10.98 acres namely Lagoon at Ambience Island on National Highway-8 , Gurgaon.
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 Director,  
 Town and Country Planning,  
 Haryana, Chandigarh.

*(Signature)*

Endst No.

Dated

A copy is forwarded to the Chief Engineer, HUDA Panchkula, with reference to his letter No 9790 dated 26.11.2001 for information and necessary action.

District Town Planner(HQ)DS  
For Director Town and Country Planning,  
Haryana, Chandigarh.

Endst. No

Dated

A copy is forwarded to the Superintending Engineer (HQ), Haryana Urban Dev. Authority, Panchkula with refer to his letter No167 dated 19.11.2001 for information and necessary action.

District Town Planner(HQ)DS  
For Director Town and Country Planning,  
Haryana, Chandigarh.

Endst.No.

Dated

A copy is forwarded to the Senior Town Planner, Gurgaon with reference to his memo No4803 dated 18.12.2001 for information and necessary action.

District Town Planner (HQ)DS  
For Director Town and Country Planning,  
Haryana, Chandigarh.

Endst.No.

Dated

A copy is forwarded to the District Town Planner, Gurgaon with reference to his letter Endst. No.3475 dated 11.12.2001 for information and necessary action.

District Town Planner (HQ)DS  
For Director Town and Country Planning,  
Haryana, Chandigarh.

Endst.No.

Dated

A copy is forwarded to the Fire Station Officer, Gurgaon with reference to his letter No.FS-29/1224 dated 4.10.2001 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurgaon for the high-rise buildings and the Fire Officer, Gurgaon will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

District Town Planner (HQ)DS,  
For Director Town and Country Planning,  
Haryana, Chandigarh.

BR-III  
(See Rule 44)

From:

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/s H.L.F. Enterprises Pvt. Ltd.  
L-4, Green Park Extn,  
New Delhi-110016.

Memo No. 2155 Dated 3/1/02

Subject:

Approval of Building Plans of EWS and B-I Block in the Group Housing Scheme measuring 10.98 acres land at Ambience Island on N.H. 8 in the revenue estate of Village Nathupur Teh. and Distt. Gurgaon, being developed by M/s HLF Enterprises Pvt. Ltd.

Reference your application dated 14.1.2002 for permission to erect buildings on an area 10.98 acres in the revenue estate of Village Nathupur Teh. and Distt. Gurgaon.

It is to inform that the Building Plan Approval Committee in its meeting held on 25.1.2002 has granted permission for the aforesaid construction subject to the provisions of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act-1963, its rules and the zoning plan framed thereunder alongwith special reference to following conditions:-

- 1- The plans are valid for a period of 5 years from the date of issuance of sanction, subject to validity of licences granted for this scheme.
- 2- The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that:-

- (a) A certificate from a recognised Structural Engineer shall be submitted to the department within 60 days of issue of this letter that the structural design of the building is designed as per the provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake of the intensity expected under zone-IV.
- (b) All material to be used for erection of building shall conform to I.S.I and N.B.C. standards.
- (c) No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.
- (d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3- **FIRE SAFETY:**

The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to District Fire Officer, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs and symbols on

the drawings. The same shall be duly signed/ certified by the owner/ Architect and a fire consultant, who shall supervise the same at site.

On receipt of the above request, the Fire Officer, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, forward the same to the Director, Urban Development, Haryana who would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Fire Officer and countersigned by the Director, Urban Development, Haryana within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by the Director unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Urban Development Department. A clearance to this effect shall be obtained from the Director, Urban Development before grant of occupation certificate by the Director.

- 4- No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
- 5- The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
- 6- That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
- 7- Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
- 8- The revenue rasta if any passing through the site shall be kept unobstructed.
- 9- If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
- 10- The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
- 11- No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director or any person authorised by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
- 12- Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the Director, Urban Development, Haryana.

13. The basement shall only be utilised for parking and services as per prescribed in the approved zoning plan and building plans.

14.

WATER SUPPLY

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tank as shown on the plan and down take system thereof are as under:-

Sr. No.	Description	Capacity of tank for domestic uses	Up pipe in mm	Down pipe in mm
1.	Block-I	5000 ltrs.	40mm	65,40,32,25mm
2.	Block G-I	15000 ltrs.	65mm	80,65,40,32,25mm

- (ii) Inlet pipes from down take to toilet/ kitchen shall be 40/ 32/20mm dia as shown on the plan connection to each individual fixture shall be 12mm dia.
- (iii) The adequate booster pumps to boost the water in the over head water tanks with 100% stand by arrangement shall also be provided by you. It is made clear to you that you will be sole responsible for boosting arrangement all the time.
- (iii) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15.

SEWERAGE:

- (i) All sewerage lines should not be less than 200 mm. Dia S.W. Pipes.
- (ii) All soil pipe connection W.C. to soil stack or manhole shall be 100/150/200 mm dia H.C.I. Pipes as shown on the plan.
- (iii) Waste water pipes connecting F.T. to G.T. and F.T. to waste water stack shall be 100/75 mm dia as shown on the plan.
- (iv) All soil stacks shall be 100/150mm dia H.C.I. Pipes.
- (v) All W.C. shall be provided with high/low level flushing cistern. The capacity of flushing cistern shall be of 8ltrs.
- (vi) Waste water stack shall be 100mm/ 75mm dia H.C.I. Pipes as shown on the plan.
- (vii) All F.T. shall be 100/75mm dia. with 50mm water seal.
- (viii) All pipe from waste water stack to F.T. and F.T. to G.T. shall be of 100mm dia H.C.I. pipes as shown on the plan.
- (ix) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection, window/ duct etc. for repairing of piping system.
- (x) All pipes soil stack waste RWP pipes, under floor pipes shall be of H.C.I.

16.

Storm Water Drainage

- (i) You have provided twin level basement for parking and services only. For draining out the wash water/ rain water accumulated in the lower basement shall be collected through covered channel of 300 mm dia wide extended to the existing channel in the Block-B where pumps has been provided. Thus it is made clear to you that you will be sole responsible for pumping out of rain water/ wash water etc. All the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.
- (ii) All external storm water drain pipe shall be provided suitable so as to disposal of rain water.
- (iii) All rain water stack pipe shall be of 100/150/200mm dia H.C.I pipe as shown on the plan.

- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

17.

GENERAL:-

- (i) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage system by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plant etc. shall be conforming to relevant IS specification ISI marked.

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans

*Dev*  
District Town Planner (HQ) DS,  
Member Secretary,  
For: Chief Town Planner, Haryana-cum-  
Chairman, Building Plan Approval Committee.

Endst. No:

dated

A copy is forwarded to the following for information:-

- 1- Senior Town Planner, Gurgaon with reference to his office memo No.- 336 dated 29.1.2002.
- 2- Superintending Engineer (HQ) HUDA, Panchkula w.r.t. his memo No-6 Dated 23.1.2002.
- 3- Distt. Town Planner, Gurgaon alongwith one set of building plans.
- 4- Distt. Town Planner (Enf.), Gurgaon.
- 5- Director, Urban Development, Haryana, Chandigarh.

DA/as above

District Town Planner (HQ) DS,  
Member Secretary,  
For: Chief Town Planner, Haryana-cum-  
Chairman, Building Plan Approval Committee.

From

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/s Ambience Infrastructure Pvt. Ltd.,  
L-4, Green Park Extension,  
New Delhi - 110 016

Memo No. 2177

Dated. 2-3-05

Whereas M/s Ambience Infrastructure Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to Rs. 8,80,964/- (Rupees Eight lacs Eighty Thousand Nine Hundred and Sixty Four only) for the variations vis-à-vis approved building plans subject to the following conditions: -

1. The buildings shall be used for the purposes for which the occupation certificate is being granted.
2. That you shall abide by the provisions of Apartment Ownership Act, 1983 and Rules framed thereunder.
3. That you shall comply with all the conditions laid down in the memo no. 265 dated 16.2.2005 of the Executive Officer Municipal Council, Gurgaon with regard to fire safety measures.
4. That you shall be fully responsible to meet the demand and requirement of water as per norms and all allied services till such time these are made available by HUDA. In case additional tube wells are required the same shall be provided by you.
5. That you shall be sole responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.
6. That the services will be laid by you up to the alignment of proposed external services of town for connection and disposal arrangement. All the link connection with HUDA system will be done by you by gravity at your own cost with the prior approval of the competent authority. In case pumping is required the same will be done by you.
7. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
8. That you shall maintain roof top rain water harvesting system properly and kept operational all the time.
9. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
10. You shall construct the EWS units to commensurate with the development of the colony.

**DESCRIPTION OF BUILDING**

City: Gurgaon

Residential Building Block B-1 and C-1 in Lagoon Residential Apartment Complex being part of integrated township "Ambience Island" in Special Zone of Gurgaon.

  
Director,

A Copy is forwarded to the following for information and necessary action.

1. Superintending Engineer (HQ), HUDA, Panchkula with refer to his letter No. 19 dated 31.1.2005.
2. Senior Town Planner, Gurgaon with reference to his memo. No.970 dated 25.2.2005.
3. District Town Planner, Gurgaon with reference to his letter Endst. No.619 dated 23.2.2005.
4. Executive Officer, M.C., Gurgaon with reference to his office memo. No. 265 dated 16.2.2005 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurgaon for the high-rise buildings and the Fire Officer, Gurgaon will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

District Town Planner (HQ) JS  
For Director Town and Country Planning,  
Haryana, Chandigarh.

Dt. 10.05.2023

The Regional Officer,  
Haryana State Pollution Control Board,  
Regional Office, Gurugram (N)  
Vikas Sadan, Opposite New Court,  
Gurugram

Dear Sir,

Ref: Your letter HSPCB/GRN/2023/158 dated 24.4.2023

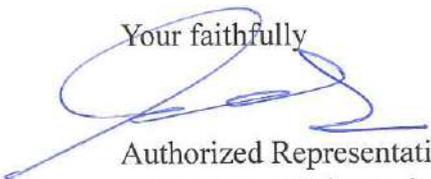
**Subject: Request to provide details of licenses, status of construction, occupation certificates, part competition / completion certificate w.r.t Ambience Lagoon Apartment including commercial component mentioned in said OA including land measuring 4486 Sq. meter in Khasara No. 526, 527 528 529 & 534, of project Ambience Island through M/s Ambience Developers & Infrastructure Pvt Ltd. L-4 Green Park Extension New Delhi.**

Erstwhile HLF was granted license no. 19 of 1993 vide DTCP Haryana Memo no. 9146 dt. 15.07.1993 for land area of 18.98 acres. Subsequently, 8 acres, out of this land were delicensed vide DTCP Haryana Memo No. 13948 dt. 18.10.2001 for development of Mall reducing the area of group housing to 10.98 acres.

Initially 13 residential blocks under the name of Ambience Lagoon Complex were constructed for which sanction was obtained vide Memo No. 6903 dt. 06.05.1996 and Occupation Certificate vide Memo No. 16708 dt. 31.12.2001 was issued. Part completion certificate was issued vide Memo No. 5DP-2002/97 dt. 10.01.2002.

Two more blocks B1 AND C1 were proposed to be constructed, B1 as regular building block and C1 for economically weaker section, for which DTCP granted permission vide memo no. 2155 dt. 31.01.2002. This caused utilisation of and additional 0.85 acres of Land and resultantly area of Ambience Lagoon Complex was increased from 10.98 acres to 11.83 acres. This additional land was provided out of license no.2 of 2004 dt. 08.01.2004 and License No. 23 of 2004 dt. 11.02.2004. It is pertinent to mention here that no construction is made on this additional land as the land was added to supplement the FAR utilised for completion of the project.

Your faithfully



Authorized Representative  
Ambience Developer & Infrastructures Private Limited

Regional Office, Gurugram (N)  
Haryana State Pollution Control Board  
Vikas Sadan, Opposite- New Court, Gurugram  
Website: - [www.hspcb.gov.in](http://www.hspcb.gov.in) Tel: 0124-2332775, 2972341  
Email ID: - [hspcbrogrn@gmail.com](mailto:hspcbrogrn@gmail.com)

Dated 27.05.2023

To

The District Town Planner (P),  
DTCP, Sector-14, Gurugram  
Email id :- [dtp1.gurgaon.tcp@gmail.com](mailto:dtp1.gurgaon.tcp@gmail.com), [dtp3.gurgaon.tcp@gmail.com](mailto:dtp3.gurgaon.tcp@gmail.com)

**Subject: Request to provide details of licenses, w.r.t Ambience Lagoon apartment including commercial component mentioned in said OA including land measuring 4486 Sq. Meter in Khsara No. 526,527,528,529 & 534, of project Ambience island through M/s Ambience Developers & Infrastructure Pvt. Ltd. L-4 green park extension New Delhi.**

Ref: Your office memo no. 3414 dated 02.05.2023

Kindly refer to the subject noted above, it is intimated that above referred OA No. 881 of 2022 is pending before Hon'ble NGT which is fixed for 25.08.2023, M/s Ambience Developers and Infrastructure Pvt. Ltd has submitted reply which is enclosed herewith which are reproduced as under:-

*“we enclose herewith following documents which contains the description of the land of Ambience Island and the licenses issued by DTCP.*

- 1. Licenses no 19 of 1993 dated 09.07.1993*
- 2. Licenses no 2 of 2004 dated 08.01.2004*
- 3. Licenses no 23 of 2004 dated 11.02.2004*
- 4. Memo No. 6903 dated 06.05.1996*
- 5. Occupation certificate- Memo No.16708 dated 31.12.2001*
- 6. Sanction- Memo no. 2155 dated 31.01.2002*
- 7. Occupation certificate- Memo no 2177 dated 02.03.2005*
- 8. Latest approved Master Plan of Ambience Island as approval in 2016 is*

*“ Rest of the paper as desired are not available with us. However, it is clarified that lagoon Residential Apartment Complex consisting of 15 blocks is fully sold, occupied and flats allotted to apartment buyers.”*

*“Erstwhile HLF was granted license no. 19 of 1993 vide DTCP Haryana Memo no. 9146 dt. 15.07.1993 for land area of 18.98 acres. Subsequently, 8 acres, out of this land were delicensed vide DTCP Haryana Memo No. 13948 dt. 18.10.2001 for development of Mall reducing the area of group housing to 10.98 acres.*

*Initially 13 residential blocks under the name of Ambience Lagoon Complex were constructed for which sanction was obtained vide Memo No. 6903 dt. 06.05.1996 and Occupation Certificate vide Memo No. 16708 dt. 31.12.2001 was issued. Part completion certificate was issued vide Memo No. 5DP-2002/97 dt. 10.01.2002.*

*Two more blocks B1 AND C1 were proposed to be constructed, B1 as regular building block and C1 for economically weaker section, for which DTCP granted permission vide memo no. 2155 dt. 31.01.2002. This caused utilization of and additional 0.85 acres of Land and resultantly area of Ambience Lagoon Complex was increased from 10.98 acres to 11.83 acres. This additional land was provided out of license no.2 of 2004 dt. 08.01.2004 and License No. 23 of 2004 dt. 11.02.2004. It is pertinent to mention here that no construction is made on this additional land as the land was added to supplement the FAR utilized for completion of the project.”*

You provided only one licenses No. 19 of 1993 dated 09.07.1993 vide letter under reference. Kindly examine the both replies dated 02.05.2023 & 10.05.2023 of builder and submit factual details including details already requested vide letter No. HSPCB/GRN/2023/156 dated 24.04.2023 along with supporting documents within 7 days positively, please.

**DA/Replies of builder**

**CC:-**

A copy of above is forwarded to The Chairman, Haryana State Pollution Control Board, C-11, Sector-6 Panchkula.

**Scientist B  
HSPCB, Gurugram Region (N)**

**Regional Officer  
Gurugram Region (N)**

District Town Planner, Gurugram (Planning)  
 DEPARTMENT OF TOWN AND COUNTRY PLANNING  
 HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573  
 E-mail: dtp6.gurugram.tcp@gmail.com

To,

Regional Office Gurugram(N),  
 Haryana State Pollution Control Board,  
 Vikas Sadan, Opposite New Court, Gurugram.

Memo No. 4557 Dated: 7/2/2023

Subject :- Request to provide details of Licenses w.r.t Ambience /lagoon apartment including commercial component mentioned in said OA including land measuring 4486 Sq.Meter in Khasra No.526,527,528,529 &534,of project Ambience island through M/s Ambience Developers & infrastructures Pvt.Ltd.L-4 green park extension New Delhi.

Reference:- Your office letter dated: 27.05.2023.

With reference to the subject cited above, the reply dated:02.05.2023 &10.05.2023 of M/s Ambience Developers and infrastructure Pvt. Ltd received alongwith the letter under reference has been examined as per record of the office, accordingly point-wise comments are given as below:-

**Point no.1 to 3:-** A copy of License no.19 of 1993 dated: 09.07.1993, License no.2 of 2004 dated:08.01.2004, License no.23 of 2004 dated:11.02.2004 are enclosed, however the validity/renewal of licenses is being sought from DTCP Haryana, Chandigarh.

**Point no. 4:-** The building plan for Group Housing 18.98 acre has been sanctioned by DTCP, Haryana Chandigarh vide their office Memo No.6903 dated:06.05.1996 therefore, the information related to the revision/renewal/revalidation is being sought from DTCP, Haryana Chandigarh.

**Point no. 5:-** A copy of occupation report of block B-1&C-1in group housing developed by M/s Ambience Infrastructure Pvt. Ltd. sent through Senior Town Planner Gurugram vide this office memo no.618 dated: 23.02.2005 is enclosed. The copy of Occupation Certificate is already enclosed along your letter under reference.

**Point no. 6:-** Approval of Building Plan of EWS and B-1 Block in the Group Housing Scheme measuring 10.98 acres land at Ambience Island on N.H-8 in the revenue estate of village Nathupur, Tehsil & Distt. Gurugram has been sanctioned vide Directorate Memo No. 2155 dated 31.01.2002 and the information related to the revision/renewal/revalidation is being sought from DTCP, Haryana Chandigarh.

**Point no. 7:-** The sought information has already been provided (by hand) along with the earlier report of this office memo no.3414 dated: 02.05.2023 at point no. vi & vii.

**Point no. 8:-** The information is being sought from DTCP, Haryana Chandigarh.



District Town Planner,  
 Gurugram.

Endst. No.

Dated:

A copy of the above alongwith a copy of referred letter is forwarded to the Director Town & Country Planning, Haryana, Chandigarh with a request to provide/furnish the latest information on the aforesaid points directly to the Haryana State Pollution Control Board, Gurugram.

District Town Planner,  
 Gurugram.

(36)

From: The Distt. Town Planner,  
Gurgaon.

To: The Senior Town Planner,  
Gurgaon.

Memo No. 618

Dated: 23-2-05

Subject: Grant of occupation certificate for Building Blocks B-1 & C-1 in group housing scheme at Gurgaon being developed by M/s Ambience Infrastructure Pvt. Ltd.

Ref: DTCP office memo No. 821 dated 28.1.2005 copy of which is also endorsed to your office.

Vide letter under reference, the application for grant of occupation certificate for building blocks-B-1 & C-1- in group housing scheme at Gurgaon has been received in this office. The building blocks has been got checked and the deviations from the approved building plan found constructed in building blocks has been shown on the copy of the building plan and the same has also been given in the prescribed composition performa. The block wise detail of deviations are submitted below:-

#### Location

The location of the applied building blocks have been shown in the layout plan of group housing schme which is located in residential sector-25-A. The applied blocks are part group housing scheme measuring 10.98 acres as shown in the layout plan of group housing scheme. It is also pertinent to mention here that applicant has submitted the layout plan-cum- area chart for the area 11.83 acres which is not approved by Directorate as per record available in this office. However, area in question has been shown in the zoning plan of integrated township Ambience Island for the area 132.065 acres, which was approved by Director, Town & Country Planning, Haryana, Chandigarh vide his memo No. 15933 dated 9.11.2004. The applied block for occupation certificate falls in premises of the zoning plan mentioned above, site in question have been clearly shown in blue colour on the photocopy of zoning plan approved this fact may be got checked at Senior Town Planner and Directorate level also.

#### Site Plan

The building plan of the applied building blocks has been approved by the Director, Town & Country Planning, Haryana, Chandigarh vide memo No. 2155 dated 31.1. 2002. The applied blocks has been shown in yellow colour in the site plan. It is informed that occupation certificate of

building shown in green colour (block A to M, basement and club has already been granted by Director, Town & Country Planning, Haryana, Chandigarh. Report on each block is given as below:-

**Basement:**

The two level basement of block B-1 and C-1 is combined and constructed over an area of 1106.089 sqmt. against the sanctioned area 834.74 sqmt. Hence 271.34 sqm. area has been constructed in excess which has been taken as area constructed without plan sanctioned.

**Block-B-1:**

Three dwelling units in four floors were sanctioned in this block. As per site report nine dwelling units has been constructed in nine floors by the applicant at site. The sanctioned height of this block is 113.52 mtrs. (Ground level has been taken 98.55 mtrs. as per sanctioned drawing) upto terrace level. In this block five floors have been added in this building block without approval in the building block. Floorwise report is given as below:-

**Ground floor:**

In this floor 10.59 sqm. area was sanctioned as stillt. As per site report, applicant has converted stilt into dwelling units, covering 517.56 sqm. covered area constructed at site i.e. 506.97 sqm. excess area has been constructed at site as during course of construction.

**1<sup>st</sup> Floor:-**

In this floor 328.46 sqm. area was sanctioned against that 487.31 sqm. area has been constructed at site i.e. 158.85 sqm. excess area has been constructed during construction. In this floor 164.23 sqm. area is under internal changes. Three number of doors/ windows has been found shifted/ change from the approved location.

**2<sup>nd</sup> floor:-**

In this floor 328.46 sqm. area sanctioned against that 494.55 sqm. area has been constructed at site i.e. 166.09 sqm. excess area has been constructed during course of construction. In this floor i.e. 164.23 sqm. area internal changes have been done. Three number of doors/ windows has been found shifted/ change from the approved location.

**3<sup>rd</sup> floor:**

In this floor 328.46 sqm. area sanctioned against that 487.31 sqm. area have been constructed at site i.e. 158.85 sqm. excess area have been constructed during construction. In this floor i.e. 164.23 sqm. area internal changes have been done. Three number of doors/ windows has been found shifted/ change from the approved location.

4<sup>th</sup> Floor:

In this floor 28.52 sqm. area sanctioned against that 502.37 sqm. area constructed at site i.e. 473.85 sqm. excess area has been constructed during construction. *Three Nos of Door/windows has been found shifted/ change from the approved location.*

5<sup>th</sup> floor:-

This floor has been constructed without approval in the building plan. 492.69 sqm. area constructed at site without plan sanctioned.

6<sup>th</sup> & 7<sup>th</sup> floor:

These floor has been constructed without approval in the building plan. 974.62 sqm. area constructed at site without plan sanctioned.

8<sup>th</sup> floor:

This floor has been constructed without approval in the building plan. 513.83 sqm. area constructed at site without plan sanctioned.

9<sup>th</sup> floor:

This floor has been constructed without approval in the building plan. 57.15 sqm. area constructed at site without plan sanctioned.

Block-C-1:-Ground floor/ stilt:-

This block was sanctioned by Director, Town & Country Planning, Haryana as EWS block for seven floor with sanctioned height of the block was 122.76 mtrs. (Ground level has been taken as 98.55 mtrs. in the sanctioned plan) upto terrace level, but applicant has constructed the block for upper class having 18 dwelling units, constructed in nine floors. Since applicant has not constructed EWS block, therefore, complete construction/ covered area of block-C-1 has been taken as area constructed without approval of building plan.

The total covered area of this C-1 block from ground floor to 9<sup>th</sup> floor is 3226.55 sqm.

Car Parking:

In block-B-1 sanctioned car parking in twin level basement is 21 cars whereas at site 20 number of car parking space have been provided.

In block C-1 no car parking was sanctioned in the twin level basement but now 15 number car parking space have been provided at site.

52 surface car parking were sanctioned in the plan for both blocks against this 90 number of surface car parking space has been provided at site.

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**HEIGHT:**

The height of building block B-1 upto terrace is 113.852 (ground level has been taken as 98.55 mtrs. in the sanctioned plan) Height of the block achieved at site is 125.80 mtrs. upto terrace. Total height upto machine room/ mumty is 129.86 mt. against 118.5 Mt.

The height of building block C-1 upto terrace is 122.76 whereas height of the block achieved at site is 125.8 mtrs. upto terrace. Total height upto machine room/ mumty is 129.86 mt. against 127.4 Mtrs. sanctioned.

**Area Statement :-**

Total ground coverage, FAR, parking sanctioned and achieved is given as below:-

= 10.98 acres or 44434.66 sqm.

~~Scheme Area:-~~

Permissible FAR @ 175 % scheme area

= 44434.66x175=77760.65 sqm.

Permissible ground coverage @ 35% of scheme

= 15552.13 sqm.

**Area detail of Block-B-1:-**

Sr.No.	Floors	Area sanctioned in (Sqm)	Area Achieved (in sqm)	Excess area (in sqm.)
1	Ground floor	10.59	517.56	506.97
2	1 <sup>st</sup> Floor	328.46	487.31	158.85
3	2 <sup>nd</sup> Floor	328.46	494.55	166.09
4	3 <sup>rd</sup> Floor	328.46	487.31	158.85
5	4 <sup>th</sup> Floor	28.52	502.37	473.85
6	5 <sup>th</sup> Floor	Not approved	492.69	492.69
7	6 <sup>th</sup> Floor	Not approved	487.31	487.31
8	7 <sup>th</sup> Floor	Not approved	487.31	487.31
9	8 <sup>th</sup> Floor	Not approved	513.83	513.83
10	9 <sup>th</sup> Floor	Not approved	57.15	57.15
Total		1024.49	4527.39	3502.9

## Area detail of Block-C-1:-

Sr No.	Floors	Area sanctioned	Area Achieved (in sqm)
1	Ground floor	Nil	381.21
2	1 <sup>st</sup> Floor	Nil	331.81
3	2 <sup>nd</sup> Floor	Nil	305.24
4	3 <sup>rd</sup> Floor	Nil	305.24
5	4 <sup>th</sup> Floor	Nil	313.57
6	5 <sup>th</sup> Floor	Nil	305.24
7	6 <sup>th</sup> Floor	Nil	313.21
8	7 <sup>th</sup> Floor	Nil	320.77
9	8 <sup>th</sup> Floor	Nil	320.77
10	9 <sup>th</sup> Floor	Nil	329.49
Total			3226.55

## Detail of Car Parking for Block\_B-1 &amp; C-1:-

	Required	Sanctioned	Already completed for 13 blocks	For B-1		For-C-1		Built up
				Sanctioned	Achieved	Sanctioned	Achieved	
No of PCU's (@ 1 PCU/Ap pl.	343	423	401	--	9	--	15	425
Basement/ stilt park	172	389	352	21	23	--	15	390
Surface parking		52	90					90

## Whole scheme area:-

	Sanctioned	Achieved	Excess
Ground coverage	8932.85 sqm.	9689.15 SQM.	756.3 Sqm.
FAR	81614.358 sqm.	86733.29 sqm.	5118.932 sqm.

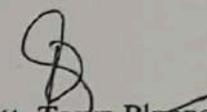
(U)

GENERAL:

- i) Elevation changed.
- ii) Validity of applied building plans expired on 30.1.2007
- iii) NOC from Fire Authority and Airport Authority not attached.
- iv) Day and Night marking has not been provided
- v) DPC certificate has not been attached.

Report alongwith copy of sanctioned building plan showing the deviation alongwith compounding performa and detail area chart are submitted for further necessary action in the matter please.

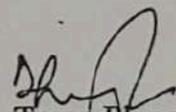
DA/As above

  
 Distt. Town Planner,  
 Gurgaon.  
 SHCEDA

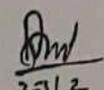
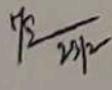
Endst. No. 619

Dated: 23-2-05

A copy is forwarded to Director, Town & Country Planning, Haryana w.r.t. their office memo mentioned under reference please.

  
 Distt. Town Planner,  
 SHCEDA  
 Gurgaon.  
 Dm

ll. Check facts and figures of the case mentioned in letter and report so that case could be disposed of  
 S. Manu  
 23/2

JE ~~Sharma~~  
 AD checked and found ok   
 SD 

FORM LC-V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

338

Licence No. 23 of 2004.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules 1976 made thereunder to M/s Sara Estates Pvt. Ltd. For L-4, Green Park Extension, New Delhi for setting up of Group housing colony at Village Nathupur, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
  - a) That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area, is submitted before starting the development works in the colony and for the approval of zoning plan.
4. The licence is valid upto 10-2-2006.

Dated: Chandigarh  
The 11-2-2004.

*WCO*  
(N.C. WADHWA)  
DIRECTOR, Town & Country Planning,  
Haryana, Chandigarh. *W*

Endst. No.5DP(iv)-2004/ 1731-40

Dated: 13-2-2004

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action :-

1. M/s Sara Estates Pvt. Ltd. L-4, Green Park Extension, New Delhi, alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Addl. Director Urban Estates, Haryana, Panchkula.
4. Chief Engineer, HUDA, Panchkula.
5. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
6. Land Acquisition officer, Gurgaon.
7. Senior Town Planner, Gurgaon.
8. Senior Town Planner (Enforcement) Chandigarh.
9. District Town Planner, Gurgaon along with a copy of agreement.
10. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

*JS*  
District Town Planner (HQ) JS,  
for DIRECTOR, Town & Country Planning  
Haryana, Chandigarh *W*

DA/As above

TO BE READ WITH LICENCE NO. 23 OF 2004

Detail of land owned by M/s. Sara Estate Pvt Ltd Villago Nathupur District Gurgaon.

Village	Khasra no.	Area B- B- B	Share	Area taken B-B- B
---------	------------	-----------------	-------	----------------------

Nathupur	561 ✓	2-0-0		
	539 ✓	0-7-0		
	540 ✓	1-7-0		
	542 ✓	1-12-0		
	545 ✓	1-7-0		
	546 ✓	0-16-0		

7-9-0

1/3

2-9-13-1/2  
or 1.552 acs

Director 11/2  
Town and Country Planning,  
Haryana, Chandigarh.  
Chakraborty

Nathupur  
Subhash  
Place

Darpan

9991358800

Form LC-V  
(See Rule 12)

HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 19 of 1993.

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/S H.O.P. Enterprises Pvt. Ltd. 16-B Community Centre, Basant Lok, Vasant Vihar, New Delhi, Colony for setting up of a residential group housing colony at Village Nathupur Tehsil & District Gurgaon.

The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

The Licence is granted <sup>subject</sup> to the conditions :-

- (a) That the colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan accompanying this Licence.
- (b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under are duly complied with.
- (c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.

This licence is valid upto 8th July 1995.

BHASKAR CHATTERJEE

Director, Town & Country Planning,  
Haryana, Chandigarh.

9-7-1993

Dated: 15-7-93

Sc No. SDP.93/9146

A copy alongwith a copy of schedule of land is forwarded to following for information and necessary actions:-

1. M/S H.O.P. Enterprises Pvt. Ltd. 16-B Community Centre, Basant Lok, Vasant Vihar, New Delhi.
2. Chief Administrator, HUDA, Manimajra, U.T. Chandigarh.
3. Addl Director, Urban Estates, Haryana, Manimajra, U.T. Chandigarh.
4. Chief Engineer, HUDA, Manimajra, U.T. Chandigarh.
5. Land Acquisition Officer, Gurgaon.
6. Senior Town Planner, Enforcement, Panchkula.
7. District Town Planner, Gurgaon.
8. Accounts Officer, U/O. U.T.C.P. Haryana, Chandigarh.

*[Signature]*  
Director

Town & Country Planning, Haryana,  
Chandigarh.

25/12/99

TO BE READ WITH LICENCE NO. 194/199

DETAILS OF LAND OF M/S. H. L. F. ENTERPRISES PVT. LTD.

<u>Land Of Village</u>	<u>Khasra No.</u>	<u>Area</u>		
		B	-	B - B
Nathupur	3 min North	0	-	12
	(529) South-West ✓	3	-	13
	520 ✓	7	-	11
	524 ✓	6	-	19
	530 ✓	0	-	16
	531 ✓	7	-	18
	532 ✓	0	-	08
	533 ✓	0	-	02
	527 ✓	0	-	05
	535 ✓	1	-	15
	2/2/11 ✓			
			0	-

(11)  
Khasra  
no's

30 - 7 - 11

Or 18.98 Acres

*[Signature]*  
DIRECTOR  
Town & Country Planning  
Hwy 13, Chandigarh &  
Sew

FORM LC-V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 2 of 2004.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules 1976 made thereunder to M/s HLF Enterprises Pvt. Ltd (new named M/s Ambience Infrastructure Pvt. Ltd.) for setting up of Group housing colony at Village Nathupur, District Gurgaon.

2. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

3. The licence is granted subject to the following conditions :

a) That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.

b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.

c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.

4. The licence is valid upto 7-1-2006

Dated: Chandigarh  
The 8-1-2004

(N.C. WADHWA)  
DIRECTOR, Town & Country Planning,  
Haryana, Chandigarh.

Encls. No. 5DP-2004/ 343-352

Dated: 9-1-2004

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action :-

1. M/s HLF Enterprises Pvt. Ltd. (new named M/s Ambience Infrastructure Pvt. Ltd.) along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Addl. Director Urban Estates, Haryana, Panchkula.
4. Chief Engineer, HUDA, Panchkula.
5. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
6. Land Acquisition officer, Gurgaon.
7. Senior Town Planner, Gurgaon.
8. Senior Town Planner (Enforcement) Chandigarh.
9. District Town Planner, Gurgaon along with a copy of agreement.
10. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

DA/As above

District Town Planner (HQ) JS,  
for DIRECTOR, Town & Country Planning  
Haryana, Chandigarh

TO BE READ WITH LICENCE NO. 2 OF 2004.

Detail of land owned by M/s HLF Enterprises Pvt. Ltd. (New named M/S Ambience Infrastructure Pvt. Ltd.)

Village	Khasra No.	Area B - B - B	Share	Area Taken B - B - B
Nachpur	✓ 2/2/2/4/5	0 - 17 - 5	3/32	0 - 1 - 12
	✓ 2/2/1	0 - 8 - 15	-	0 - 0 - 4
Grand Total				0 - 1 - 16

Or 0.05625 acres.

*[Signature]*  
Director  
Town and Country Planning,  
Haryana, Chandigarh.

*[Signature]*