

**Compliance Report**

**As per**

**Hon'ble National Green Tribunal**

**(Order dated 26<sup>th</sup> July , 2023)**

**IN THE MATTER OF**

**Paryavaran Vikah Sangh**

**V/s**

**State of Haryana**

**IN**

**Original Application No.**

**444/2023**

**Compliance Report of Hon'ble NGT order dated 26.07.2023 in the matter of Paryavaran Vikash Sangh V/s State of Haryana OA No. 444/2023**

**1. Background:-**

Grievance in this application is that respondent nos. 6, 7, 8 and 9 and other construction companies in Gurugram area extracting millions gallon of drinking water through unauthorized bore well and flushing in open area without any provision of treatment facility. The respondents have not installed the flow meter for assessment of water consumption and waste water generation in violation of water (Prevention and Control of Pollution) Act, 1974.

**Hon'ble National Green Tribunal vide order dated 26.07.2023 has directed as follows:-**

.... In view of above, let a joint Committee of Haryana State PCB, CGWA, Haryana and District Magistrate, Gurugram ascertain facts and furnish a factual and action taken report in the matter. The State PCB will be the nodal agency for compliance. The Committee may meet within two weeks and file its report within four weeks by e-mail at [judicialngt@gov.in](mailto:judicialngt@gov.in) preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF

**2. Compliance of Hon'ble National Green Tribunal directions:-**

In compliance of Hon'ble NGT directions issued vide order dated 26.07.2023, a committee of following officers was constituted to ascertain facts and furnish a factual action taken report:-

Sr. No.	Name of Officer & Designation	Nomine
1.	ADC, Gurugram	Deputy Commissioner, Gurugram
2.	Sh. Gyanendra Rai, STA-HG,	CGWA
3.	Sh. Vikas Grewal, Scientist 'B' Gurugram Region (N)	HSPCB
4.	Sh. Divyanshu, AEE Gurugram Region(S)	HSPCB

**Observations:-**

A joint committee comprising of Additional Deputy Commissioner, Gurugram, Sh. Gyanendra Rai, STA-HG, Sh. Divyanshu, AEE Gurugram Region(S) & Sh. Vikas Grewal, Scientist 'B' Gurugram Region (N) has visited sites of their respective region on 20.09.2023 along with the complainant, respectively.

Project wise details of observations during inspection is as follows:-

Table:

S I N	Infrastructure Project	Environmental clearance/CTE/CTO status	Construction status/status of HWRA permission
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1	JOYVILLE SHAPOORJI HOUSING PVT. LTD.( SHAHPOORJI PALONI), Sec 102, Gurugram	<ul style="list-style-type: none"> <li>• Environmental clearance obtained vide letter No. SEIAA/HR/2018/1077 dated 20.08.2018</li> <li>• CTE obtained vide letter No. HSPCB/Consent/ : 329962318GUNOC TE5671401 dated 30.10.2018</li> <li>• First CTO (part) vide letter No HSPCB/Consent/ : 329962323GUNOC TO55203672 dated 01.06.2023</li> <li>• Parameters of STP outlet are within prescribed norms as per analysis report No. 156 dated 06.10.2023</li> <li>• Part CTO renewal vide letter No. HSPCB/Consent/ : 329962323GUNOC TO43774768 dated 09.10.2023 Annexure-I colly.</li> </ul>	<ul style="list-style-type: none"> <li>• Partly project completed and operational. Part CTO has also been obtained by the unit.</li> <li>• Partly project under construction ( as on dated construction activity stopped for the want of dewatering permission from HWRA.</li> <li>• Unit has applied for HWRA permission vide application dated 28.07.2023.</li> <li>• Unit has obtained permission from GMDA for using STP treated water for construction activities.</li> <li>• Unit has obtained permission from GMDA vide Memo No ZP-1257/ID(NK)/2023/1446 dated 16.01.2023 and water sewerage bill are attached as <b>Annexure II</b> Colly</li> </ul>
2	Neocentra, Sec 103, Gurugram Near Dharampur village Haryana	<ul style="list-style-type: none"> <li>• Environmental clearance obtained vide letter No. SEIAA/HR/2020/284 dated 17.07.2020</li> <li>• CTE has been obtained vide letter No HSPCB/Consent/: 313116318GUNOC TE5697275 dated 15.10.2018</li> <li>• Obtained No objection certificate from the office of administration, HUDA, Gurugram. Memo No. A-1/Admn./2017/NOC dated 18.04.2017</li> </ul>	<ul style="list-style-type: none"> <li>• CTE obtained but no construction activity going on as on date due to internal reasons of the unit.</li> <li>• HWRA permission obtained valid upto 24.08.2023. <b>Annexure-III</b> colly</li> </ul>
3	VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram	<ul style="list-style-type: none"> <li>• Environmental clearance obtained vide letter No. SEIAA/HR/2014/1495 dated 26-11-2014.</li> </ul>	No construction activity. One tube well and one sump well is present within the complex. Two tube wells which were electrified by the project proponent are present outside the

		<ul style="list-style-type: none"> <li>• CTE has been obtained vide letter No HSPCB/Consent/28 21215GUSOCTE18 75387 Dated:02/05/2015.</li> <li>• Afterward unit obtained Extension in validity period vide HSPCB/consent/32 9962317GUSOCTE 3793385 dated 28/03/2017 and CTE vide letter no. HSPCB/Consent/ : 329962319GUSOC TE6556177 Dated:14/06/2019.</li> <li>• Annexure-IV colly</li> </ul>	<p>complex. These four structures need to be sealed.</p>
4	RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD. Sec 37 D.Gurugram	<ul style="list-style-type: none"> <li>• Environmental clearance obtained vide letter No. EC22B039HR1768 22 dated 25-09-2022.</li> <li>• CTE has been obtained vide letter no. HSPCB/Consent/32 996232GUSOCTE3 0438739 dated 07-12-2022.</li> <li>• Annexure-V colly</li> </ul>	<p>Project is having around 4.57 Acres total area in which 5 – Residential Towers (A,B,C,D &amp; E) are there, out of which 4- Towers (A,B,C &amp; D) are completed. Only Tower-E is constructed up to Basement (Approximate area 2444.17 Square Meters). One tube well and one sump is present within the complex. these need to be sealed.</p>
5	BTP complex	<ul style="list-style-type: none"> <li>• Environmental clearance obtained vide letter No. SEIAA/HR/2022/22 0 dated 09.06.2023</li> <li>• CTE has been obtained vide letter No HSPCB/Consent/ : 329962323GUNOC TE38896447 dated 28.07.2023</li> <li>• CTO has been obtained vide letter No. HSPCB/Consent/ : 329962323GUNOC TO40147903dated 28.07.2023</li> <li>• Parameters of STP</li> </ul>	<ul style="list-style-type: none"> <li>• No construction activity.</li> <li>• Dewatering activities observed outside, no permission obtained from HRWA.</li> <li>• No sewage connection has been provided to the unit and treated water is used within the unit premises of the unit for gardening/ flushing etc.</li> </ul>

	<p>outlet are within prescribed norms as per analysis report No.582 dated 18.07.2023.</p> <ul style="list-style-type: none"> <li>Water connection has been obtained from the office executive engineer HUDA DIV No.III gurgaon vide Memo No.14839 dated 11.10.2012</li> </ul> <p><b>Annexure- VI</b> <b>Colly</b></p>	
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Sh. Gyanendra Rai ,STA-HG CGWA vide email dated 10.10.2023 has submitted the report regarding applicability of ground water extraction norms (Annexure-VII) and is reproduced as under

### PRELIMINARY SURVEY AND INVESTIGATION REPORT

**Introduction** - Original application no.444/2023 Paryavaran Vikash Sangh Versus State of Haryana & Ors. Observation was filed before Hon'ble National Green Tribunal at Delhi against illegal dewatering of groundwater through unauthorized structures respectively without valid NOC. As per the order, a joint committee was formed comprising the Additional District Collector, Gurgaon, representative State PCB and a representative from CGWA for submitting a factual and action taken report.

To ascertain illegal observation and dewatering along with the above-mentioned committee, the undersigned conducted the survey to investigate ground facts on 20.09.2023. The joint committee has visited the following sites.

1. JOYVILLE SHAPOORJI HOUSING PVT. LTD. (SHAHPOOR JI PALONJI), Sec 102, Gurugram-Respondent No.6
2. Neocentra, Sec 103, Gurugram near Dharampur Village Haryana -Respondent No. 9
3. VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram-Respondent No.8
4. RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D, Gurugram-Respondent No. 7
5. BPTP area adjacent to JOYVILLE SHAPOORJI HOUSING PVT. LTD. (SHAHPOOR JI PALONJI), Sec 102, Gurugram.-Other respondent

#### **Field Investigation -**

1. During the survey of JOYVILLE SHAPOORJI HOUSING PVT. LTD.(SHAHPOOR JI PALONJI), Sec 102, Gurugram, Presently no abstraction is being carried out in the premises for dewatering activities. Meanwhile during the investigation of the area seepage (Annexure-I) was seen from one corner of the site towards the pit used for construction activity. Further on questioning about the seepage, the representative from the project replied that they had already applied for NOC from HWRA (Annexure-II) for dewatering purposes. He also informed that they temporarily stopped the construction activity and that only after obtaining the NOC the work will be resumed. A groundwater quality report was produced by the proponent (Annexure-III). Project proponent has informed that the ground water is highly saline(TDS is 12800) the same is not used for drinking and domestic uses. Its is observed that water is for drinking and domestic requirements is being supplied by GMDA.

2. Adjacent to the joy ville village total 7 tub wells are present which are being used for dewatering activity and dewatered water is pumped in to adjacent drain. On local discussion It was found these activity was being carried out by BPTP Project and area comes under the BPTP builder.(Annexure-IV)
3. During the survey of Neo-Centra. Sec 103, Gurugram Near Dharampur Village Haryana, two tube well without pumps were found in the proponent premises (Annexure-V). The proponent provided NOC which has already expired on 24.08.2023 and was obtained from HWRA for dewatering. Firm has obtained NOC for dewatering for 120 cum/Day. The proponent has not applied for renewal of NOC by HWRA (Haryana Water Resource Authority). No drinking water tube well (groundwater) was found within the premises. During the time of inspection, the construction activity was on hold due to the absence of a suitable agency as informed by the proponent. A hydrological report was provided by the project proponent. However, the report did not contain any scientific information regarding dewatering processes like Mechanism of dewatering, Area of dewatering, and depth of dewatering, details of compliance report for NOC conditions etc.
4. During the survey of RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D, Gurugram, construction activity was being carried out in Block E, of the above-mentioned infra-structure project. The dewatering of the area was being carried out with the help of a sump well. During the inspection adjacent to Block E a tube well was found without the pump. When questioned by the authority regarding the tube well, the representative informed that the tube well does not belong to them. Affected area photographs are attached in (Annexure-VI).The construction of the building by RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD is in an advanced stage and needs dewatering. For the dewatering purpose RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD requires NOC by the Haryana Water Resources Authority (HWRA). RAMPRASTHA PROMOTERS AND DEVELOPERS PVT. LTD has obtained approval for Storm Water Drainage from Gurugram Metropolitan Development Authority. No drinking water tube well (groundwater) was found within the premises.
5. Two tubes well adjacent to the boundary wall of VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE) was found which was energized by VS REALPROJECTS PVT. LTD Group for the dewatering activity. When enquired from the Ramprasth group, they denied and informed that these tube wells do not belong to RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD.
6. During survey VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram, one sump well and one tube well were found within the premises along with these two tube wells which were found adjacent to the boundary wall of the VS REALPROJECTS PVT. LTD, which was energized by VS REALPROJECTS PVT. LTD. On asking for permission for dewatering the proponent failed to produce any NOC from the Haryana Water Resource Authority (HWRA). During the survey, a sample was collected from a Tube well located inside the premises and analyzed in CGWB, NWR Chandigarh Lab. The analysis of the sample has been completed and the report is enclosed in Annexure VIII. Total 3 numbers of tube wells and one sump well used for dewatering purposes and disposed in to drain. No drinking water tube well (groundwater) was found within the premises.

Table:

S.N	Infrastructure Project	NOC for dewatering	Action to be taken
1	JOYVILLE SHAPOORJI HOUSING PVT. LTD.( SHAHPOORJI PALONJI), Sec 102, Gurugram	NOC Not obtained from CGWA/HWRA. Applied for NOC from HWRA on 28/07/2023	No abstraction is being carried out in the premises for dewatering activities at present as there is no construction activity at present. No tube well is present within or outside the complex.
2	Neo centra, Sec 103, Gurugram Near Dharampur village Haryana	Yes, but NOC was expired on date 24.08.2023, Not apply for renewal from HWRA	Two tube wells are present for dewatering purpose. It is recommended for sealing these two tube wells. As per NOC 120 m <sup>3</sup> /day is withdrawn for 194 days.
3	VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram	NOC Not available from CGWA/HWRA Not applied for NOC HWRA	One tube well and one sump well is present within the complex. Two tube wells which were electrified by the project proponent are present outside the complex. These four structures need to be sealed.
4	RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D, Gurugram	NOC Not available HWRA/CGWB Not applied for NOC HWRA	One tube well and one sump is present within the complex. These need to be sealed.
5	BPTP complex	NOC has not been verified as there was no representative is present during the inspection	There are 7 tube wells are present in the complex which need to be sealed if NOC is not obtained.

7. **ANALYSIS THROUGH ARC GIS:** All the 4 above-mentioned project areas were marked in Arc GIS. For the analysis of the project area, a buffer of 5km radius from the project area was taken. All project radial distance from Sultanpur Lake wetland area is as follows:

1. 8.3 km for JOYVILLE SHAPOORJI HOUSING PVT. LTD.(SHAHPOORJI PALONJI), Sec 102, Gurugram ,
2. 9.5 km for Neo centra, Sec 103, Gurugram Near Dharampur village Haryana,
3. 7.50 for km RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D, Gurugram,
4. 7.35km for VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram

#### Conclusion:

Based on field investigation and chemical analysis of the collected water sample it is concluded that:

- The water level in the investigated area during pre-monsoon is 4.00mbgl while in post-monsoon is 03.00mbgl.
- Groundwater quality in the area is saline as the EC of the collected groundwater sample is 18640  $\mu\text{S/cm}$  at 25<sup>o</sup> C (Annexure-VII)
- JOYVILLE SHAPOORJI HOUSING PVT. LTD. (SHAHPOORJI PALONJI), Sec 102, Gurugram had applied for NOC on 28.07.2023 for dewatering of 125 cu.m /day. But there is no proper report for dewatering and disposal of dewatered water.

Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation) Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

- Neo Centra, Sec 103, Gurugram did not provide the proper plan for disposing of extracted saline water and as such not applied for renewal of NOC. However as per the NOC issued, the 2 No. Piezo meters with DWLR and telemetry for monitoring mechanism had also not been installed.

Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation) Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

- RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD. Sec 37 D, Gurugram, did not provide NOC for dewatering. As per the investigation of the reviewing committee, 2 tube wells adjacent to the premises of VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram was found. But RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD denied the possession of these two tube wells as it does not belong to their premises. So, proper clarification regarding the non-possession of open land may be seek from RAMPRASTHA group. The RAMPRASTHA group also denied the possession of the tube wells found near Block E. So, it is requested that the RAMPRASTHA group to provide proper clarification regarding the non-possession of all three tube wells.
- RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D, Gurugram, did not have NOC for dewatering. They do not have proper plan for dewatering and proper plan of disposing of extracted saline water.

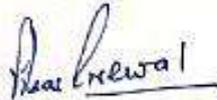
Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation) Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

- VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram, did not provide NOC for dewatering and a proper plan for disposing of extracted saline water.
- VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram did not provide any clarification regarding two tube wells outside their premises.
- All Illegal tube wells as mentioned in the table may be sealed in the above mentioned project.
- BPTP area after getting NOC information further action may be taken if they did not have NOC.

Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation) Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

The report is being as submitted in the light of order of Hon'ble Tribunal, please.

DA/as Above

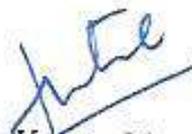


Vikas Grewal, Scientist 'B'  
Gurugram Region (N)



Divyanshu, AEE  
Gurugram Region (S)

Gyanendra Rai, STA-  
HG CGWA



Hitesh Kumar Meena,  
IAS  
ADC, Gurugram

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA  
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

No. SEIAA/HR/2018/1077

Dated: 22.8.18

To

M/s Joyville Shapoorji Housing Pvt. Ltd.,  
Redgd. Office SP Centre, 41/44, Minoo Desai Marg,  
Colaba, Mumbai-400004 (Formerly M/s Eventual Builders Pvt. Ltd.)

**Subject: Environment Clearance for Proposed Group Housing Colony "Joyville" on Plot area measuring 17.9 Acres in Sector-102, Gurugram Manesar Urban Complex, Gurgaon, Haryana.**

Dear Sir,

This letter is in reference to your application no. nil dated 13.04.2018 addressed to M.S. SEIAA, Haryana received on 23.04.2018 and subsequent letter dated 02.07.2018 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF & CC, GOI vide their Notification 21.08.2015, in its meetings held on 10.05.2018 and 27.07.2018 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Group Housing Colony on plot area Measuring 17.9 Acres in Sector-102, Gurugram Manesar Urban Complex, District Gurgaon, Haryana on total plot area is 72438.615 sqm. (17.9 Acres ) Total built up area shall be 295785 sqm. The project shall comprise of 17 (14+3) no. of building blocks (13 residential + 1 EWS + 1 PS + 1 Club + 1 Commercial + Basement + Stilt/GF + maximum 27 Blocks). The number of dwelling units is 1798. The maximum height of the building is 90 meters. The total water requirement shall be 980 KLD. The fresh water requirement shall be 669 KLD. The waste water generation shall be 772 KLD which will be treated upto tertiary level in STP having total capacity of 930 KLD. The total power requirement shall be 5667 KW which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 21,110.00 sqm (31.49 %) of project area (periphery plantation 3353.62 sqm + Lawn Area 17757.35sqm). The Project Proponent proposed to construct 01 rain water collection/storage tank. The solid waste generation shall be 5.4 TPD. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 1890 ECS.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its meeting held on 16.08.2018 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(b) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

**PART A-**  
**SPECIFIC CONDITIONS:-**  
**Construction Phase:-**

- [1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the laboures is strictly prohibited. The safe disposal of solid wastes/ waste water generated during the construction phase should be ensured. Efforts shall be made to provide mobile STP for treatment of waste water during the construction phase.
- [4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.

- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] In view of the severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [15] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [16] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightning etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water

reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.

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- [18] The Project Proponent as stated in the proposal shall construct total 01 rain water collection/storage tank for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
- [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [20] The Project Proponent shall obtain assurance from the DHBVN for supply of 5667 KW of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
- [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
- [27] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.

- [28] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [29] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- [30] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [31] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [32] The project proponent shall develop complete civic infrastructure of the Affordable Group Housing colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
- [33] The project proponent shall provide one refuge area till 24 meter, one till 39 meter and one after 15 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.
- [34] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [35] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [36] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [37] The project proponent shall submit the copy of fire safety plan duly approved by Fire Department before the start of construction.
- [38] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [39] The project proponent shall maintain the distance between STP and water supply line.
- [40] The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [41] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

**Operational Phase:**

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide STP preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.
- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.
- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the open as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.
- [f] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Group Housing Colony.
- [g] The project proponent as stated in the proposal should maintain at least 31.49% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside

- the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [b] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
  - [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
  - [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
  - [k] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
  - [l] Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
  - [m] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
  - [n] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
  - [o] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
  - [p] The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points

from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.

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- [q] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
  - [r] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
  - [s] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler / recycler.
  - [t] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
  - [u] Water supply shall be metered among different users and different utilities.
  - [v] The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
  - [w] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
  - [x] The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
  - [y] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.

The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.

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- aa) The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ab] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- [ac] The project proponent shall ensure drinking/ domestic water supply as per prescribed standards till treated water supply is made available by HUDA.
- [ad] The project proponent shall install solar panel for energy conservation.

#### **PART-B. GENERAL CONDITIONS:**

- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- [ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, HSPCB and SEIAA Haryana.
- [iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.

- [vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- [ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x] The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GoI OM No. J-11013/41/2006-LA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.
- [xi] The fund car-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.
- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.
- [xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- [xvi] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance

letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.

- [xvii] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>x</sub>, NO<sub>x</sub>, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- [xviii] The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xix] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xx] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.
- [xxi] The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.

[xxii] If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.

[xxiii] The project proponent should intimate to the Authority well before shifting their address of communication.



Chairman,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula. *em*

Endst. No. SEIAA/HR/2018/ 1077

Dated:....22.08.18.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Pkl.

Chairman,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.



**HARYANA STATE POLLUTION CONTROL  
BOARD**

Gurgaon North Vikas Sada, 1st Floor, Near DC Court,  
Gurgaon Ph. 0124-2332775

Website: [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail - [hspcb.pkl@sifymail.com](mailto:hspcb.pkl@sifymail.com)

Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 329962318GUNOCTE5671401

Dated:30/10/2018

To.

M/s : Joyville Shapoorji Housing Private Limited  
Group Housing Colony "Joyville" on Plot area measuring 17.9 Acres in Sector-102,  
Gurugram Manesar Urban Complex, Gurgaon  
**GURGAON**  
122002

**Sub. : Grant of consent to Establish to M/s Joyville Shapoorji Housing Private Limited**

Please refer to your application no. 5671401 received on dated 2018-09-24 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s Joyville Shapoorji Housing Private Limited is here by granted consent as per following specification/Terms and conditions.

<b>Consent Under</b>	AIR/WATER
<b>Period of consent</b>	30/10/2018 - 19/08/2025
<b>Industry Type</b>	Building and construction project having waste water generation more than 100 KLD
<b>Category</b>	RED.
<b>Investment(In Lakh)</b>	105620.0
<b>Total Land Area (Sq. meter)</b>	72438.61
<b>Total Builtup Area (Sq. meter)</b>	295785.0
<b>Quantity of effluent</b>	
1. Trade	0.0 KL/Day
2. Domestic	772.0 KL/Day
<b>Number of outlets</b>	1.0
<b>Mode of discharge</b>	
1. Domestic	STP
2. Trade	
<b>Permissible Domestic Effluent Parameters</b>	
1. BOD	30 mg/l
2. COD	250 mg/l
3. TSS	100 mg/l

Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	3
Height of stack	
1. 03 DG Sets X 1010 KVA	6 METER
2. 01 DG Set X 500 KVA	4 meter
3. 01 DG Set X 1250 KVA	6 meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	0.99 KL/day

HARYANA STATE

Regional Officer, Gurgaon North  
Haryana State Pollution Control Board.**Terms and conditions**

1. The industry has declared that the quantity of effluent shall be 772 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 772 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience

8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.

26. That unit will obtain consent to operate from the board before the start of product activity.

### Specific Conditions

### Other Conditions :

1. The unit will obtain consent to operate before the occupation of the project.
2. The unit will install STP along with the main project.
3. The unit will install the project only on the land for which Town and Country Planning Department has given license.
4. The NOC is valid only for such land within this project which is under ownership of project proponent and for which report regarding Aravali area has been issued by DC, Gurgaon.
5. The unit will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules.
6. Unit will apply for CTO/ CTE Extension at least 90 days before expiry date of this CTE
7. Unit will not do any construction work in their project without obtaining valid renewed license from DTCP and CTE extension will be become null and void if unit fails to renew DTCP license.
8. Unit will comply with the guide lines issued by CPCB on Environment Management of construction and Demolition Waste issued after the Construction and Demolition Waste Management Rules, 2016 notified by MOEF.

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

HARYANA STATE



# HARYANA STATE POLLUTION CONTROL BOARD

Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:-

hspcbrogrn@gmail.com

E-mail: hspcb@hry.nic.in



No. HSPCB/Consent/ : 329962323GUNOCTO35203072

Dated:01/06/2023

To.

M/s :Joyville Shapoorji Housing Private Limited

Group Housing Colony "Joyville" on Plot area measuring 17.9 Acres in Sector-102,

Gurugram Manesar Urban Complex, Gurgaon

Subject: Grant of consent to operate to M/s Joyville Shapoorji Housing Private Limited.

Please refer to your application no. 35203072 received on dated 2023-04-11 in regional office Gurgaon North. With reference to your above application for consent to operate, M/s Joyville Shapoorji Housing Private Limited is hereby granted consent as per following specification/terms and conditions.

Consent Under	BOTH
Period of consent	01/06/2023 - 30/09/2023
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	31111.0
Total Land Area(Sq. meter)	72438.6
Total Builtup Area(Sq. meter)	38043.895
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	182.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	NA
Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. O&G	10
Trade Effluent Parameters	
1. NA	
Number of stacks	1
Height of stack	

1. Stack attached to genset	96 m
<b>Emission parameters</b>	
1. SPM	mg/m <sup>3</sup>
<b>Product Details</b>	
1. NA	Metric Tonnes/day
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Diesel	1.56 KL/day
<b>Raw Material Details</b>	
NA	Metric Tonnes/Day

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

#### Terms and conditions

1. The applicants shall maintain good house keeping both within factory and in the premises. All hose pipelines valves, storage tanks etc. shall be leak proof. In plant allowable pollutants levels, if specified by State Board should be met strictly.
2. The applicant/company shall comply with and carry out directive orders issued by the Board in this consent order at all subsequent times without negligence of his/its part. The applicant/company shall be liable for such legal action against him as per provision of the law/act in case of violation of any order/directives. Issued at any time and or non compliance of the terms and conditions of his consent order.
3. The applicant shall make an application for grant of consent at least 90 days before the date of expiry of this consent.
4. Necessary fee as prescribed for obtaining renewal consent shall be paid by the applicant alongwith the consent application.
5. If due to any technological improvement or otherwise this Board is of opinion that all or any of the conditions referred to above required variation (including the change of any control equipment either in whole or in part) this Board shall after giving the applicant an opportunity of being heard vary all or such condition and there upon the applicant shall be bound to comply with the conditions so varied.
6. The industry shall provide adequate arrangement for fighting the accidental leakages, discharge of any pollutants gas/liquids from the vessels, mechanical equipment etc. which are likely to cause environment pollution.
7. The industry shall comply noise pollution (Regulation and control) Rules, 2000.
8. The industry shall comply all the direction/Rules/Instructions as may be issued by the MOEF/CPCB/HSPCB from time to time.
9. The industry shall ensure that various characteristics of the effluents remain within the tolerance limits as specified in EPA Standard and as amended from time to time and at no time the concentration of any characteristics should exceed these limits for discharge.

10. The industry would immediately submit the revised application to the Board in the event of any change in the raw material in process, mode of treatment/discharge of effluent. In case of change of process at any stage during the consent period, the industry shall submit fresh consent application alongwith the consent to operate fee, if found due, which may be on any account and that shall be paid by the industry and the industry would immediately submit the consent application to the Board in the event of any change during the year in the raw material, quantity, quality of the effluent, mode of discharge, treatment facilities etc.
11. The officer/official of the Board shall reserve the right to access for the inspection of the industry in connection with the various process and the treatment facilities. The consent to operate is subject to review by the Board at any time.
12. Permissible limits for any pollutants mentioned in the consent to operate order should not exceed the concentration permitted in the effluent by the Board.
13. The industry shall pay the balance fee, in case it is found due from the industry at any time later on.
14. If the industry fails to adhere to any of the conditions of this consent to operate order, the consent to operate so granted shall automatically lapse.
15. If the industry is closed temporarily at its own, they shall inform the Board and obtain permission before restart of the unit.
16. The industry shall comply all the Directions/ Rules/Instructions issued from time to time by the Board.

#### HARYANA Specific Conditions :

1. unit will run and maintain it's APCM regularly and properly, will provide separate energy meter on their STP/APCM and maintain the Log Book for energy consumption of STP/APCM and chemicals used daily for the STP.
2. That the unit shall keep all the parameters within the prescribed limits and shall comply with all the Norms and Rules as prescribed in the Act.
3. That the unit will adopt cleaner technology thereby reducing pollution load.
4. That the unit will provide interlocking arrangement of DG set with ETP/APCM and shall have separate D.G. set to ensure regular and effective running of pollution control devices.
5. That the unit will not discharge any untreated effluent inside and outside its premises.
6. Unit will provide separate flow meter at Inlet/ Outlet of STP for which separate log book will be maintained if required.
7. That the unit will not add any air polluting process/ machinery and also not to add any process which increases the water pollution load.
8. That the unit will comply with all the provisions of Hazardous Waste Rules and submit return under HWM Rules on yearly basis.
9. That the CTO so granted shall become invalid in case of violation of any of the above / any law of the land.
10. Unit will apply for consent to operate for further period 90 days before expiry of this consent otherwise penalty will be imposed as per policy.
11. The inspection of the unit will be carried out by the authorized officer within a period of 3 months of grant of CTO collection of samples and in case of failing of the same this CTO stands revoked automatically besides action applicable as per policy of the Board.
12. The unit will apply for authorization under HWM rules, 2016.
13. That the CTO so granted shall become invalid in case of violation of any of the above / any law of the land.
14. Unit will deposit the additional fee if any applicable, found at any later stage.
15. Unit shall comply with the directions, conditions, guidelines, orders and rules etc. issued by Monitoring committee, CAQM, HSPCB, CPCB, MoEF, Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court of India as issued from time to time.
16. Unit will ensure compliance of all the Act/Rules/Notification/Directions

under i.e. MSW Rules 2016, HOWM Rules, E-waste Rules , PMW Rules 2022, BMW Rules, Battery Rules and submit the agreement with the agency for disposal of MSW generated within the premises, as per SWM Rules 2016 within 30 days after grant of CTO. 17. Unit shall strictly comply with the directions of CAQM w.r.t DG sets.

**KULDEEP SINGH** Digitally signed by KULDEEP  
SINGH  
Date: 2023.06.01 16:32:17 +05'30'  
*Regional Officer, Gurgaon North*  
*Haryana State Pollution Control Board.*

HARYANA STATE

**FORM J**  
(See Rule 20)

Report No.: -1156

Dated - October 06, 2023

I, hereby, certify that I Narender Hooda as Board Analyst, duly appointed under sub section (3) of section 53 of Water (Prevention and control of Pollution) Act, 1974(6 of 1974) received on the 22<sup>nd</sup> day of September, 2023 from Sh. Vikas Grewal, Sc-'B', a sample of liquid domestic effluent of M/s Joyville Shapoorji Housing Private Limited, Group Housing Colony "Joyville" On Plot Area Measuring, 17-9, Acresin, Sec-102, Gurgaon, collected on 21.09.2023 from the Inlet & Outlet of STP for analysis. The Sample was in a condition fit for analysis reported below:-

I further certify that I have analyzed the afore-mentioned sample on 22/09/2023 to 06/10/2023 and declare the result of analysis to be as follow:-

Sr. No.	Parameter	Inlet of STP	Outlet of STP	Prescribed Limits	Method of Testing
1.	Colour	Greyish	Almost Colorless	----	As per relevant parts of IS:3025 (Part-I) 1987 & relevant parts and Standard Methods for the Examination of water and waste water APHA(24 <sup>th</sup> edition) 2023
2.	Odour	Foul	Almost Odourless	----	
3.	pH Value	7.8	7.0	5.5-9.0	
4.	Conductivity $\mu$ S/cm	1540	680	----	
5.	Total Suspended Solids mg/l	166	16	20	
6.	B.O.D.(3 Days at 27 <sup>o</sup> C) mg/l	58	8	10	
7.	Chemical Oxygen Demand mg/l	296	44	50	
8.	Oil & Grease mg/l	12.2	BDL	----	
9.	Total Nitrogen mg/l	14.4	BDL	10	
10.	Fecal Coliform MPN/100 ml	---	93.0	<100	

The condition of the seals, fastening and container on receipt was as follow:

Container had its seals found intact in order; slip on the container had the signature of the representative of the industry and the board representative.

Signed this on **06<sup>th</sup> day of October, 2023**

Haryana State Pollution Control Board Laboratory,  
Sector-16 A, Faridabad

  
Board Analyst

To

The Member Secretary, HSPCB, Panchkula/ Regional Office, HSPCB, Gurgaon North

Endst. No. HSPCB/LAB/F/2023/ 708-769

Dated: 6/10/23

This test report relate only to the particular sample submitted for testing

874



# HARYANA STATE POLLUTION CONTROL BOARD

Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:-

hspcbrogan@gmail.com

E-mail: hspcb@hry.nic.in

87



No. HSPCB/Consent/ : 329962323GUNOCTO43774768

Dated:09/10/2023

To.

M/s :Joyville Shapoorji Housing Private Limited  
Group Housing Colony "Joyville" on Plot area measuring 17.9 Acres in Sector-102,  
Gurugram Manesar Urban Complex, Gurgaon

Subject: Grant of consent to operate to M/s Joyville Shapoorji Housing Private Limited.

Please refer to your application no. 43774768 received on dated 2023-08-22 in regional office Gurgaon North. With reference to your above application for consent to operate, M/s Joyville Shapoorji Housing Private Limited is hereby granted consent as per following specification/Terms and conditions.

Consent Under	BOTH
Period of consent	09/10/2023 - 30/09/2025
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	48332.0
Total Land Area(Sq. meter)	72438.61
Total Builtup Area(Sq. meter)	84024.75
<b>Quantity of effluent</b>	
1. Trade	0.0 KL/Day
2. Domestic	592.0 KL/Day
Number of outlets	1.0
<b>Mode of discharge</b>	
1. Domestic	sewer/gardening
2. Trade	
<b>Domestic Effluent Parameters</b>	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. pH	5.5-9.0
5. Fecal coliform in MPN per 100 ml	100 less than
<b>Trade Effluent Parameters</b>	
1. NA	

Number of stacks	1
Height of stack	
1. Stack to D.G. sets 02 No.	88 m
Emission parameters	
1. SPM	mg/m <sup>3</sup>
Product Details	
1. NA	Metric Tonnes/day
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	KL/day
Raw Material Details	
NA	Metric Tonnes/Day

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

#### HARYANA Terms and conditions

1. The applicants shall maintain good house keeping both within factory and in the premises. All hose pipelines valves, storage tanks etc. shall be leak proof. In plant allowable pollutants levels, if specified by State Board should be met strictly.
2. The applicant/company shall comply with and carry out directive/orders issued by the Board in this consent order at all subsequent times without negligence of his /its part. The applicant/company shall be liable for such legal action against him as per provision of the law/act in case of violation of any order/directives. Issued at any time and or non compliance of the terms and conditions of his consent order.
3. The applicant shall make an application for grant of consent at least 90 days before the date of expiry of this consent.
4. Necessary fee as prescribed for obtaining renewal consent shall be paid by the applicant alongwith the consent application.
5. If due to any technological improvement or otherwise this Board is of opinion that all or any of the conditions referred to above required variation (including the change of any control equipment either in whole or in part) this Board shall after giving the applicant an opportunity of being heard vary all or such condition and there upon the applicant shall be bound to comply with the conditions so varied.
6. The industry shall provide adequate arrangement for fighting the accidental leakages, discharge of any pollutants gas/liquids from the vessels, mechanical equipment etc. which are likely to cause environment pollution.
7. The industry shall comply noise pollution (Regulation and control) Rules, 2000.
8. The industry shall comply all the direction/Rules/Instructions as may be issued by the MOEF/CPCB/HSPCB from time to time.

9. The industry shall ensure that various characteristics of the effluents remain within the tolerance limits as specified in EPA Standard and as amended from time to time and at no time the concentration of any characteristics should exceed these limits for discharge.
10. The industry would immediately submit the revised application to the Board in the event of any change in the raw material in process, mode of treatment/discharge of effluent. In case of change of process at any stage during the consent period, the industry shall submit fresh consent application alongwith the consent to operate fee, if found due, which may be on any account and that shall be paid by the industry and the industry would immediately submit the consent application to the Board in the event of any change during the year in the raw material, quantity, quality of the effluent, mode of discharge, treatment facilities etc.
11. The officer/official of the Board shall reserve the right to access for the inspection of the industry in connection with the various process and the treatment facilities. The consent to operate is subject to review by the Board at any time.
12. Permissible limits for any pollutants mentioned in the consent to operate order should not exceed the concentration permitted in the effluent by the Board.
13. The industry shall pay the balance fee, in case it is found due from the industry at any time later on.
14. If the industry fails to adhere to any of the conditions of this consent to operate order, the consent to operate so granted shall automatically lapse.
15. If the industry is closed temporarily at its own, they shall inform the Board and obtain permission before restart of the unit.
16. The industry shall comply all the Directions/ Rules/Instructions issued from time to time by the Board.

#### Specific Conditions :

1. CTO so granted will be without prejudice to any violation made by unit in past & will be deemed cancelled if any such violation come to the notice of the Board at any stage and the CTO so granted will not affect the prosecution action to be initiated & Environmental compensation to be imposed for such violations against the unit for such past violations caused by the unit. 2. Unit will not change the quantity of domestic effluent/trade effluent/ air emissions sources without prior permission of the Board. 3. Unit will obtain all necessary clearance from all concerned departments. 4. The unit will operate its pollution control devices regularly and will maintain proper logbook for the same. 5. Unit will obtain necessary Authorization HWM Rules, 2016 & will apply for CTO renewal at least 90 days before expiry date of CTO. 6. Unit will maintain good housekeeping and will comply with the provisions of SWM Rules, 2016. 7. Unit will deposit balance fee, if any found at any stage pending against the unit. 8. Unit will comply with all the direction issued time to time by HSPCB, CPCB, CAQM, Hon'ble NGT, Hon'ble Punjab & Haryana High Court, Hon'ble Supreme Court of India and other concerned authorities. 9. Renewal of CTO will not prevent the Board from taking appropriate action against the defaulting units including revoking the CTO, which will fail to comply with any of the conditions of the CTO or any relevant provisions of the Water Act, 1974 and Air Act, 1981. 10. The standards prescribed under environmental laws by MoEF & CC/ CPCB are followed by the Board. Further, it is clarified that the standards to be prescribed from time to time under environmental laws by MoEF & CC/ CPCB shall also be deemed to be the standards of Board. Provided that in case any stringent parameters will be prescribed by the Board on any subject where upon parameters are also provided by

MoEF&CC/CPCB, the standards prescribed by the Board will be followed. The general standards prescribed under EP Rules, 1986 (as amended) shall be applicable on the industries for which specific standards are not prescribed. 11. Grant or renewal of CTE and CTO does not prevent the Board from revoking of those CTE and CTO including taking appropriate action against those defaulting units, where CTE or CTO has been obtained or got extended on the basis of wrong declaration or false documents and also who fail to comply with any of the conditions of CTE/CTO granted to such units or any relevant provisions of Water Act, 1974 and Air Act, 1981 beside forfeiture of performance security deposited by the unit for obtaining CTE. 12. Unit will provide the stack height of all the sources as per EPA Act, 1986 & will comply with the prescribed standards for discharge of effluent/ air emission as per EPA Act, 1986 & any further amended standards. 13. Unit will submit Annual report of Hazardous waste management Rules and environment statement as per the provision of applicable laws. 14. Unit will convert the D.G. sets to Dual fuel & install retrofit APCD within the prescribed time limit prescribed by CAQM & will use D.G. set on for elevator/emergency services as per CAQM directions. 15. Unit will upgrade the STP as per provisions of board meeting decision dated 16.03.2023 within the stipulated time period & will comply with the discharge norms as per order dated 02.07.2020. 16. CTO so granted will be based on the information provided by the unit through online portal and without prejudice to any violation made by unit in past & will be deemed cancelled if at any stage information submitted by the unit found false/wrong/incomplete for such violation the CTO so granted will not affect the prosecution action to be initiated & Environmental compensation to be imposed for such violations against the unit. 17. CTO so granted will subject to the outcome of O.A. No. 444 of 2023 pending before Hon'ble NGT & CTO so granted will not affect the prosecution action to be initiated & Environmental compensation to be imposed for such violations against the unit.

KULDEEP SINGH  
Digitally signed by KULDEEP SINGH  
 Date: 2023.10.29 09:21:24 +05'30'  
 Regional Officer, Gurgaon North

Haryana State Pollution Control Board.

**Gurugram Metropolitan Development Authority**  
 Plot No. 3, Sector 44, Gurugram, Haryana, Pin: 122003  
 Web site gmda.gov.in

Regd.  
To

M/s Joyville Shapoorji Housing Pvt. Ltd., Office SP Centre,  
 41/44, Minoo Desai marg, Colaba, Mumbai-400004.,  
 Joyville Shapoorji Group Housing Colony project  
 (GHC), Sector-102, gurugram



Subject:

Renewal to purchase Treated Water through Tankers from  
 GMDA STP/CETP for non-potable usage.

Reference:

Your application No. WTVRENEW-1677228234183 dated  
 24-Feb-2023 for the subject as above.

Date - Mon, 27 Feb 2023

Builder / Colonizer Name: M/s Joyville Shapoorji Housing Pvt. Ltd., Office SP Centre, 41/44, Minoo  
 Desai marg, Colaba, Mumbai-400004.  
 Site / Project Name: Joyville Shapoorji Group Housing Colony project (GHC)  
 Applicant Mobile No.: 8130091096  
 Applicant Email Id: joyvilleshapoorji443@gmail.com

In this context, on basis of the credentials provided by you through online portal GMDA, the  
 permission is hereby granted to purchase treated water from {WTV\_STP\_WATER\_STATION} with  
 the following conditions:-

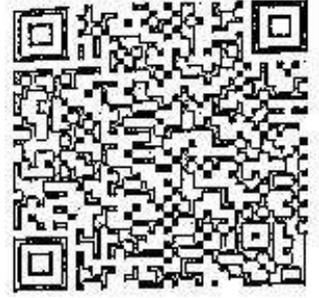
- i) The permission to continue purchase of treated water through tankers will require to be re-validated after 06 months from the date of issue of this letter.
- ii) If the applicant or his authorised vender found misusing the purchased treated water i.e. by supplying the treated water at the location other than mentioned in his application, the permission will be revoked without any notice and further suitable action as decided by GMDA authority will be taken against him.
- iii) GMDA will be at the liberty to revise the rates of water tanker charges and applicant will be liable to pay the revised charges as and when decided by GMDA.
- iv) Applicant / Vender will inform GMDA about increase / decrease of requirement of water if any in advance.
- v) Applicant will also ensure to follow the guide lines of Honble NGT issued from time to time.
- vi) The water tanker will be filled at the respective location only after scanning of QR Code receipt.

Praveen Kumar  
 Executive Engineer,  
 Gurugram Metropolitan Development Authority

**Gurugram Metropolitan Development Authority**  
 Plot No. 3, Sector 44, Gurugram, Haryana, Pin: 122003  
 Web site gmda.gov.in

Rcgd.  
To

M/s Joyville Shapoorji Housing Pvt. Ltd., Office SP Centre,  
 41/44, Minoo Desai marg, Colaba, Mumbai-400004.,  
 Joyville Shapoorji Group Housing Colony project  
 (GHC), Sector-102, gurugram



Subject:

Renewal to purchase Potable Water for filling of Tankers  
 from GMDA WTP/Boosting Station.

Reference:

Your application No. WTVRENEW-1677228043679 dated  
 24-Feb-2023 for the subject as above.

Date - Mon, 27 Feb 2023

Builder / Colonizer Name: M/s Joyville Shapoorji Housing Pvt. Ltd., Office SP Centre, 41/44, Minoo  
 Desai marg, Colaba, Mumbai-400004.  
 Site / Project Name: Joyville Shapoorji Group Housing Colony project (GHC)  
 Applicant Mobile No.: 9821098840  
 Applicant Email Id: princecumarsingh289@gmail.com

In this context, the permission is hereby granted to purchase potable water for filling of tankers  
 through your online credentials from - with the following conditions:-

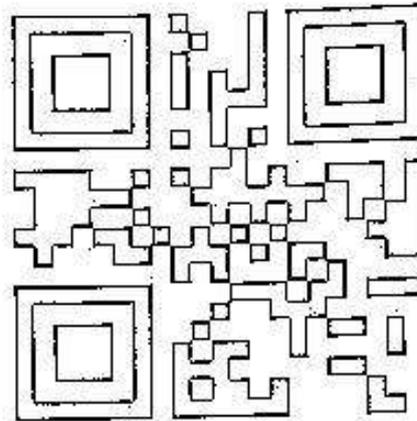
- i) The permission to continue purchase of drinking water tankers will require to be re-validated after 06 months from the date of issue of this letter.
- ii) If the applicant or his authorised vender found misusing the drinking water supply i.e by providing the drinking water at location other than mentioned in the application for the drinking water purchased from GMDA, the permission will be revoked without any notice and the pending amount deposited with GMDA will be forfeited. Further suitable action as decided by GMDA authority will be taken against him.
- iii) GMDA will be at the liberty to revise the rates of water tanker charges and applicant will be liable to pay the revised charges as and when decided by GMDA.
- iv) Applicant / Vender will inform GMDA about increase / decrease of requirement of water if any in advance.
- v) Applicant will also ensure to follow the guide lines of Honble NGT issued from time to time.
- vi) The water tanker will be filled at the respective location only after scanning of QR Code receipt.

**Abhinav Verma**  
 Executive Engineer,  
 Gurugram Metropolitan Development Authority

**Gurugram Metropolitan Development Authority**

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT428271694855934430

Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-

Withdrawal slip 2 of 3

Vehicle Registration No. - HR55AQ3170

Type - Recycle Water

Water Station - STP Dhanwapur

Valid From - Sat, 16 Sep 2023

Valid Till - Wed, 20 Sep 2023

File Id - BWT-1694855774822

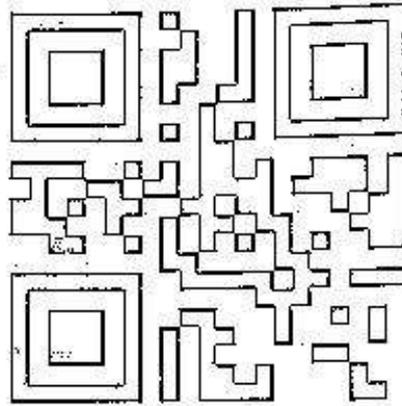
Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address - Sector-102, Gurugram

**Gurugram Metropolitan Development Authority**  
A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

**Transaction Id : GMDABWT324721694855934444**

**Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-**

**Withdrawal slip 3 of 3**

**Vehicle Registration No. - HR55AQ3170**

**Type - Recycle Water**

**Water Station - STP Dhanwapur**

**Valid From - Sat, 16 Sep 2023**

**Valid Till - Wed, 20 Sep 2023**

**File Id - BWT-1694855774822**

**Name - M/s Joyville Shapoorji Housing Pvt. Ltd.**

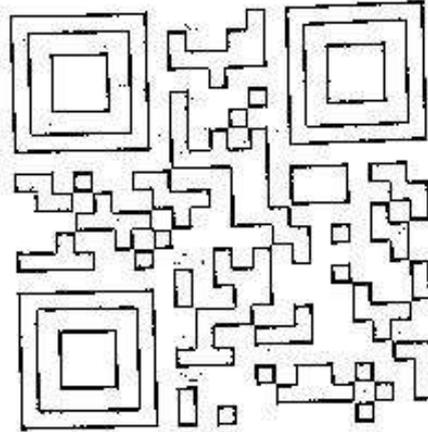
**Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)**

**Site/Project Address - Sector-102, Gurugram**

**Gurugram Metropolitan Development Authority**

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT196881695021464869

Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-

Withdrawal slip 1 of 3

Vehicle Registration No. - HR55AQ3170

Type - Recycle Water

Water Station - STP Dhanwapur

Valid From - Mon, 18 Sep 2023

Valid Till - Fri, 22 Sep 2023

File Id - BWT-1695021323587

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

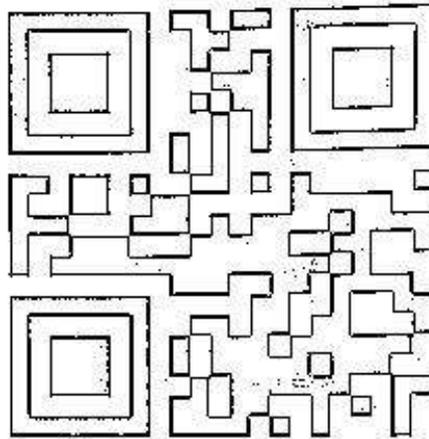
Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address - Sector-102, Gurugram

**Gurugram Metropolitan Development Authority**

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

**Transaction Id : GMDABWT880331695021464884**

Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-

Withdrawal slip 2 of 3

Vehicle Registration No. - HR55AQ3170

Type - Recycle Water

Water Station - STP Dhanwapur

Valid From - Mon, 18 Sep 2023

Valid Till - Fri, 22 Sep 2023

File Id - BWT-1695021323587

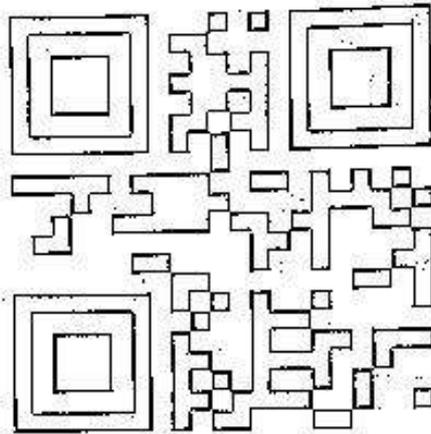
Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address - Sector-102, Gurugram

**Gurugram Metropolitan Development Authority**  
A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT862641695021464906

Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-

Withdrawal slip 3 of 3

Vehicle Registration No. - HR55AQ3170

Type - Recycle Water

Water Station - STP Dhanwapur

Valid From - Mon, 18 Sep 2023

Valid Till - Fri, 22 Sep 2023

File Id - BWT-1695021323587

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

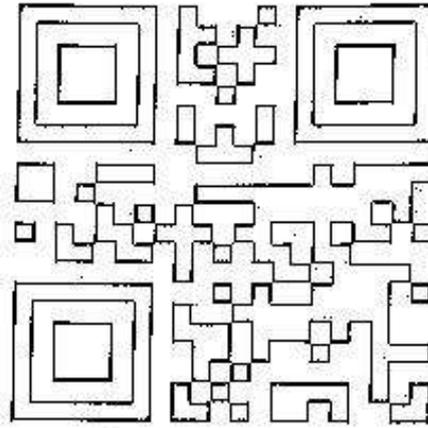
Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address - Sector-102, Gurugram

**Gurugram Metropolitan Development Authority**

A Statutory Authority Under GMDA Act 2017.

Show below QR Code to the operator. Do not share this with anyone else.



Or

**Transaction Id : GMDABWT211941695118434100**

**Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-**

**Withdrawal slip 1 of 3**

**Vehicle Registration No. - HR55AQ3170**

**Type - Recycle Water**

**Water Station - STP Dhanwapur**

**Valid From - Tue, 19 Sep 2023**

**Valid Till - Sat, 23 Sep 2023**

**File Id - BWT-1695118277664**

**Name - M/s Joyville Shapoorji Housing Pvt. Ltd.**

**Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)**

**Site/Project Address - Sector-102, Gurugram**

REGD.

FORM BR-VII  
(See Code 4, 10(2), (4) and (5))  
Form of Occupation Certificate

From

Director General,  
Town & Country Planning Department,  
Nagar Yojana Bhavan, Plot No. 3, Block-A,  
Sector-18-A, Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com; Website www.tcpharyana.gov.in

To

Joyville Shapoorji Housing Pvt. Ltd.,  
Godrej Coliseum, Office No. 1201, 12th Floor,  
B-Wing, Off. KJ Somaya Hospital Road,  
Everard Nagar, Sion, Mumbai-400022.

Memo No. ZP-1257/JD(NK)/2023/1446 Dated 16-01-2023

Whereas, Joyville Shapoorji Housing Pvt. Ltd. has applied for the issue of an occupation certificate on 19.09.2022 in respect of the buildings described below:-

## DESCRIPTION OF BUILDING

City: Gurugram:-

- License no. 14 of 2018 dated 07.02.2018.
- Group Housing Scheme measuring 17.90 acres
- Sector-102, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

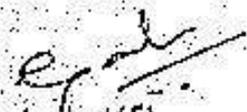
Tower/Block No.	No. of dwelling units sanctioned	No. of dwelling units achieved	No. of Floors	FAR Sanctioned Area in Sqm	FAR Achieved Area in Sqm
Tower-02	112	122	G+20	15274.473	15274.473
Tower-03	117	117	G+14	10143.191	10143.191
Tower-04	118	118	G+14	10455.68	10455.68
EWS (3rd to 5th Floor)	71	71	(3rd to 5th Floor)	2170.55	2173.712
Total FAR Achieved				38043.894	38047.056
Non-FAR Area in Sqm:					
Basement			Single Level	57114.215	21005.884
Nursery School-1			G-2	852.542	852.542
Nursery School-2			G-2	719.90	719.90
Guard Room & Meter Room			G.F.	60.118	60.118

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by G.A. Bhalare, M.Tech (Structure), Public Health Functional reports received from Chief Engineer, Infra-II, GMDA, Gurugram & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer, Electrical Inspectorate, Shivaji Nagar, Gurugram-I, Haryana and after charging the composition charges amount of Rs.

1.37,938/- for the variations vis-à-vis approved building plans with following conditions:

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulation/Zoning Plan and Terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, Drainage & water supply from HSVP/competent authority as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVP/competent authority as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and still shall be used as per provisions of approved zoning plan and building plans.
8. That the outer façade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SEIAA/HR/2019/246 dated 30/08/2019.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2022/217 dated 17/08/2022 of the Fire Station Officer, M.C., Gurgaon with regard to fire safety measures.
12. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
13. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
14. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
15. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DISBYN.

16. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
17. Any violation of the above said conditions shall render this occupation certificate null and void.

  
 (T.L. Satyaprakash, IAS)  
 Director General, Town and Country Planning,  
 Haryana, Chandigarh.

Endst. No. ZP-1257/JD(NK)/2023

Dated \_\_\_\_\_

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

1. The Director General, Fire Services, Haryana Panchkula with reference to Fire Station Officer, M.C., Gurugram office Memo. No. FS/2022/217 dated 17.08.2022 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 Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation as HSVP has released the necessary funds.
2. Chief Engineer, Infra-II, GMDA, Gurugram with reference to his office Memo no. 214001 dated 20.12.2022.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 7631 dated 25.11.2022.
4. Superintending Engineer (Pig.), HVPNL, Panchkula with reference to his office Memo. No. 307 dated 25.11.2022.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 33899 dated 21.11.2022.
6. Fire Station Officer, M.C., Gurugram with reference to his office Memo No. FS/2022/217 dated 17.08.2022.
7. Nodal Officer, website updation.

(S. K. Sehrawat)  
 District Town Planner (HQ),  
 For: Director General, Town and Country Planning,  
 Haryana, Chandigarh.



# WATER & SEWERAGE BILL

Joyville Shapoorji Housing Pvt. Ltd. (Sector-102)  
 Address: M/s. Joyville Shapoorji Housing Pvt. Ltd., Sector-102,  
 Kirti Mohtra, Gurugram, State - Haryana  
 9637218411  
 rohan.unakhetjee@shjshpooerji.com

Consumer Number:	23030912
Invoice No.	148202335222
Connection Type.	Office
Meter No.	Elco F M Sr. No. - 250333878 Mech M Sr.No. WM10023051997
From Date	01/07/2023
To Date	31/07/2023
Invoice Date	18/08/2023
Modify Date	
Due Date	04/09/2023
STP Certificate	NA

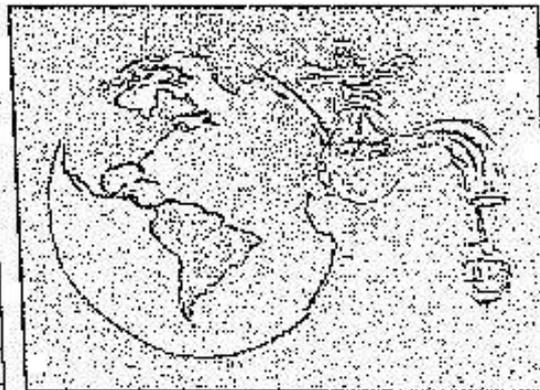
### Your Invoice for Consumer Number 23030912

Current Month Charges INR 67309	Previous Outstanding Bill Amount INR 0	Adjusted Amount if any INR 0	Total amount to pay Before Due Date INR 67309
Current Month charges After Due Date INR 74040	Previous Outstanding Bill Amount INR 0	Adjusted Amount if Any INR 0	Total Amount To Pay After Due Date INR 74040

**PLEASE NOTE:**

1. Please make payments before due date to avoid the late fee charges.

Current Charges in detail		
Summary of current charges		
Column	Particulars	Total (INR)
1	Old Connection Number	
2	Connection Size (in mm)	150
3	Meter Reading Old	0
4	Meter Reading New	5342
5	Water Consumed	5342
6	Sewerage Charges(%)	20
7	Rate In Rs	0
8	Water per Unit	10.5
9	Charges in Rs Water	56091
10	Charges in Rs Sewerage	11218
11	JISVP Arrear before 1- Oct-2018	
12	Adjust Amount Amount	0
13	Months	August 2023



Your History				
Month	Consumption	Charge	Payment	Due Date

**Instructions**

- Consumer will make payment thru GMDA website only, Cheque / DD/ Cash will not be accepted in GMDA office
- The payment of this bill should be made within due date, even in case of any dispute. The excess payment, if any, will be adjusted in next bill.
- In case of defective meter, average of last 3 months will be charged and meter should be replaced within next 20 days. The water connection will be DISCONNECTED if defective meter not replaced in 20 days
- For tariff related information or details of bill (present / current), kindly visit GMDA website.
- If the water bill payment is not made by the Due Date as mentioned in water bill, this may be treated as Legal Notice
- No separate notice will be issued for Non payment of bill and water connection will be disconnected without any notice.
- (\*) Column not included in bill amount

Joyville Shapoorji Housing Pvt. Ltd. (Sector-102)  
 Address: M/s. Joyville Shapoorji Housing Pvt. Ltd., Sector-102,  
 Kirti Nagar, Connaught Place, State - Haryana  
 9637218411  
 rohan.mukherjee@shapoorji.com

Consumer Number	23030912
Invoice No.	1920233599
Connection Type	Other
Meter No.	Ele P M St. No. - 250353878 Mesh 34 St. No. W3A10023051997
From Date	01/07/2023
To Date	31/08/2023
Invoice Date	12/09/2023
Modify Date	
Due Date	29/09/2023
STP Certificate	NA

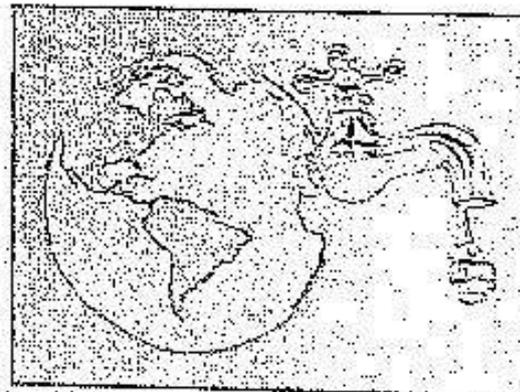
### Your Invoice for Consumer Number 23030912

Current Month Charges INR 53404	Previous Outstanding Bill Amount INR 74040	Adjusted Amount if any INR 0	Total amount to pay Before Due Date INR 126444
Current Month charges After Due Date INR 53644	Previous Outstanding Bill Amount INR 74040	Adjusted Amount if Any INR 0	Total Amount To Pay After Due Date INR 131684

**PLEASE NOTE:**

- Please make payments before due date to avoid the late fee charges.

Current Charges in detail		
Summary of current charges		
Column	Description	Total (INR)
1	Old Connection Number	
2	Connection Size (in mm)	150
3	Meter Reading Old	5342
4	Meter Reading New	9501
5	Water Consumed	4159
6	Sewerage Charges(%)	20
7	Rent in Rs	0
8	Water per Unit	10.5
9	Charges in Rs Water	43670
10	Charges in Rs Sewerage	8734
11	TREVP Arrears before 1- Oct-2018	
12	Adjust. Amount Amount	0
13	Month	September 2023



Your History				
Month	Consumption	Charge	Payment	Due Date
August 2023	5342 Unit	67309	67309	0-10/09/2023

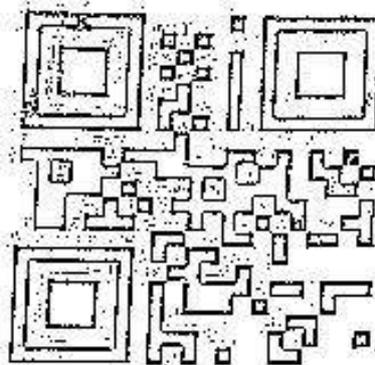
**Instructions**

- Consumer will make payment thro GMDA website only. Cheque / DD/ Cash will not be accepted in GMDA office
- The payment of this bill should be made within due date, even in case of any dispute. The excess payment, if any, will be adjusted in next bill.
- In case of defective meter, average of last 3 months will be charged and meter should be replaced within next 30 days. The water connection will be DISCONNECTED if defective meter not replaced in 30 days
- For tariff related information or details of bill (present / current), kindly visit GMDA website
- If the water bill payment is not made by the Due Date as mentioned in water bill, this may be treated as Legal Notice
- No separate notice will be issued for Non payment of bill and water connection will be disconnected without any notice.
- (\*) Colours not included in bill amount



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Show below QR Code to the operator. Do not share this with anyone else.



OF

Transaction Id :- GMDABWT26021680584320255

Tanker size: Up to 10000 Ltrs. Charges: Rs. 800/-

Withdrawal slip: 6 of 7

Vehicle Registration No. :- HR55R5640

Type :- Potable/Drinking Water

Water Station :- Water Works, Basud

Valid From :- Tue, 4 Apr 2023

Valid Till :- Sat, 8 Apr 2023

File Id :- BWT-1680584067517

Name :- M/s Joyville Shapoorji Housing Pvt. Ltd.

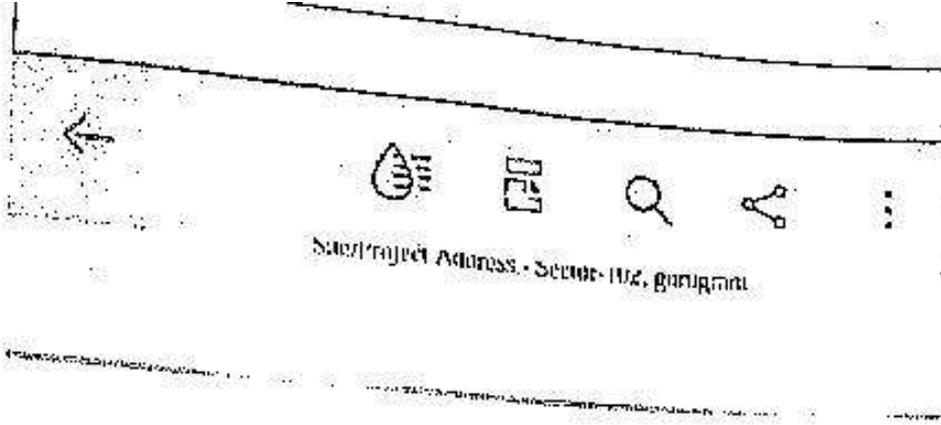
Site/Project Name :- Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address :- Sector-102, Gurugram



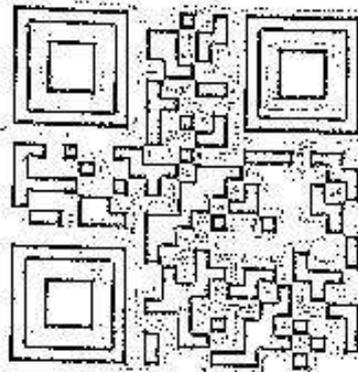
6





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3

Or

Transaction Id : GMDA/BWT-149321680584320226

Tanker size: Upto 10000 Ltrs. Charges: Rs. 800/-

Withdrawal slip 4 of 7

Vehicle Registration No. - HR55R5040

Type - Potable/Drinking Water

Water Station - Water Works Basa

Valid From - Thu, 4 Apr 2023

Valid Till - Sat, 8 Apr 2023

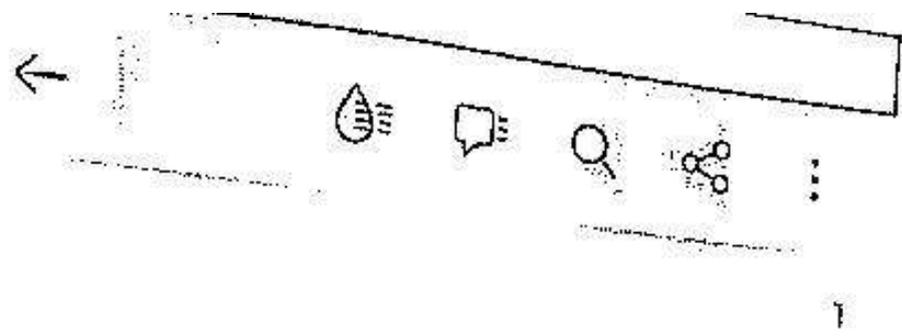
File Id - BWT-1680584067517

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

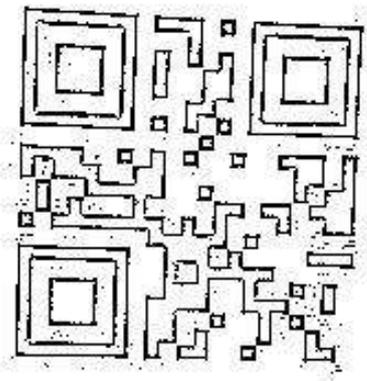
Site/Project Address - Sector-102, Gurugram





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Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT93G391680686294770

Trailer size: Up to 10000 Ltrs. Charges: Rs. 600/-

Withdrawal slip 1 of 5

Vehicle Registration No. - HR55R5640

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Wed, 5 Apr 2023

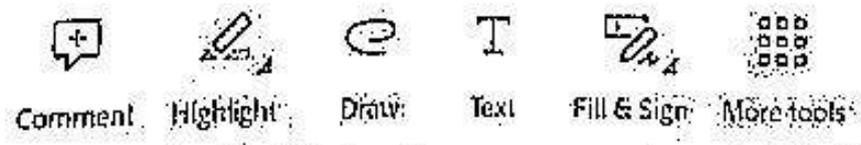
Valid Till - Sun, 9 Apr 2023

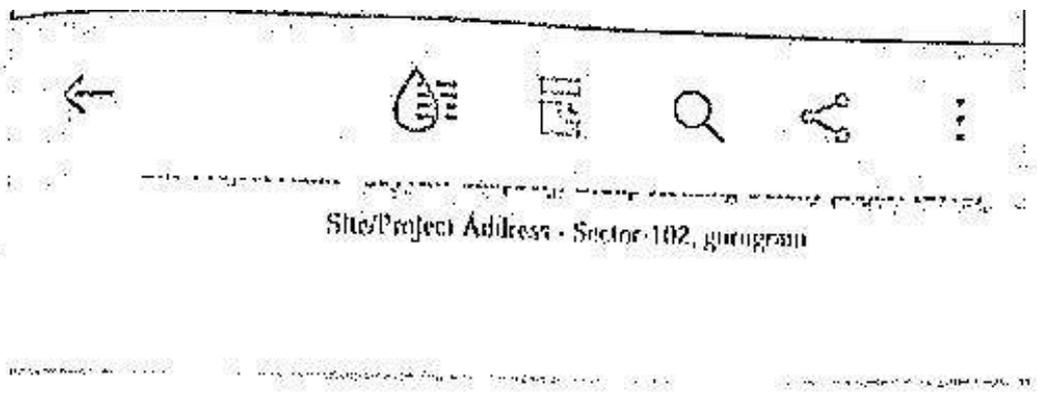
File Id - DWT-1080685943481

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony project (SHC)

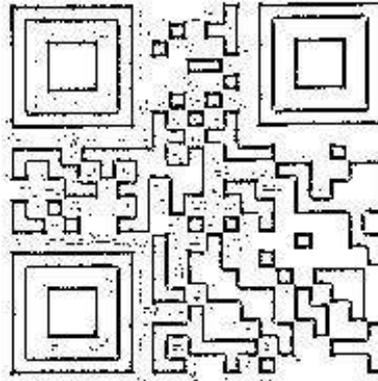
Site/Project Address - Sector-102, gurugram





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Of

Transaction Id : GMDABWT5-1771680584320269

Tanker size: Upto 10000 Ltrs. Charges: Rs. 800/-

Withdrawal slip 7 of 7

Vehicle Registration No. - HR55R5640

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Tue, 4 Apr 2023

Valid Till - Sat, 8 Apr 2023

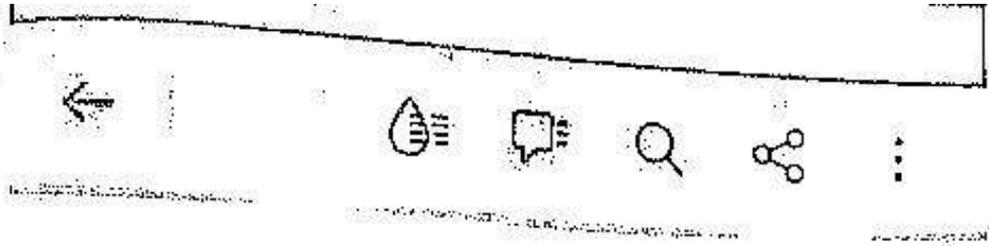
File Id - BWT-1680584067517

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony (4C)

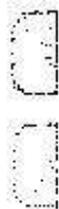
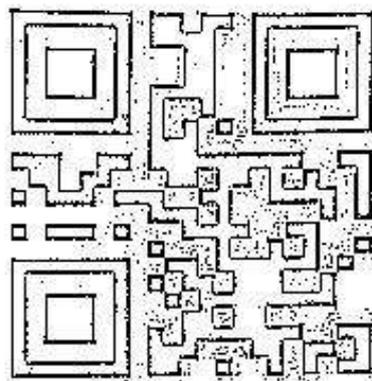
Site/Project Address - Sector-102, gurugram





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or

Transaction Id : GMDABWCF766451680686294846

Tanker size: Upto 10000 Ltrs. Charges: Rs: 800/-

Withdrawal slip 5 of 5

Vehicle Registration No. - HR55R5G10

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Wed, 6 Apr 2023

Valid Till - Sun, 9 Apr 2023

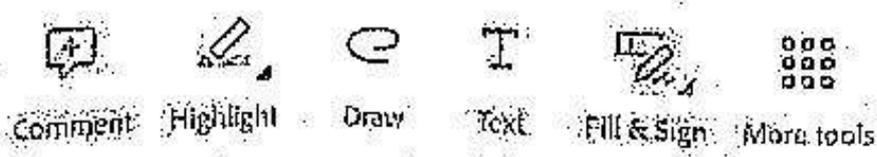
File Id - BWT-1680685943641

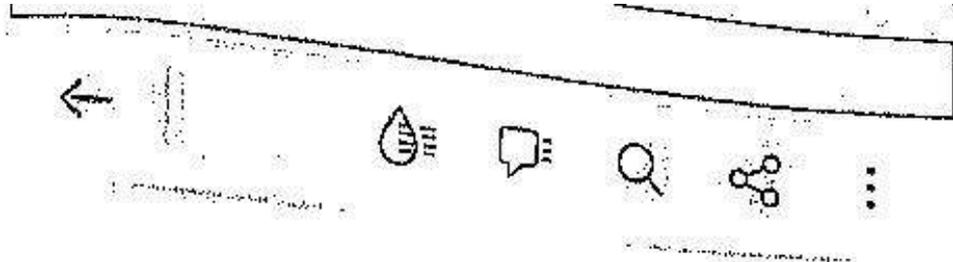
Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHR)

Site/Project Address - Sector-102, Gurugram

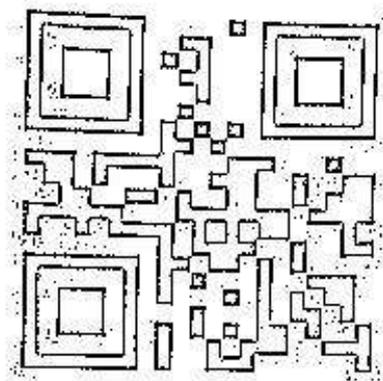
4





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2

Or

Transaction Id: **GMDABWT571971680086291791**

Tanker size: Up to 10000 Ltrs. Charges: Rs. 800/-

Withdrawal slip 2 of 5

Vehicle Registration No. - HR55R5610

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Wed, 5 Apr 2023

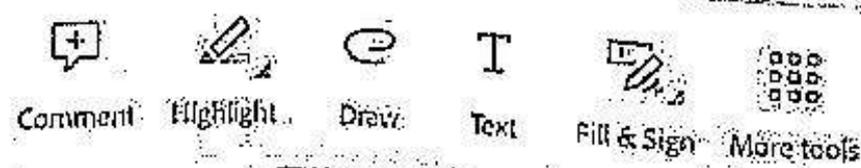
Valid Till - Sun, 9 Apr 2023

Filo Id - BWT-16800850 13481

Name - M/s Joyville Shapourji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapourji Group Housing Colony project (GHG)

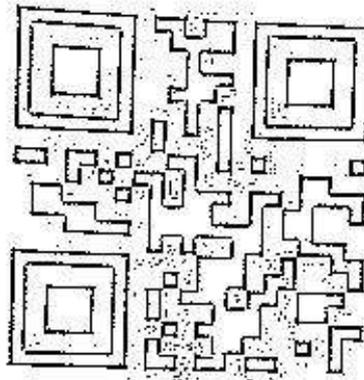
Site/Project Address - Sector-102, Gurgaon





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Or

Transaction Id : GMDABWT379791680686294810

Tanker size: Up to 10000 Ltrs. Charges: Rs. 800/-

Withdrawal slip 3 of 5

Vehicle Registration No. - HR55R5640

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Wed, 5 Apr 2023

Valid Till - Sun, 9 Apr 2023

File Id - BWT-1680085943481

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address - Sector-102, Gurugram



Comment

Highlight

Draw

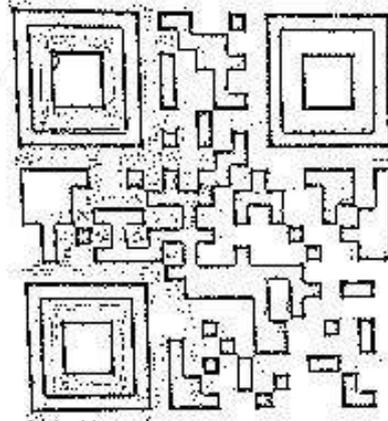
Text

Fill & Sign

More tools

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3

Or

Transaction Id: GMDABWT32551680686294828

Tanker size: Upto 10000 Ltrs. Charges: Rs. 800/-

Withdrawal slip 4 of 5

Vehicle Registration No. - HR55TR5640

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Wed, 5 Apr 2023

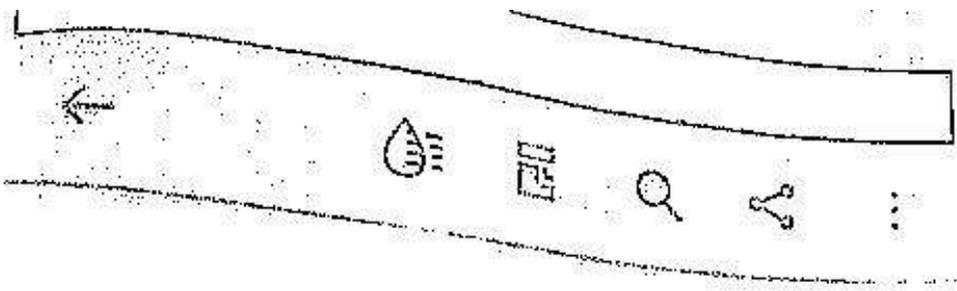
Valid Till - Sun, 9 Apr 2023

File Id - BWT-1680685943481

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

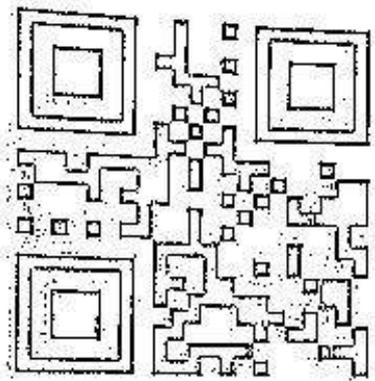
Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address - Sector-102, gurugram



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Or

Transaction Id: GMDABWT87001680584320197

Tanker size Upto 10000 Ltrs. Charges: Rs. 800/-

Withdrawal slip 2 of 7

Vehicle Registration No. - HR55R35610

Type - Potable/Delinking Water

Water Station - Water Works Basal

Valid From - Tue, 4 Apr 2023

Valid Till - Sat, 8 Apr 2023

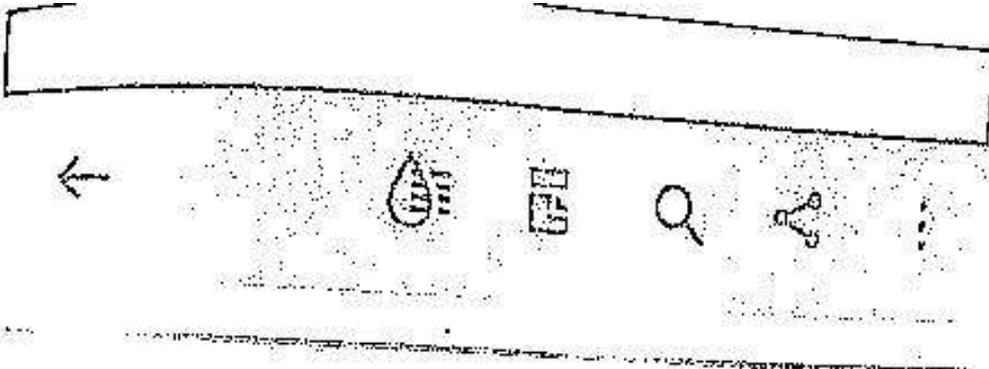
File Id - BWT-1680504067517

Name - M/s Joyville Shapooji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapooji Group Housing Colony project (GHC)

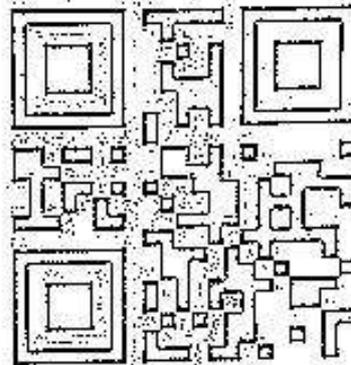
Site/Project Address - Sector-102, gurugram





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2

Or

Transaction Id: GMDABWF34521680584320212

Tanker size: Upto 10000 Ltrs. Charges: Rs. 800/-

Withdrawal Slip 3 of 7

Vehicle Registration No. - HR55R5040

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Tue, 4 Apr 2023

Valid Till - Sat, 8 Apr 2023

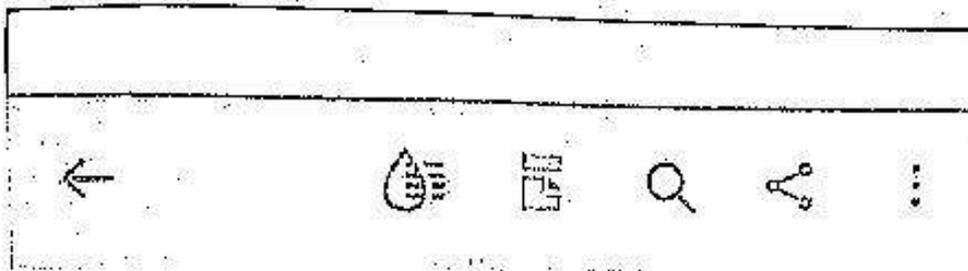
File Id - DWT-1080584067517

Name - Ms. Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Gurgaon project (GHC)

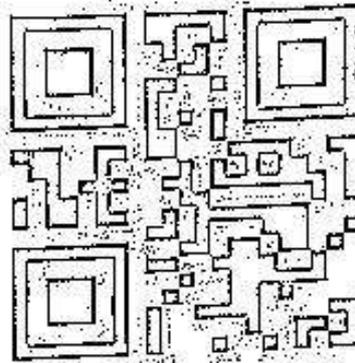
Site/Project Address - Sector-102, Gurugram





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Or

Transaction Id : GMDABWT388751680584320183

Tanker size: Upto 10000 Ltrs. Charges: Rs. 600/-

Withdrawal slip: of 7

Vehicle Registration No. : HR55R5640

Type - Potable/Drinking Water

Water Station - Water Works Basal

Valid From - Tue, 4 Apr 2023

Valid Till - Sat, 8 Apr 2023

File Id - BWT-168058-1067517

Name - M/s Joyville Shapoorji Housing Pvt. Ltd.

Site/Project Name - Joyville Shapoorji Group Housing Colony project (GHC)

Site/Project Address - Sector-102, Gurugram



STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA  
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

No. SEIAA/HR/2018/1117

Dated: 20/8/18

To

M/s Ocimum Estates Pvt. Ltd,  
1205, Tower B, Signature Tower, South City-I,  
NH-8, Gurgaon, Haryana

Subject: Environment Clearance for construction of Commercial Colony at revenue estate of Village-Daultabad, Sector-103, Tehsil and District-Gurgaon, Haryana.

Dear Sir,

This letter is in reference to your application no. nil dated 08.11.2017 addressed to M.S. SEIAA, Haryana received on 30.11.2017 and subsequent letter dated 12.07.2018 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF & CC, GOI vide their Notification 21.08.2015, in its meeting held on 10.01.2018, 15.02.2018 and 07.08.2018 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the proposed the construction of Commercial Colony located at revenue estate of village- Daultabad, Sector-103, Tehsil and District - Gurgaon Haryana on a total plot area of 9,333.61 sqm (2.30639 Acres). The total built up area shall be 28,902.08 sqm. The proposed project shall comprise of 2 towers (Tower A & B- Basement + GF + maximum 6 Floors). The proposed project shall have retails, offices and restaurants. The maximum height of the building shall be 30 meter. The total water requirement shall be 87 KLD. The fresh water requirement shall be 20 KLD. The waste water generation shall be 56 KLD which will be treated in the STP of 100 KLD capacity. The total power requirement shall be 2350 KVA which will be supplied by HVPN. The Project Proponent has proposed to develop landscape area is 19.9% of total plot area, 5.94% at terrace level and 16.9% as vertical garden. The Project Proponent proposed to construct 100 KLD rain water harvesting storage tank. The solid waste generation will be 588.63 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 347 ECS.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its meeting held on 16.08.2018 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 'B' of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

PART A-

SPECIFIC CONDITIONS:-

Construction Phase:-

- [1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of solid wastes/ waste water generated during the construction phase should be ensured. Efforts shall be made to provide mobile STP for treatment of waste water during the construction phase.
- [4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.

- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the Commercial/Industrial standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated Commercial/Industrial standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] In view of the severe constraints in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water - potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [15] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [16] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightning etc.
- [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.

- [18] The Project Proponent as stated in proposal shall construct 100 KLD rain water harvesting storage tank for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silt chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWFL pit.
- [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [20] The Project Proponent shall obtain assurance from the HVPN for total supply of 2350 KVA of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [21] Detail calculation of power load and ultimate power load of the project shall be submitted to HVPN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
- [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
- [27] The project proponent shall ensure that ECBC norms for composite climate zone are met. In particular building envelope, HVAC service, water heating, pumping, lighting and electrical infrastructure must meet ECBC norms.
- [28] The Project Proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.

- [29] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [30] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- [31] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [32] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [33] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [34] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [35] The project proponent shall provide one refuge area till 24 meter and one till 39 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.
- [36] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [37] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [38] The project proponent shall maintain the distance between STP and water supply line.
- [39] The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [40] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.
- [41] Vertical fenestration shall not exceed 60% of total wall area.
- [42] The project proponent was further told that any change in quantum of facilities or the pollution load as shown in Form-1A; will require revision or expansion in the to be granted environmental clearance, otherwise it will be considered as the violation of said environment clearance.

Operational Phase:

- (a) "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- (b) The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide STP preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.
- (c) Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc.
- (d) For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- (e) Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the basement as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.
- (f) Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Commercial Colony.
- (g) The project proponent as stated in the proposal shall maintain at least 19.9% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be

- preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [l] Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [m] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide halon free fire suppression system.
- [n] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p] The traffic plan and the parking plan proposed by the Project Proponent should be meticulously adhered to with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points.

- from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- (q) The Project shall be operationalized only when HUDRA/local authority will provide domestic water supply system in the area.
- (r) Operation and maintenance of STP, solid waste management and electrical infrastructure, pollution control measures shall be ensured even after the completion of project.
- (s) Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent shall maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler as per existing E-waste Management Rules 2011.
- (t) Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- (u) The project proponent shall make provision for guard pond and other provisions for safety against failure in the operation of wastewater treatment facilities. The project proponent shall also identify acceptable outfall for treated effluent.
- (v) The project proponent shall ensure that the stack height of DG sets is as per the CPCB guide lines and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- (w) All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- (x) The project proponent shall minimize heat island effect through shading and reflective or pervious surface instead of hard surface.
- (y) The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.

- [z] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolytic grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- [aa] Water supply shall be metered among different users and different utilities.
- [ab] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- [ac] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ad] The project proponent shall provide additional green area on terrace and roof top.
- [ae] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour (ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- [af] The project proponent shall install solar panel for energy conservation.

#### PART-B. GENERAL CONDITIONS:

- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- [ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, HSPCB and SEIAA Haryana.
- [iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.

- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- [vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- [ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x] Corporate Environment and Social Responsibility (CSEER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSEER of its own choice and shall submit the same before the start of construction.
- [xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MoEF, GoI under rules prescribed for Environment Audit.
- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance

letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.

- [xv] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>x</sub> NO<sub>x</sub>, Ozone, Lead, CO, Benzene, Arsenic, Benzopyrene, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- [xvi] The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xvii] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xviii] The project proponent shall seek fresh environmental clearance in case any modification /revision is required at a later stage due to exchange of revenue raster existing in the project area or change in any plan due to combined zoning plan.
- [xix] The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.

- [xx] If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.
- [xxi] The project proponent should intimate to the Authority well before shifting their address of communication.



Chairman,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula. *PLM*

Endst. No. SEIAA/HR/2018/

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Pkl.

Chairman,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.



**HARYANA STATE POLLUTION CONTROL BOARD**  
 Gurgaon North Vikas Sada, 1st Floor, Near DC Court,  
 Gurgaon Ph. 0124-2332775



Website: [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail - [hspcb.phl@sifymail.com](mailto:hspcb.phl@sifymail.com)  
 Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 313116318GUNOCTE5697275

Dated: 15/10/2018

To.

M/s : M/s Ocimum Estates Pvt.Ltd  
 Revenue estate of village:- Daullabad; Sector-103, Tehsil and District - Gurgaon  
 Haryana  
 GURGAON  
 122006

**Sub. : Grant of consent to Establish to M/s M/s Ocimum Estates Pvt.Ltd**

Please refer to your application no. 5697275 received on dated 2018-09-28 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s M/s Ocimum Estates Pvt.Ltd is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	15/10/2018 - 19/08/2025
Industry Type	Building and construction project having quantity of waste water generation 10 KLD to 100 KLD
Category	ORANGE
Investment(In Lakh)	6597.93994
Total Land Area (Sq. meter)	9333.61
Total Builtup Area (Sq. meter)	28902.08
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	56.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	30 mg/l
2. COD	250 mg/l
3. TSS	100 mg/l
Permissible Trade Effluent Parameters	
1. NA	mg/l

Number of stacks	1
Height of stack	
1. Stack to DG sets	6 meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	17.664 KL/day

Regional Officer, Gurgaon North  
Haryana State Pollution Control Board.

#### Terms and conditions

1. The industry has declared that the quantity of effluent shall be 56 KL/Day i.e. 0 KL/Day for Trade Effluent, 0 KL/Day for Cooling, 56 KL/Day for Domestic and the same should not exceed.
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable.
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981, as amended to-date even before starting trial production.
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience.
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.

11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in a residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in a residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution Control Board and Haryana State Pollution Control Board.
14. That if the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owning and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution, the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

#### Specific Conditions

#### Other Conditions :

1. The unit will obtain consent to operate before the occupation of the project.
2. The unit will install STP along with the main project.
3. The unit will install the project only on the land for which Town and Country Planning Department has given license.
4. The NOC is valid only for such land within this project which is under ownership of project proponent and for which report regarding Aravali area has been issued by DC, Gurgaon.
5. The unit will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules.
6. Unit will apply for CTO/ CTE Extension at least 90 days before expiry date of this CTE
7. Unit will not do any construction work in their project without obtaining valid renewed license from DTCP and CTE extension will become null and void if unit fails to renew DTCP license.
8. Unit will comply with the guide lines issued by CPCB on Environment Management of construction and Demolition Waste issued after the Construction and Demolition Waste Management Rules, 2016 notified by MOEF.

Regional Officer, Gurgaon North  
Haryana State Pollution Control Board.

HARYANA STATE

OFFICE OF THE ADMINISTRATOR, HUDA, GURUGRAM

To

M/s. Ocimum Estates Private Limited.  
Corp. Office:- 1205, Tower B, Signature Towers,  
South City-1, NH-8, Gurgaon.

Memo No. A-1/Admn./2017/NOC/ 5543 Dated 18/4/17

Sub:

CONSENT FOR APPROVAL OF BUILDING PLANS BASED ON THE UNDERTAKING ON AFFIDAVIT TO USE THE HUDA SEWAGE TREATED WATER FOR CONSTRUCTION / SETTING UP OF COMMERCIAL COLONY LOCATED AT REVENUE ESTATE OF VILLAGE- DAULTABAD, SECTOR-103, TEHSIL AND DISTRICT - GURGAON, HARYANA.

Ref:-

Your application dated 06.03.2017 the subject cited above.

Keeping in view the undertaking given by you that you will not use underground water for construction purpose and treat HUDA/HSIDC STP water by package units or any other alternative ways and means to make it suitable for construction purpose, you are hereby issued Consent for approval of building plan only and you will have to install package unit before the start of construction work at site.

The No Objection Certificate to use the sewage treated water will be issued after the installation of package unit at sites based on estimated water demand for construction purpose. The colonizer/firms will produce the HUDA/HSIDC certified details of the actual consumed sewerage treated water during the construction of project, while applying for occupation certificate of the project.

This consent is issued only for approval of Building Plan purpose.

  
SUPERINTENDENT

For Administrator  
HUDA, GURUGRAM.

Endst. No. A-1/Admn./2017/NOC/

Dated.

A copy of the above is forwarded to the following for information and further necessary action:

1. The Director General Town & Country Planning, Sector-18, Chandigarh
2. The Chief Administrator, HUDA, Panchkula.
3. The Deputy Commissioner, Gurugram
4. The Chief Engineer, HUDA, Panchkula.
5. The Senior Town Planner, Gurugram.
6. The Superintending Engineer, HUDA, Circle-I & II, Gurugram.
7. The Executive Engineer, HUDA, Division No. II, Gurugram.

SUPERINTENDENT  
For Administrator  
HUDA, GURUGRAM



हरियाणा सरकार  
हरियाणा जल ससाधन प्राधिकरण  
Government of Haryana  
Haryana Water Resources Authority

**PERMISSION CERTIFICATE FOR GROUND WATER EXTRACTION**

Project Name: Neo Greens By Oolrum Estates Pvt Ltd  
 Project Address: Sector 103, Village Daurabad, Tehsil, District Gurugram, Haryana  
 Village/MC: Daurabad Tehsil Gurugram  
 District: GURUGRAM State Haryana  
 Pin Code: -  
 Communication Address: 1205 12th floor Tower D Signature Towers south city  
 Address Regional Office: Rear Building, 3rd Floor, HSWP, Sector-6, Panchsala

- 1. NOC No: HWRA/NOC/NF/R/2023/10
- 2. Application No: HWRA/NF/R/2023/16
- 3. Category: Infrastructure
- 4. Project Status: Renew
- 5. NOC Type: Renew

**B. Ground Water Extraction Permitted:**

Ground Water For	m <sup>3</sup> /day	m <sup>3</sup> /year	Valid From	Valid Upto
Saline Water	0.00	0.00	10/02/2023	-
Construction Purpose	0.00	0.00	10/02/2023	10/02/2023
Domestic	120.00	23336.50	10/02/2023	24/08/2023
<b>Total</b>	<b>120.00</b>	<b>23336.50</b>		

7. Details of Ground Water Extraction: Total Existing No. 0 Total Proposed No. 0

	DW	DCB	BW	TW	DW	DCB	BW	TW
Abstraction Structure <sup>a</sup>	-	-	-	-	-	-	-	-

- a. <sup>a</sup>Open-Dug Well, DCB - Dug well with DCB, TW - Tube Well, DW - Tube Well with DW - Digital Water Level Recorder
- b. Quantity of ground water recharge (m<sup>3</sup>/year) 0.00
- c. Number of Piezometers (Observation wells) to be constructed/monitored & monitoring mechanism. No. of Piezometers Monitoring Mechanism  

	Man	DCB	Tube Well
	0	2	2

\* Terms & conditions are at the back of this page



Note: This is computer generated certificate, it can be verified by scanning QR code

ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)

Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority (SEIAA), Haryana)

To,

The Authorized Signatory  
RAMPRASTHA PROMOTERS & DEVELOPERS PVT LTD  
Plot No. 114, Sector-44, Gurugram, Haryana -122002

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/HR/MIS/68492/2021 dated 10 Dec 2021. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC22B039HR176822   |
| 2. File No.                                   | SEIAA/HR/2021/491  |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B1   |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.   |
| 6. Name of Project                            | Expansion cum modification of Group<br>Housing Colony "Primera & Ark" at Village<br>Garauli Kalan, Sector- 37-D, Gurugram,<br>Haryana M/s Ramprastha Promoters &<br>Developers Pvt Ltd |
| 7. Name of Company/Organization               | RAMPRASTHA PROMOTERS &<br>DEVELOPERS PVT LTD   |
| 8. Location of Project                        | Haryana  |
| 9. TOR Date                                   | 16 Aug 2021  |

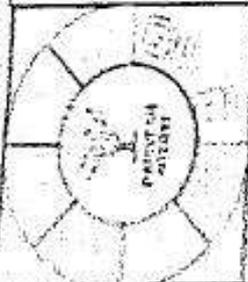
The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 25/09/2022

(e-signed)  
Pardeep Kumar, IAS  
Member Secretary  
SEIAA - (Haryana)

Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.

This is a computer generated cover page.



State Environment Impact Assessment Authority, Haryana,  
Bays No.55-58, Prayatan Bhawan, Sector-2 Panchkula.

Tel: 0172-2565232, 4043956

E-mail Id: [seiaa-21.env@hry.gov.in](mailto:seiaa-21.env@hry.gov.in)

**Subject:** EC for Expansion cum Modification of Group Housing Colony at Village Garauli Kalan, Sector 37-D, Gurugram, Haryana of land measuring 13.156 acres by M/s Ramprastha Promoters & Developers Pvt Ltd.

This has reference to your Proposal No. SIA/HR/MIS/68492/2021 on 02.11.2021 and subsequent letter dated 12.03.2022, 21.06.2022 for seeking prior Environmental Clearance (EC) for the above project under the EIA Notification, 2006 along with submission of required Scrutiny Fee amounting of Rs. 2,00,000/- vide DD. No.069544 dated 09.12.2021 in compliance of Haryana Government, Environment & Climate Change Notification No. DE&CCH/3060 dated 14<sup>th</sup> October, 2021. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP Report and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, Govt vide their Notification dated 21.02.2022, in its meeting held on 09.03.2022 and 25.07.2022 awarded "Gold" rating / grading to the Project.

2. It is inter-alia, noted that the project involves in Expansion cum Modification of Group Housing Colony at Village Garauli Kalan, Sector 37-D, Gurugram, Haryana.

3. The details of project are as under:

Table 1: Construction status

Sr. No	Description	Tower A, B,C,D and EWS	Tower E	Community Building (1&2) Convenient Shopping	Blocks (1-20) and Nursery School (1-2)
1	Excavation Work	100%	100%	100%	NIL
2	Foundation	100%	100%	100%	NIL
3	Roofs/Slabs	100%	NIL	100%	NIL
4	Drainage System	95%	NIL	NIL	NIL
5	Sewerage Treatment Plant	85%		NIL	NIL
6	Roads	60%	NIL	30%	NIL

Table 2: Basic Details

Sr. No.	Particulars	Existing	Expansion	Total Area
1)	Online Project Proposal Number	SIA/HR/MIS/68492/2021, Dated 20.09.2021		
2)	Latitude	28°27'5.82"N		
3)	Longitude	76°58'23.29"E		
4)	Plot Area	53,240.36m <sup>2</sup> (13.156 acres)		
5)	Proposed Ground Coverage	11,529.00 m <sup>2</sup> (21.56%)		
6)	Proposed FAR	92,220.48m <sup>2</sup>		92,220.48m <sup>2</sup>

7)	Non FAR Area	-38,019.25m <sup>2</sup>	24,209.52m <sup>2</sup>	62,228.77m <sup>2</sup>
8)	Total Built Up area	1,30,230.73m <sup>2</sup>	24,209.52m <sup>2</sup>	1,54,440.25m <sup>2</sup>
9)	Total Green Area with Percentage	18,729.958m <sup>2</sup> (35.18% plot)	Nil	18,729.958m <sup>2</sup> (35.18% plot)
10)	Rain Water Harvesting Pits	14 Nos.	Nil	14 Nos.
11)	STP Capacity	2 STP of 370 & 490 KLD	--	2 STP of 490 KLD & 370 KLD
12)	Total Parking	1,441 ECS	Nil	1,441 ECS
13)	Organic Waste Converter			2,100 Kg/day (1x1250 Kg/day+ 1x500 + 1 x 100 Kg/day+ 1 x 250 Kg/day))
14)	Maximum Height of the Building (incl terrace)	92.20 m	-10.25 m	81.25 m
15)	Power Requirement	7851 KVA	-2151 KVA	5700 KVA
16)	Power Backup			7 Nos of DG sets having Capacity of 4820 KVA (6*750 KVA+1*320 KVA)
17)	Total Water Requirement	718KLD	--	748 KLD
18)	Domestic Water Requirement	455 KLD	--	455 KLD
19)	Fresh Water Requirement	455-KLD	--	455 KLD
20)	Treated Water	--	--	339 KLD
21)	Waste Water Generated	617 KLD	--	617 KLD
22)	Solid Waste Generated	2261kg/day	+620 kg/day	2881 kg/day
23)	Biodegradable Waste	--	--	1,729 kg/day
24)	Number of Towers	25 nos	-20nos	5nos
25)	Number of Blocks	--	--	20 nos
26)	No. of Floors for Towers	--	--	G+25
27)	No. of Floors for Blocks	--	--	G+4
28)	Dwelling Units	672	--	672
29)	EWS Unit	119	--	119
30)	Servant Room	160	--	160
31)	Basement	--	--	5 nos
32)	Community Center	--	--	1,800 sqm
33)	Nursery School (1-2)	--	--	1,618.80sqm
34)	Convenient Shopping	--	--	266.05sqm
35)	Stories	--	--	G+25 Floors
36)	R+U Value of Material used (Glass)	--	--	U Value: 5.5 w/sqm K SHGC: 0.9
37)	Total Cost of the project:	i) Land Cost ii) Construction Cost	--	225 Cr.

38)	EMP Cost/Budget				Total Project Cost 223 Cr EMP (5% of Project Cost) :1115 Lakhs
39)	Incremental Load in respect of:				0.00641 $\mu\text{g}/\text{m}^3$
	i) PM 2.5				
40)	PM 10				0.01435 $\mu\text{g}/\text{m}^3$
41)	SO <sub>2</sub>				0.42069 $\mu\text{g}/\text{m}^3$
42)	NO <sub>2</sub>				0.01531 $\mu\text{g}/\text{m}^3$
43)	CO				0.0000743 mg/m <sup>3</sup>
44)	Construction Phase:	Power Back-up	--	--	Temporary Connection
45)		Water Requirement & Source	--	--	GMDA+ Treated water
46)		STP (Modular)	--	--	5 KLD
47)		Anti-Smoke Gun	--	--	

Table 3: EMP BUDGET

Existing Phase	
Description	Expense done (in Rs) (2014 to till now)
Waste Water Management (STP)	1,75,00,000
Rain Water Harvesting System	20,00,000
Storm Water Drainage System	1,90,00,000
Landscaping/ maintenance of Green Area	15,00,000
Monitoring for Air, Water, Stack, emission & Noise	4,00,000
Barriending	12,00,000
PPE for workers & Health Care	1,50,000
Medical cum First Aid facility (Providing medical room & Doctor)	5,00,000
DG set Stack	38,00,000
Solar panel (40KW)	18,29,000
<b>Total</b>	<b>4,78,79,000</b>

Expansion Phase or proposed/balance construction to be done

Description	During Construction Phase		Description	During Operation Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs for 5 Year)		Capital Cost (Lakhs)	Recurring Cost (Lakhs for 10 Year)
Sanitation and Waste Water Management (Modular STP)	5.00	4.00	Waste Water Management (Sewage Treatment Plant)	80.00	200.00
Green Bell Development	25.00	5.00	Green Bell Development	10.00	50.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system	8.00	4.00	Rainwater harvesting system	00.00	25.00
PPE for workers & Health Care	5.00	5.00	Solid Waste Management (Dust bins & OWC)	40.00	60.00
Medical cum First Aid facility (Providing medical room &	10.00	20.00	DG set Stack	30.00	15.21

Doctor)					
			Up gradation of toilets, providing furniture, water tanks & dustbins in the nearby existing school of Basai village	20.00	0.00
Total	53 Lakhs	43 Lakhs		180 Lakhs	300.21 Lakhs

4. The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended this project for grant of environmental clearance. Accordingly, the State Environment Impact Assessment Authority in its 145<sup>th</sup> meeting held on 8<sup>th</sup> - 9<sup>th</sup> September 2022 decided to agree with the recommendations of SEAC to accord necessary Environmental Clearance for the project under Category 8(b) of EIA Notification, 2006 subject to the strict compliance with the following stipulations depicted below:-

**A. Specific conditions:-**

1. The Project Proponent shall obtain requisite sewer connection/permission from the Competent Authority.
2. The Project Proponent will ensure that Green area will remain same as mentioned in the earlier Environmental Clearance and will not reduced in any manner.
3. Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing, DG cooling and Gardening.
4. The PP shall spend Rs.5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
5. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
6. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio-Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
7. The PP shall not carry out any construction above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
8. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
9. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
10. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vendor.

11. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
12. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 18,729,958m<sup>2</sup>(35.18% plot area) shall be provided for Green Area development for whole project, excluding plot areas.
13. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
14. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
15. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
16. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
17. The PP shall install the Eco-Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. 14 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 14RWH pits
24. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

### I Air Quality Monitoring and Preservation

- 1) Notification GSR 91(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- 2) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- 3) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- 4) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- 5) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building under construction, continuous dust/wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- 6) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- 7) Wet jet shall be provided for grinding and stone cutting.
- 8) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- 9) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- 10) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- 11) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- 12) For indoor air quality the ventilation provisions as per National Building Code of India.

### II Water Quality Monitoring and Preservation

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

3. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEP&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016, Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWA norms.
12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEP&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

### III. Noise Monitoring and Prevention

1. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

### IV. Energy Conservation Measures

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
2. Outdoor and common area lighting shall be LED.
3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc, shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
7. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

### V. Waste Management

- 1) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- 2) Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- 3) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet-garbage and inert materials.
- 4) Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in biomixed pits for converting them into compost to be used as manure.
- 5) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- 6) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- 7) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- 8) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

- 9) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- 10) Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### VI Green Cover

- 1) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- 2) A minimum of 1 tree (5' tall) for every 80 sqm. of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- 3) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- 4) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

#### VII Transport

1. A comprehensive mobility plan, as per M.U.D. best practices guidelines (LRDPPI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b) Traffic calming measures.
  - c) Proper design of entry and exit points.
  - d) Parking norms as per local regulation.
2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### VIII Human Health Issues

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

#### IX Corporate Environment Responsibility

1. The project proponent shall comply with the provisions of CFR, as applicable.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviations/ violation of the environmental/ forest/ wildlife norms/ conditions and to shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

#### X Miscellaneous

- 1) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- 2) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- 3) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 4) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change of environment clearance portal.
- 5) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- 6) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- 7) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 8) The project proponent shall abide by all the commitments and recommendations made in the Form-1A, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- 9) No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- 10) Any change in planning of the approved plan will leads to Environment Clearance voidability and PP will have to seek fresh Environment Clearance.
- 11) The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- 12) Concealing financial data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- 13) The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 14) The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- 15) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional

- Office by furnishing the requisite data / information/monitoring reports.
- 16) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
  - 17) The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter (As per MoEF & CC, Govt Notification dated 12.04.2021). The environment clearance conditions applicable till life span project will continue to apply. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.
  - 18) If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 10 years.
  - 19) The Project Proponent should intimate to the Authority as well as to the quarter concerned in case of any change in the present communication address.

(Pardeep Kumar, IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula

A copy of the above is forwarded to the following:

1. Director (IA Division), MoEF & CC, Govt. India, Prayatan Bhawan, Zor bagh Road-New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula with a request to ensure the conditions meticulously before issuing the consents.
4. Director, Environment & Climate Change Department, Haryana, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 13A, Mathya Marg, Chandigarh-160018 with a request to ensure the conditions meticulously before issuing Occupation Certificate.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018.
7. Concerned File/ Office Copy

(Pardeep Kumar, IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula

Signature Not Verified

Digitally signed by Sh. Pardeep  
Kumar, IAS  
Member Secretary  
Date: 9/25/2022 12:44:19 PM  
Page: 2 of 12



# HARYANA STATE POLLUTION CONTROL BOARD

Haryana State Pollution Control Board, 3rd Floor,  
HSIDC Office Complex, IMT Manesar, Gurugram  
Email:- [hspcbrogrs@gmail.com](mailto:hspcbrogrs@gmail.com)

Website: [www.hrcnms.nic.in](http://www.hrcnms.nic.in) E-Mail - [hspcbho@gmail.com](mailto:hspcbho@gmail.com)

Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 329962322GUSOCTE30438739

Dated:07/12/2022

To,

M/s : Ramprastha Promoters and Developers Private Limited  
Village Gadauli Kabin, Sector-37-D, Gurgaon, Haryana

GURGAON

122001

## Sub.: Grant of consent to Establish to M/s Ramprastha Promoters and Developers Private Limited

Please refer to your application no. 30438739 received on dated 2022-11-12 in regional office Gurgaon South.

With reference to your above application for consent to establish M/s Ramprastha Promoters and Developers Private Limited is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	07/12/2022 - 24/09/2032
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment (In Lakh)	24812.0
Total Land Area (Sq. meter)	53240.36
Total Builtup Area (Sq. meter)	24209.52
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	617.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycling/Reuse
2. Trade	0
Permissible Domestic Effluent Parameters	
1. BOD	30 mg/l
2. COD	250 mg/l
3. TSS	100 mg/l

4. Oil & grease	10 mg/l
5. pH	5.5-9.0
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	7
<b>Height of stack</b>	
1. Stack attached to DG Set 750 KVA above roof level	5.75 meter
2. Stack attached to DG Set 750 KVA above roof level	5.75 meter
3. Stack attached to DG Set 750 KVA above roof level	5.75 meter
4. Stack attached to DG Set 750 KVA above roof level	5.75 meter
5. Stack attached to DG Set 750 KVA above roof level	5.75 meter
6. Stack attached to DG Set 750 KVA above roof level	5.75 meter
7. Stack attached to DG Set 320 KVA above roof level	5.75 meter
<b>Permissible Emission parameters</b>	
1. NA	
<b>Capacity of boiler</b>	
1. N.A.	Ton/hr
<b>Type of Furnace</b>	
1. N.A.	
<b>Type of Fuel</b>	
1. Diesel	1 KL/day

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

#### Terms and conditions

1. The industry has declared that the quantity of effluent shall be 617 KL/Day i.e. 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 617 KL/Day for Domestic and the same should not exceed.
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.

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

19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

#### Specific Conditions

#### Other Conditions:

1. Unit will take Occupation Certificate before obtaining Consent to Operate. 2. The unit will install the project only on the premises for which unit has applied for NOC. 3. The unit will install adequate acoustic enclosures/ chambers on their D.G. sets with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules, 1986. 4. Unit will comply the conditions mentioned in the letter dated 25-10-2019 of CPCB regarding mechanism for Environmental management. 5. Unit will register on Dust control & management app and will install anti smog gun and will submit the proof of the same.

SANDEEP SINGH Digitally signed by SANDEEP SINGH  
Date: 2022.12.27 13:54:09 +0530

Regional Officer, Gurgaon South  
Haryana State Pollution Control Board.

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA  
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

No. SEIAA/HR/2014/1495

Dated: 26-11-2014

To

M/s VS Real Projects Pvt. Ltd.  
Building No. 15, Sector-44,  
Gurgaon, Haryana

**Subject:** Environmental Clearance for construction of Commercial Colony located in the revenue estate of Village Harsaru, Sector 37 D, Gurgaon, Manesar Urban Complex.

Dear Sir,

This letter is in reference to your application no. nil dated 04.08.2014 addressed to M.S. SEIAA, Haryana received on 04.08.2014 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form-1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 23.3.2012, in its meeting held on 08.09.2014 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Commercial Colony located in the revenue estate of Village Harsaru, Sector 37 D, Gurgaon, Manesar on a total plot area of 15276.858 sqm (3.775 Acres). The total built up area shall be 46096.105 sqm. The proposed project shall have 01 Tower, 3 Basements + GF + maximum 16 Floors, (1<sup>st</sup> floor - Retail + Entertainment zone), (2<sup>nd</sup> floor - Retail + Multiplex Level-1); (3<sup>rd</sup> floor- Multiplex level-2&3, Food Court & Night club (4<sup>th</sup> floor- Service floor), (5<sup>th</sup> to 15<sup>th</sup> floors offices) and (16<sup>th</sup> floor GYM and SPA). The maximum height of the building shall be 67.10 meter. The total water requirement shall be 140 KLD. The fresh water requirement shall be 38 KLD. The waste water generation shall be 120 KLD which will be treated in the STP of 175 KLD capacity. The total power requirement shall be 4547.5 KVA which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 30% of project area (20% tree plantation + 10% landscaping). The Project Proponent proposed to construct 04 rain water harvesting pits. The solid waste generation will be 946 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 588 ECS.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental

clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its meeting held on 14.11.2014 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

**PART A-**

**SPECIFIC CONDITIONS:-**

**Construction Phase:-**

- [1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SELAA, Haryana before the start of any construction work at site.
- [2] A first-aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses, and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.
- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to

- reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [14] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [15] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [16] The Project Proponent as stated in proposal shall construct 04 nos. rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
- [17] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [18] The Project Proponent shall obtain assurance from the DHBVN for supply of 4547.5 KVA of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [19] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.

- [20] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water-course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [21] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [22] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [23] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [24] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
- [25] The project proponent shall ensure that ECBC norms for composite climate zone are met. In particular building envelope, HVAC service, water heating, pumping, lighting and electrical infrastructure must meet ECBC norms.
- [26] The Project Proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.
- [27] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [28] The project proponent shall provide proper raster of proper width and proper strength for the project before the start of construction.
- [29] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [30] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [31] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [32] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [33] The project proponent shall provide one refuse area till 24 meter, one till 39 meter and one after 45 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.
- [34] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system

- including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [35] The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.
- [36] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [37] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.
- [38] Vertical fenestration shall not exceed 40% of total wall area.
- [39] The project proponent shall implement the revised traffic circulation plan (marked "A/5" 77<sup>th</sup> meeting.) dated 14.11.2014 (entry and exit point for ramp and 6 meter wide internal road for smooth movement of fire tender).

**Operational Phase:**

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash.
- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc.
- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The

location of the DG sets shall be in the basement as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.

- [f] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Commercial Colony Project.
- [g] The project proponent as stated in the proposal shall maintain at least 30% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [l] Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [m] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide halon free fire suppression system.

- [n] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p] The traffic plan and the parking plan proposed by the Project Proponent should be meticulously adhered to with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [q] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [r] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
- [s] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent shall maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler/recycler as per existing E-waste Management Rules 2011.
- [t] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [u] The project proponent shall make provision for guard pond and other provisions for safety against failure in the operation of wastewater treatment facilities. The project proponent shall also identify acceptable outfall for treated effluent.
- [v] The project proponent shall ensure that the stack height of DG sets is as per the CPCB guide lines and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- [w] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- [x] The project proponent shall minimize heat island effect through shading and reflective or pervious surface instead of hard surface.

- (y) The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coj type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
- (z) The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolytic grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- (aa) Water supply shall be metered among different users and different utilities.
- (ab) The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- (ac) The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- (ad) The project proponent shall provide additional green area on terrace and roof top.
- (ae) The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour (ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- (af) The project proponent shall install solar panel for energy conservation.
- (ag) The project proponent shall ensure availability of sunlight and air in each part of the building block.

#### PART B. GENERAL CONDITIONS:

- (i) The Project Proponent shall ensure the commitments made in Form-1, Form-1A, ELA/EMP and other documents submitted to the SELAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- (ii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data

- (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, the respective Zonal Office of CPOB, HSPCB and SEIAA Haryana.
- [iii] STP outlet after stabilization and sludge emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv] The SEIAA, Haryana, reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- [vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA, 1960, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- [ix] Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/11/2006-JA II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.
- [xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise.

expenditure shall be reported to the SELAA/RO-MoEF, GoI under rules prescribed for Environment Audit.

- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O. 121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- [xv] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- [xvi] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>x</sub>, NO<sub>x</sub>, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- [xvii] The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment. (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xviii] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.

*[Signature]*

Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.

Endst. No. SEIAA/HR/2014

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MOEF, GOI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment & Forests, Govt. of India, Sector 31, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, PkI.

Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula



**HARYANA STATE POLLUTION CONTROL BOARD**  
**C-11, SECTOR-6, PANCHKULA**

Website - [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail - [hspcb.pkl@stfynmail.com](mailto:hspcb.pkl@stfynmail.com)

Telephone No. - 0172-2577870-73

No. HSPCB/Consent/ : 2821215GUSOCTE1875387

Dated:02/05/2015

To

M/s : COMMERCIAL COLONY OF M/s VS REAL PROJECTS PRIVATE  
 LIMITED  
 REVENUE ESTATE OF VILLAGE HARSARU, SECTOR 37D, GURGAON,  
 HARYANA  
 GURGAON  
 122001

**Sub. : Issue of Consent to Establish from pollution angle .**

Please refer to your Consent to Establish application received in this office on the subject noted above. Under the Authority of the Haryana State Pollution Control Board vide its agenda Item No. 47.8 dated 28.04.83 sanction to the issue of "Consent to Establish" with respect to pollution control of Water and Air is hereby accorded to the unit COMMERCIAL COLONY OF M/s VS REAL PROJECTS PRIVATE LIMITED, for manufacturing of Establishment of Commercial Colony for license No. 14 of 2014 with the following terms and conditions:-

1. The industry has declared that the quantity of effluent shall be 120 KL/Day i.e. 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 120 KL/Day for Domestic and the same should not exceed .
2. The above "Consent to Establish" is valid for 24 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable.
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production.
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable-emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience.

8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in a residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in a residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws C.U. or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That if the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owning and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution, the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.

#### Specific Conditions

#### Other Conditions :

1. The unit will take trial consent to operate before the occupation of the project.
2. The unit will install the project only on the land for which Town and Country Planning Department has given licence.
3. The unit will comply all the terms and conditions of the Environmental Clearance granted by the SEIAA, Haryana.
4. Unit will obtain prior NOC/Permission from central Ground Water Authority in case under ground water resource is used.
5. The unit will achieve Zero effluent Discharge as proposed by unit. 6. The NOC is valid only for such land within this project which is under ownership of project proponent and for which report regarding Aravali area has been issued by DC, Gurgaon.
7. The unit will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules, 1986.
8. The unit will install the adequate sewage treatment plant to meet the standards prescribed under EP Rules 1986.
9. The NOC will become invalid in case the project is found violating the provisions of notification no. S.O.191(E) dt. 27.01.2010 issued by MoEF Government of India regarding Eco-sensitive Zone of Sultanpur National park.

*Regional Officer, HQ  
For and on behalf of chairman  
Haryana State Pollution Control Board*

---It is system generated certificate no signature is required---



**HARYANA STATE POLLUTION CONTROL BOARD**  
**C-11, SECTOR-6, PANCHKULA**

Website - [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail - [hspcb.phd@stfymail.com](mailto:hspcb.phd@stfymail.com)  
 Tele Fax No. - 0172-2577870-73

No. HSPCB/Consent/: 329962317GUSOC/163793385

Dated: 28/03/2017

To.

M/s : Commercial Colony of M/s VS Real Projects Pvt. Ltd.  
 REVENUE ESTATE OF VILLAGE HARSARU, SECTOR 37D,  
 GURGAON, HARYANA  
 GURGAON SOUTH  
 122001

**Sub :** Extension in the validity period of NOC case of - M/s Commercial Colony of M/s VS Real Projects Pvt. Ltd.

Kindly refer to your application for extension in validity of NOC received in this office on 2017-01-25 on the subject noted above.

The matter has been examined by the board and as per the decision, the validity period of Consent to Establish already granted vide letter No. dt. 28/03/2017 is hereby extended for further period i.e. from 01/05/2017 to 09/06/2019 with the same usual terms and conditions as mentioned in the previous NOC.

**Conditions :**

**Other Conditions :**

1. The unit will take consent to operate before the occupation of the project.
2. The unit will install the project only on the land for which Town and Country Planning Department has given licence.
3. The unit will comply all the terms and conditions of the Environmental Clearance granted by the SEIAA, Haryana.
4. Unit will obtain prior NOC/Permission from central Ground Water Authority in case under ground water resource is used.
5. The unit will achieve Zero effluent Discharge as proposed by unit.
6. The NOC is valid only for such land within this project which is under ownership of project proponent and for which report regarding Aravali area has been issued by DC, Gurgaon.
7. The unit will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules, 1986.
8. The unit will install the adequate sewage treatment plant to meet the standards prescribed under EP Rules 1986.
9. The NOC will become invalid in case the project is found violating the provisions of notification no. S.O. 191(E) dt. 27.01.2010 issued by MoEF Government of India regarding Eco-sensitive Zone of Sultanpur National park.



**HARYANA STATE POLLUTION CONTROL BOARD**  
 Haryana State Pollution Control Board, 3rd Floor,  
 HSIIDC Office Complex, IMT Manesar, Gurugram  
 Website: [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail - [hspcb.pkt@sifymail.com](mailto:hspcb.pkt@sifymail.com)  
 Telephone No.: 0172-2577870-73



No. HSPCB/Consent/: 329962319GUSOCTE6556177

Dated: 14/06/2019

To.

M/s : Commercial Colony of M/s VS Real Projects Pvt. Ltd.  
 REVENUE ESTATE OF VILLAGE HARSARU, SECTOR 37D, GURGAON,  
 HARYANA  
 GURGAON  
 122001.

**Sub. : Grant of consent to Establish to M/s Commercial Colony of M/s VS Real Projects Pvt. Ltd.**

Please refer to your application no. 6556177 received on dated 2019-05-17 in regional office Gurgaon South.

With reference to your above application for consent to establish, M/s Commercial Colony of M/s VS Real Projects Pvt. Ltd. is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	14/06/2019 - 25/11/2021
Industry Type	Building and construction project having waste water generation more than 100-KLD
Category	RED
Investment (In Lakh)	25438.6504
Total Land Area (Sq. meter)	15276.85
Total Builtup Area (Sq. meter)	46096.1
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	120.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycling/reusing in horticulture
2. Trade	0
Permissible Domestic Effluent Parameters	
1. BOD	30 mg/l
2. COD	250 mg/l
3. TSS	100 mg/l

4. Oil & Grease	10 mg/l
5: pH	5.5-9.0
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	1
<b>Height of stack</b>	
1. Attached to D.G.Sets above roof level	6 meter
<b>Permissible Emission parameters</b>	
1. NA	
<b>Capacity of boiler</b>	
1. N.A.	Ton/hr
<b>Type of Furnace</b>	
1. N.A.	
<b>Type of Fuel</b>	
1. Diesel	1.2 KL/day

Regional Officer, Gurgaon South

Haryana State Pollution Control Board.

**Terms and conditions**

1. The industry has declared that the quantity of effluent shall be 120 KL/Day i.e. 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 120 KL/Day for Domestic and the same should not exceed.
2. The above 'Consent to Establish' is valid for 34 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable.
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production.
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience.
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.

9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution Control Board and Haryana State Pollution Control Board.
14. That if the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owning and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution, the Consent to Establish so granted shall be revoked.
16. That all the Espacial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

Specific Conditions

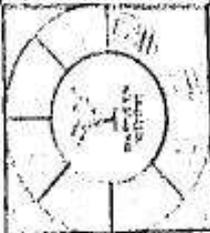
**Other Conditions :**

1. During construction phase unit will comply with the guidelines issued by MoEF as well as the Direction issued by NGT in Original Application No. 21 of 2014 titled as vardhman Kaushik V/s Union of India & Ors as well as will comply with the guidelines issued under C & D waste Management Rules, 2018.

Shakti Singh Digitally signed by Shakti Singh  
DN: cn=Shakti Singh, o=Haryana State Pollution Control Board  
Regional Officer, Gurgaon South  
Haryana State Pollution Control Board.

ENVIRONMENTAL  
CLEARANCE

PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)*

Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), Haryana)

To,

The AUTHORIZED SIGNATORY  
M/S COUNTRYWIDE PROMOTERS PVT LTD  
OT 3RD FLOOR, NEXT DOOR, PARKLANDS, SECTOR-76, FARIDABAD  
-121004

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/HR/MIS/281054/2022 dated 04 Jul 2022. The particulars of the environmental  
clearance granted to the project are as below.

1. EC Identification No.	EC23B039HR116754
2. File No.	SEIAA/HR/2022/220
3. Project Type	Expansion
4. Category	B1
5. Project/Activity including Schedule No.	B(b) Townships and Area Development projects.
6. Name of Project	Revision and Expansion of Residential Plotted Colony
7. Name of Company/Organization	M/S COUNTRYWIDE PROMOTERS PVT LTD
8. Location of Project	Haryana
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 09/06/2023

(e-signed)  
Pardeep Kumar, IAS  
Member Secretary  
SEIAA - (Haryana)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*



आजादी का  
अमृत महोत्सव



State Environment Impact Assessment Authority, Haryana,  
Bays No.55-58, Prayatan Bhawan, Sector-2 Panchkula.

Tel: 0172-2565232, 4043956

E-mail Id: seiaa-21.env@hry.gov.in

**Subject: Environment Clearance for Revision & Expansion of "Residential Plotted Colony" project located at Sector 102 & 102A, Village Dhankot & Kherkimajra Gurugram, Haryana by M/s Countrywide Promoters Pvt. Ltd.**

1.	Project Proponent:	M/s Countrywide Promoters Pvt. Ltd.
2.	Project Consultant:	M/s Ocean Enviro Management Solutions India Pvt. Ltd.
3.	NABET, ACCREDITATION	(No. NABET/EIA/2124/RA 0217 Valid upto : 03-04-2024)
4.	Applied Category of the Project	8 (b)
5.	Location of the Project	Sector 102 & 102A, Village Dhankot & Kherkimajra Gurugram, Haryana
6.	Total Cost of the Project	₹ 595 Crore, as mentioned / disclosed in the Application Form (I & IA).
7.	Validity of the Environment Clearance letter,	10 Years from the date of issuance in accordance with the MoEF & CC, GoI Notification No. S.O.1307 (D), dated the 12th April, 2022.

1. This has reference to your Proposal No. SIA/11R/MIS/281054/2022 dated 04.07.2022 and subsequent letters dated 24.07.2022, 10.10.2022 & 23.01.2023 for obtaining Environmental Clearance under category 8(b) of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of Rs. 2,00,000/- vide DD No. 861455 dated 13.06.2022 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form-1-A, Conceptual Plan, EIA/EMP on the basis of approved Terms of Reference (ToR) and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 21.02.2022, in its meeting held on 25.07.2022, 22.08.2022, 10.10.2022 & 19.01.2023 and 19.01.2023 awarded "Gold" rating / grading

- to the Project.
- It is inter-alia, noted that the project involves the EC for Revision & Expansion of "Residential Plotted Colony" project located at Sector 102 & 102A, Village Dhankot & Kherkimajra Gurugram, Haryana.
  - The details of project are as under:

Table 1 - Basic Detail

Sr. No.	Particulars	Existing	Proposed Revision & Expansion	Total Area (in M <sup>2</sup> )
1.	Online Project Proposal Number	STA/HR/MIS/281054/2022		
2.	Geo-coordinates	Latitude 28°28'16.13"N Longitude 76°58'20.02"E	Latitude 28°28'22.11"N Longitude 76°58'11.58"E	
3.	Plot Area	512631.49 sqm	28453.601 sqm	541085.091 sqm
4.	Net Planned Area	455189.68 sqm	50740.41 sqm	505930.10 sqm
5.	Proposed Ground Coverage	Not applicable since plotted colony		
6.	Proposed FAR	379232.73 sqm	Reduced 3499.88 sqm	375732.85 sqm
7.	Non FAR Area	100892.92 sqm	Reduced 23528.81 sqm	77364.09 sqm
8.	Total Built Up Area	480125.65 sqm	Red. 27028.67 sqm	453096.98 sqm
9.	Total Green Area with Percentage	153738 sqm (30% of existing Plot Area)	40461 sqm (14.2 % of additional Area)	194249 sqm (35.9 % of Total Plot Area)
10.	Rain Water Harvesting Pits	Exempted	04 storage tanks	04 storage tank
11.	STP Capacity	4123 KLD	Reduced 2223 KLD	1900 KLD
12.	Total Parking	1622 ECS	Reduced 355 ECS	1267 ECS
13.	Organic Waste Converter	Not proposed	--	OWC-300 02 Nos
14.	Maximum Height of the Building (m)	60 m	--	60 m
15.	Power Requirement	22 MVA (sanctored)	Reduced 7.87 MVA	14.13 MVA
16.	Power Backup	6 X 2000 KVA 1 X 1000 KVA 2 X 500 KVA	Reduced 8 MVA	1 X 1500 KVA
17.	Total Water Requirement	4602 KLD	Reduced 2100 KLD	2502 KLD
18.	Domestic Water Requirement	2797 KLD	Reduced 1511 KLD	1286 KLD
19.	Fresh Water Requirement	2797 KLD	Reduced 1511 KLD	1286 KLD
20.	Treated Water	Not applicable since project undergo revision and water requirement reduces		1216 KLD
21.	Waste Water Generated	3436 KLD	Reduced 1880 KLD	1556 KLD
22.	Solid Waste Generated	9705 kg/day	Increased 226.27 kg/day	9931.27 kg/day

23.	Biodegradable Waste	4852.5 kg/day	Increased 113.135 kg/day	4965.635 kg/day
24.	Number of Towers	NA	NA	NA
25.	Dwelling Units/ EWS	685 General 172 EWS	Increased 201 General Increased 50 EWS	886 General 222 EWS
26.	Salable Units	860	248	1108
27.	Basement	NA	NA	NA
28.	Community Center	46453.826 sqm	--	46453.826 sqm
29.	R+U Value of Material used (Glass)	U-Value: 3.3W/m <sup>2</sup> °C (0.588 Btu/hr.ft <sup>2</sup> °F) Solar heat gain coefficient: 0.29 R-Value: 3.5 m <sup>2</sup> -°C/W		
30.	Total Cost of the project:	448 crore	147 crore	595 crore
31.	EMP Cost/Budget	896 Lacs	296 lacs	1192 Lacs
32.	Incremental Load in respect of:	Not applicable		61.04 µg/m <sup>3</sup>
	i) PM <sub>2.5</sub>			92.9 µg/m <sup>3</sup>
	ii) PM <sub>10</sub>			9.385 µg/m <sup>3</sup>
	iii) SO <sub>2</sub>			22.52 µg/m <sup>3</sup>
	iv) NO <sub>2</sub>			2.215 µg/m <sup>3</sup>
33.	Construction Phase:	Power Back-up		01 DG Set of 125 KVA
		Water Requirement & Source	10 KLD recycled water from HSVP	
		Anti-Smog Gun	As per norms installed at site.	

Table 2 - EMP Detail  
EMP Budget for Revision cum Expansion of Residential Plotted Colony

S. No.	Particulates	Budget Allocation	Budget Already Incurred	Balance Budget to be incurred	Time Line for balance budget to be incurred
Construction Phase					
1	Sanitation facilities (Provision of Mobile Toilets) for construction workers	10	1	9	After grant of Revised EC within two years
2	Dust suppression Measures	30	6	24	
3	Covered storage for construction material	3	1	2	
4	Green Belt development	200	82	118	
5	Drinking Water Facility	7	2	5	
6	Water pollution control measures	400	31	369	
7	Noise pollution control measures	1.5	0	1.5	
8	Air pollution control measures	7.5	5.7	1.8	
9	Monitoring of AAQ/Noise level/Stack emission/domestic effluent/acoustic enclosure to DG set	5	3.5	1.5	
10	PPE for Workers and First Aid Facility	10	3	7	
	<b>Total</b>	<b>594</b>	<b>135.2</b>	<b>458.8</b>	

		Operation Phase			
1	Waste Water Management STP provided at site	500	19	481	After grant of Revised EC within five years
2	Provision of Generator Sets with acoustic enclosure along adequate stack height	20	10	10	
3	Solid Waste Management	50	0	50	
4	Green Belt Development	20	4	16	
5	Others	8	0	8	
	<b>Total</b>	<b>598</b>	<b>33</b>	<b>565</b>	

4. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions during 157<sup>th</sup> Meeting held on 11.05.2023; observed that the Project Proponent has intimated that an amount of Rs. 19,20,000/- has been deposited to the office of Commissioner, Municipal Corporation Gurugram vide Demand Draft No. 050333 dated 15.05.2023 for the purpose of Right of Way (RoW) on the Government land.

5. After detailed deliberations, the Authority decided to GRANT ENVIRONMENT CLEARANCE TO THE PROJECT, UNDER CATEGORY 8(b) of EIA NOTIFICATION, 2006 within the scope & meaning of EIA Notification dated 14.09.2006

A. Specific Conditions:-

1. The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project.
2. The PP shall abide with the conditions imposed in NOC issued by Forest Department and NBWL.
3. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NCT. The treated effluent from STP shall be recycled/used for flushing, DG cooling and Gardening.
4. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vendor.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05-kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.

10.

**That PP shall maintain 35.9 % of Total Plot Area as Green Area i.e. 194249sqm (as offered in the proposal & committed the same at the time of presentation before the Appraisal Committee without any deviation). The Green Area shall not be reduced/ modified or put to use for any other purposes at any stage. The Trees species will be planted as per the list approved by DFO**

11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco-Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
17. **Solar, wind Energy or other Renewable Energy shall be installed to meet electricity generation equivalent to 6 to 10% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.**
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWR/CGWA before the start of the project and also obtained the CTO from HSPCW after the approval from HWR/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. 04 Rain Water Storage tanks shall be provided for ground water recharge as per the CGWB norms
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of Rain Water Storage tanks
24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.

25.

To encourage & promote Environmental solutions for ambient clear air quality, the PP is advised to install and provide Electric Charging Stations to facilitate electric vehicle commuters to the extent possible.

26. The PP may provide electric charging stations to facilitate electric vehicle commuters.

27. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

28.

PP shall obtain Structural Stability Certificate from reputed organization like IIT or NIT / Regional Engineering College, Kurukshetra.

29. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

30. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

31. The PP shall get agreement with individual plot holder to plant one tree in each plot.

#### B. Statutory Compliance:

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling) Rules 2001 as amended in 2020 shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rules provided by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

#### I. Air Quality Monitoring and Preservation

I. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

## II. Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and

- surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
  - vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
  - viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
  - ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
  - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  - xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
  - xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
  - xiii. All recharge should be limited to shallow aquifer.
  - xiv. No ground water shall be used during construction phase of the project.
  - xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
  - xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
  - xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
  - xviii. No sewage or untreated effluent water would be discharged through storm water drains.
  - xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
  - xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
  - xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization, (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

### III. Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000.

Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run ways, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### IV. Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

#### V. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### VI. Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1-tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

#### VII. Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b) Traffic calming measures.
  - c) Proper design of entry and exit points.
  - d) Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road

augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

### VIII. Human Health Issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile-STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

### IX. Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing BMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

### X. Miscellaneous

- 1) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- 2) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- 3) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 4) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the

ministry of Environment, Forest and Climate Change at environment clearance portal.

- 5) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- 6) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- 7) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 8) The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- 9) No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

10)

**Any deviation/change in stipulations of EC/ Development plan, will leads to Environment Clearance void-ab-initio i.e. EC will become invalid for all intent and purposes.**

- 11) The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

12)

**Concealing factual data or submission of false/fabricated data will result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.**

- 13) The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 14) The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.
- 15) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- 16) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- 17) The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- 18) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- 19) Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section

16 of the National Green Tribunal Act, 2010.

- 20) The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.

21)

The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, Govt Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life span project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.

22)

If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.

- 23) The Project Proponent should intimate to the Authority as well as to the quarter concerned in case of any change in the present communication address.

(Pardeep Kumar, IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.

A copy of the above is forwarded to the following:

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

(Pardeep Kumar, IAS)  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.

Signature Not Verified

Digitally signed by Sh. Pardeep Kumar, IAS  
Member Secretary

Date: 6/9/2023 4:36:23 PM  
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# HARYANA STATE POLLUTION CONTROL BOARD

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HSPCB Gurgaon North Vikas Sadan, 1st Floor, Near DC Court,

Gurgaon Ph.0124-2332775 Email:-

hspebrogrn@gmail.com

Website: www.hspcbharyana.org E-Mail - hspcbhrc@gmail.com

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/132996232JGUNOC/TE38896447

Dated: 28/07/2023

To,

M/s M/s Countrywide Promoters Pvt. Ltd

Residential Plotted Colony, Sector 102 & 102 A, Village Kherkimanjra & Dhankot,

Gurgaon

GURGAON

122001

**Sub. : Grant of consent to Establish to M/s M/s Countrywide Promoters Pvt. Ltd**

Please refer to your application no. 38896447 received on dated 2023-06-15 in regional office Gurgaon North.

With reference to your above application for consent to establish M/s M/s Countrywide Promoters Pvt. Ltd is hereby granted consent as per following specification. Terms and conditions.

Consent Under	AIR/WATER
Period of consent	28/07/2023 - 08/06/2033
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment (Lakh)	69023.0
Total Land Area (Sq. meter)	541085.0
Total Builtup Area (Sq. meter)	121988.7
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	1586.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l

3. TSS	20 mg/l
4. Oil & Grease	10 mg/l
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	1
<b>Height of stack</b>	
1. 4 Stacks attached to 4 no 1500 KVA genset	38 m
<b>Permissible Emission parameters</b>	
1. SPM	50 mg/m <sup>3</sup>
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Diesel	4 KL/day

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

#### Terms and conditions

1. The industry has declared that the quantity of effluent shall be 1586 KL/Day i.e. 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 1586 KL/Day for Domestic and the same should not exceed.
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable.
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21-22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to date-even before starting trial production.
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience.
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.

9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in any residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That if the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc, then the permission of the Competent Authority owning and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution, the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30-days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

Specific Conditions

## Other Conditions :

1. The project proponent will obtain all necessary clearances from all concerned departments
2. Project proponent will not change the quantity of domestic effluent/trade effluent/air emission without prior permission of the Board, Project Proponent will obtain prior CTO before starting of production and apply for CTO/ CTE Extension at least 90 days before expiry date of this CTE. 3. Project Proponent will install STP/ETP/APCM along with the main project. 4. Project Proponent will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules. 5. Project Proponent will comply with the provisions of Water Act, 1974, Air Act, 1981, Solid Waste Management Rules, 2016, Hazardous & Other Waste Management Rules, 2016, Plastic Waste Management Rules, 2016, E-Waste Management Rules, 2016, Battery Managements Rules, C&D Waste Management Rules, 2016& amendments and other applicable environmental legislation. 6. Project Proponent will use only treated effluent supplied from Sewage treatment plant during construction phase of the project 7. That this CTE will not provide any relaxation /benefit from any other Act/Rules/Regulations applicable to the project/land in question. 8. Project Proponent will not discharge any type Treated or untreated effluent outside the premises of the project. 9. Project Proponent will not use in their DG set as a fuel i.e. pet coke, furnace oil and LSHS etc. 10. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 11. Effective fugitive emission control measures should be imposed in the process, transportation, parking etc. 12. Encourage use of cleaner fuels (pet coke / furnace oil /LSHS may be avoided). 13. Best available technology may be used. For example usage of EAF/SAF/IF in place of Cupola Furnace, Usage of Supercritical technology in place of sub – critical technology. 14. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 15. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 16. Assessment of carrying capacity of transportation load on the roads inside the industrial premises. If the roads required to be widened, shall be prescribed as a condition. 17. Project Proponent will not discharge any type of effluent inside & outside of the premises of the project and reuse/recycle of treated waste water be ensured. 18. Continuous monitoring of emission and effluent quality / quantity to be installed & will connect the same with server of CPCB and HSPCB. 19. A detailed water harvesting plan may be submitted by the project proponent. 20. Project Proponent will achieve zero discharge and install latest technology of STP/ETP and reuse/recycle of treated effluent. 21. In case, domestic waste water generation is more than 10 KLD, the industry may install STP. 22. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs. 23. More stringent norms for management of hazardous waste. The waste generated should be preferably utilized in co-processing. 24. Monitoring of compliance of EC conditions may be submitted with third party audit every year. 25. Project Proponent will dispose off their waste/spent oil of DG sets only to authorize recyclers by the HSPCB. 26. The % of the CER may be least 1.5 times the slabs given in the OM dated 01.05.2018 for SPA and 2 times for CPA in case of Environmental Clearance. 27. Project proponent will comply all the directions of CPCB in this regard and will comply all the orders issued by any court in this regard. 28. Project Proponent will submit an affidavit regarding compliance of above said conditions within 30 days. 29. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly. 30. Unit will deploy anti-smog guns at site to comply with the above said directions & keep proper record of operation of the same and submit action taken report to this office within 03 days positively, failing which action shall be initiated as per applicable Acts/ Rules /Notifications. 31. Project proponent will comply with all the conditions mentioned in Environmental Clearance granted vide letter dated 05.01.2015 and submit the compliance of the same within 90 days to this office. 32. CTE so granted is on the basis of detail submitted by the unit in online application, CTE granted will be without prejudice to any violation made by unit in past & will be deemed revoked & further action will be taken as per law if any violation is observed at any stage. 33. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them. 34. This CTE is valid only valid for the area for which unit has obtained License from DTCP and Aravali clearance from Deputy Commissioner. 35. Unit will not do any construction work in their project without obtaining valid renewed license from DTCP and CTE/CTE extension will be become null and void if unit fails to renew DTCP license. 36. At any stage, if any violation observed of any above conditions at any time, this CTE stands cancelled /revoked & further action will be taken as per law if any violation is observed at any stage. 37. Unit will strictly comply with the directions of CAQM w.r.t DG sets. 38. unit will comply with the conditions of EC and CTE expansion.

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





# HARYANA STATE POLLUTION CONTROL BOARD

Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:-  
hspcbrogrn@gmail.com  
E-mail: hspcb@bry.nic.in



No. HSPCB/Consent/ : 329962323GUNOCTO/0147903

Dated:28/07/2023

To,

M/s :M/s Countrywide Promoters Pvt. Ltd  
Residential Plotted Colony, Sector 102 & 102 A, Village Kherkimajra & Dhankot,  
Gurgaon

Subject: Grant of consent to operate to M/s M/s Countrywide Promoters Pvt. Ltd.

Please refer to your application no. 40147903 received on dated 2023-06-30 in regional office Gurgaon North. With reference to your above application for consent to operate, M/s M/s Countrywide Promoters Pvt. Ltd is here by granted consent as per following specification/Terms and conditions.

Consent Under	BOTH
Period of consent	01/10/2023 - 30/09/2024
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	REI
Investment(In Lakh)	69023.0
Total Land Area(Sq. meter)	541085.0
Total Builtup Area(Sq. meter)	121988.7
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	90.0 KL/Day
Number of outlets	1:0
Mode of discharge	
1. Domestic	STP
2. Trade	
Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	1
Height of stack	

1. stack attached to 1500 kva genset	7.5 m (above roof level)
Emission parameters	
1. SPM	50 mg/m <sup>3</sup>
Product Details	
1. Residential plotted colony	Metric Tonnes/day
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	0.4 Kl/day
Raw Material Details	
Residential plotted colony	Metric Tonnes/Day

Regional Officer, Gurgaon North  
Haryana State Pollution Control Board.

**Terms and conditions:**

1. The applicants shall maintain good house keeping both within factory and in the premises. All hose pipelines valves, storage tanks etc. shall be leak proof. In plant allowable pollutant levels, if specified by State Board should be met strictly.
2. The applicant/company shall comply with and carry out directive/orders issued by the Board in this consent order at all subsequent times without negligence of his /its part. The applicant/company shall be liable for such legal action against him as per provision of the law/act in case of violation of any order/directives. Issued at any time and or non compliance of the terms and conditions of his consent order.
3. The applicant shall make an application for grant of consent at least 90 days before the date of expiry of this consent.
4. Necessary fee as prescribed for obtaining renewal consent shall be paid by the applicant alongwith the consent application.
5. If due to any technological improvement or otherwise this Board is of opinion that all or any of the conditions referred to above required variation (including the change of any control equipment either in whole or in part) this Board shall after giving the applicant an opportunity of being heard vary all or such condition and there upon the applicant shall be bound to comply with the conditions so varied.
6. The industry shall provide adequate arrangement for fighting the accidental leakages, discharge of any pollutants gas/liquids from the vessels, mechanical equipment etc. which are likely to cause environment pollution.
7. The industry shall comply noise pollution (Regulation and control) Rules, 2000.
8. The industry shall comply all the direction/Rules/Instructions as may be issued by the MOEF/CPCB/HSPCB from time to time.
9. The industry shall ensure that various characteristics of the effluents remain within the tolerance limits as specified in EPA Standard and as amended from time to time and at no time

the concentration of any characteristics should exceed these limits for discharge.

10. The industry would immediately submit the revised application to the Board in the event of any change in the raw material in process, mode of treatment/discharge of effluent. In case of change of process at any stage during the consent period, the industry shall submit fresh consent application alongwith the consent to operate fee, if found due, which may be on any account and that shall be paid by the industry and the industry would immediately submit the consent application to the Board in the event of any change during the year in the raw material, quantity, quality of the effluent, mode of discharge, treatment facilities etc.

11. The officer/official of the Board shall reserve the right to access for the inspection of the industry in connection with the various process and the treatment facilities. The consent to operate is subject to review by the Board at any time.

12. Permissible limits for any pollutants mentioned in the consent to operate order should not exceed the concentration permitted in the effluent by the Board.

13. The industry shall pay the balance fee, in case it is found due from the industry at any time later on.

14. If the industry fails to adhere to any of the conditions of this consent to operate order, the consent to operate so granted shall automatically lapse.

15. If the industry is closed temporarily at its own, they shall inform the Board and obtain permission before restart of the unit.

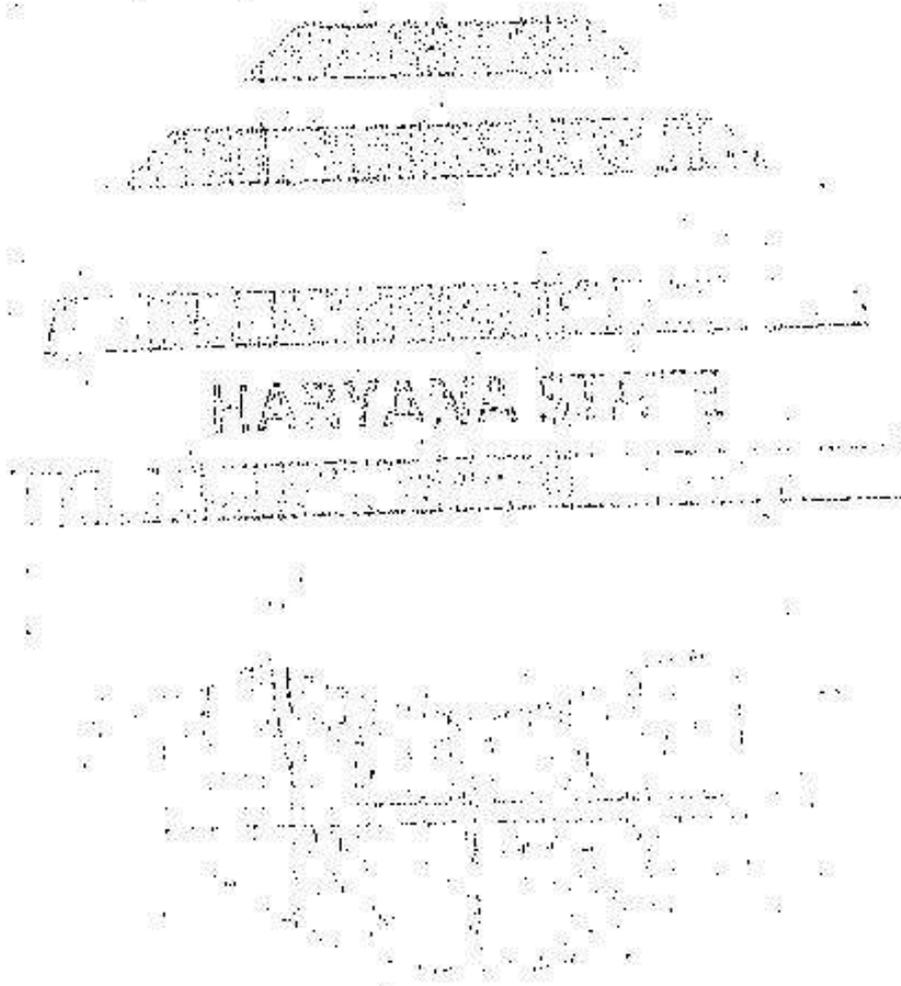
16. The industry shall comply all the Directions/ Rules/Instructions issued from time to time by the Board.

#### Specific Conditions :

1. Unit will run and maintain it's STP/ETP/APCM regularly and properly, will provide separate energy meter on their STP/ETP/APCM and maintain the Log Book for energy consumption of STP/ETP/APCM and chemicals used daily for the STP/ETP.
2. That the unit shall keep all the parameters within the prescribed limits and shall comply with all the Norms and Rules as prescribed in the Act.
3. That the unit will adopt cleaner technology thereby reducing pollution load.
4. That the unit will provide inter locking arrangement of DG set with STP/ETP/APCM and shall have separate D.G. set to ensure regular and effective running of pollution control devices.
5. That the unit will not discharge any untreated effluent inside and outside its premises.
6. Unit will provide separate flow meter at Inlet/ Outlet of STP/ETP for which separate log book will be maintained if required.
7. That the unit will not add any air polluting process/ machinery and also not to add any process which increases the water pollution load.
8. That the unit will comply with all the provisions of Hazardous Waste Rules and submit return under HWM Rules on yearly basis.
9. That the CTO so granted shall become invalid in case of violation of any of the above / any law of the land.
10. Unit will apply for consent to operate for further period 90 days before expiry of this consent otherwise penalty will be imposed as per policy.
11. Unit will submit compliance report of general & specific conditions mentioned in CTO alongwith fresh analysis report within 03 months.
12. Unit will install Emission control measures on DG set of capacity more than 500 KVA having minimum specified PM capturing efficiency of atleast 70% approved by CPCB recognized labs or shift to gas based generator in compliance of HSPCB office order no. 4230-44 dated 25.06.2020.
13. Unit will deposit any balance CTE/CTO fee, if found at any stage and time.
14. Unit will comply with the directions CAQM w.r.t DG sets.

**KULDEEP SINGH** Digitally signed by KULDEEP SINGH  
Date: 2023.07.28 12:25:21 +05'30'

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





Report No.: -582  
Dated - July 18, 2023

I, hereby, certify that I Narender Hooda as Board Analyst, duly appointed under sub section (3) of section 53 of Water (Prevention and control of Pollution) Act, 1974(6 of 1974) received on the 06<sup>th</sup> day of July, 2023 from Sh. Manish Yadav, AEE, a sample of liquid domestic effluent of M/s Countrywide Promoters Pvt. Ltd., Residential Plotted Colony, Sector-102 & Sector-102A, Village-Kherki Majra & Dhankot, Gurgaon, collected on 08.07.2023 from the Inlet & Outlet of STP for analysis. The Sample was in a condition fit for analysis reported below:-

I further certify that I have analyzed the afore-mentioned sample on 08/07/2023 to 18/07/2023 and declare the result of analysis to be as follow:-

Sr. No.	Parameter	Inlet of STP	Outlet of STP	Method of Testing
1.	Colour	Dark Greyish	Almost Colorless	As per relevant parts of IS:3025 (Part-I) 1987 & relevant parts and Standard Methods for the Examination of water and waste water APHA(24 <sup>th</sup> edition) 2023
2.	Odour	Foul	Odourless	
3.	pH Value	8.5	7.1	
4.	Conductivity $\mu$ S/cm	3720	1240	
5.	Total Suspended Solids mg/l	166	15	
6.	B.O.D.(3 Days at 27 <sup>o</sup> C) mg/l	82	6	
7.	Chemical Oxygen Demand mg/l	332.6	40.8	
8.	Oil & Grease mg/l	6.4	BDL	

The condition of the seals, fastening and container on receipt was as follow:

Container had its seals found intact in order; slip on the container had the signature of the representative of the Industry and the board representative.

Signed this on 18<sup>th</sup> day of July, 2023

Haryana State Pollution Control Board Laboratory,  
Sector-16 A, Faridabad

Board Analyst

To

The Member Secretary, HSPCB, Panchkula/ Regional Office, HSPCB, Gurgaon North

Encl. No. HSPCB/LAB/P/2023/9407

Dated: 18/07/2023

This test report relate only to the particular sample submitted for testing

## OFFICE OF THE EXECUTIVE ENGINEER, HUDA DIV. NO. III, GURGAON

To

M/s Countrywide Promoters Pvt. Ltd.  
M-11, Middle Circle, Connaught Circus,  
New Delhi - 110001

Memo. No. 14339

Dated: 11/12/12

Sub: -

Water connection for Residential Colony in sector 102 & 102A  
Gurgaon being developed by M/S Countrywide Promoters Pvt.  
Ltd. Measuring 126.674 acre.

Ref:-

Your application dated 11.10.12

It is intimated that as per your application for water connection to above premises to connect your intake system of boosting /water works through 50mm i/d pipe line at one point mentioned in approved plan is hereby authorized subject to the following condition:-

- 1 The connection will be given periphery only from HUDA existing water supply line further intake and boosting arrangement will be made by the colonizers at their own expenses.
- 2 The connection is hereby authorized for supply of bulk material water supply in UGT only and further arrangement for water supply to individual unit will be made by the colonizers at their own cost as per approved system.
- 3 The water bill will be raised in favour of E.E. HUDA Div. No. III, Gurgaon and they will be whole responsible for the full payment regularly within stipulated period.
- 4 Installation of self recording electronic water meter and its good performances deposit Rs 30,000/- as water connection and Rs 75000/- as security charges has been deposited vide DD No 882587 dated 10.10.12 for Rs 105000/- from Citi bank New Delhi.
- 5 Road cut fees Rs. Nil will be deposited by the colonizers.
- 6 The connection will be made by the colonizers at their own expenses without disturbing the master W/S system in presence of representative of HUDA Deptt. During making connection, if any damage to HUDA service is occurred, the colonizers will be whole responsible for repair the same in good condition. If colonizer is failed to repair, repair shall be carried by the Deptt. and expenditure involved on this account shall be paid by the colonizers otherwise the connection shall be cancelled and disconnected.
- 7 Water connection should not be already made at site before issuing the permission failing which will have to pay the penalty imposed and previous bills, otherwise the connection will disconnected without serving any notice.
- 8 The connection can be extended to any other person/ plot/ area failing out the colony for which the completion certificate issued by the Deptt and or rejected refused.

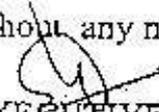
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- 9 The electronic water meter of reputed make shall be purchased by the colonizer at their own level and got tested from approved lab/ Institution under intimation to this Department after OK testing the electronic water meter and its report shall have to be submitted to the S.D.E - XII, E.B. - III of HUDA for obtaining its clearance to install at site duly sealed by the Department in the presence of representative of Deptt.
- 10 Installation of water meter should in direct approach and be liable to the official deputed for taking / recording reading shown by the water meter.
- 11 Information regarding the installation of water meter shall be given to the SDE - XII in writing and installation of water meter shall be considered from the date of receipt of written information by the HUDA.
- 12 All the amount on account of released water connection shall have to be deposited within 30 days, if has not been deposited with submission connection file, failing which the sanction will be considered as cancelled.
- 13 The entire amount should be deposited with Executive Engineer, HUDA Div. No. III, Gurgaon.
- 14 The land cost, Development charges/ Mtc. charges for such colonies shall be liable as per the policy / as fixed and decided by the HUDA time to time shall be bound for payment of the same well in time.
- 15 The Mtc. of intake pipes and specials repair shall be the colonizers responsibility and his own cost.
- 16 The water shall be given at the ground level and HUDA will not responsible the low pressure.
- 17 The water connection will be utilized and limited for facilities to the land/ area in possession only.
- 18 For any dispute, in the connection with the release of water connection, Mtc and disconnection with the said water connection the matter shall be referred by any of the two parties to the concerned Superintending Engineer, HUDA Circle of the area where the land/ colony is situated and his decision in the matter shall be final and legally binding on both the parties.
- 19 Colonizer will inform about increase / decrease of discharge in any in advance.
- 20 SDE/ XEN will verify discharge monthly or as demand fit for verification and water bill shall raised monthly and monthly payment shall be made by the colonizers.
- 21 In absence of installation of water meter, checking of actual assessment of discharge and verification of the consumption of water shall be made jointly by the representative Deptt and colonizers bases on discharge of pic and working hours of plants as per entries recorded in log book and the water bills so prepared shall be binding upon the colonizers for the payment and in case of going water meter out of order, the assessment of discharge and consumption of water shall be made on the basis of average reading of water meter given during previous two

SDE  
 XII  
 E.B.  
 III  
 Gurgaon

months till the replacement water meter in good performance. If the defective water meter is not replaced within two months the connection shall be disconnected without serving any notice.

- 22 No Booster/ Suction will be installed directly on the line carrying from HUDA mains and no other connection will be made from the connection main to water storage tank and in case, it is ever found the water connection shall be disconnected without any notice, by the Executive Engineer concerned.
- 23 HUDA will at the liberty to revise the rates of water charges and colonizers will be liable to pay the revised charges as and when decided by HUDA.
- 24 You may ensure that the connection may be connected within six months from the date of issuing of this letter, after expiry of the date there will be fresh file for water connection will be submitted.
- 25 The water connection has been sanctioned for drinking purpose for labour only & valid for six months, if any movement for using the water for construction purpose found at site, the water connection may be disconnect without any notice.

  
EXECUTIVE ENGINEER,  
HUDA DIV, NO. III  
GURGAON

Dated:

Encl. No.

A copy of the above is forwarded to Sub Divisional Engineer, HUDA Sub Div. No. XII, Gurgaon for information and necessary action please. He is requested to report in the matter be sent to this office after visiting the site, that the water is using at site for drinking purpose only.

EXECUTIVE ENGINEER,  
HUDA DIV, NO. III  
GURGAON



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**Fwd: Preliminary report OA 444 of 2023 Paryavaran Vikash Sangh rgd.**

1 message

**gyanendrarai.cgwb** <gyanendra-cgwb@gov.in>

Tue, Oct 10, 2023 at 10:50 AM

To: hspcbrogrn@gmail.com, hspcbrogrs@gmail.com, ADC Gurugram &lt;adcgrg@hry.nic.in&gt;

Sir  
Joint inspection was carried by the the constituted joint committee on dated [20 Sep 2023](#). Please find the field report for further necessary action.

Thanks

Gyanendra Rai  
Senior Technical Assistant (Hydrogeology)  
Central Ground Water Board, NWR  
Chandigarh,

---

**From:** "negicgwb" <negi-cgwb@nic.in>  
**To:** "gyanendrarai.cgwb" <gyanendra-cgwb@gov.in>  
**Cc:** "RD NWR CGWB" <rdnwr-cgwb@nic.in>  
**Sent:** Monday, October 9, 2023 5:48:04 PM  
**Subject:** Re: OA 444 of 2023 Paryavaran Vikash Sangh rgd.

Sir,  
Please find attached the Preliminary Investigation report after making necessary modification for further submission.

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**From:** "RD NWR CGWB" <rdnwr-cgwb@nic.in>  
**To:** "negicgwb" <negi-cgwb@nic.in>  
**Sent:** Friday, October 6, 2023 5:18:43 PM  
**Subject:** Fwd: OA 444 of 2023 Paryavaran Vikash Sangh rgd.

Sir,  
Kindly go through the trailing mail and attachments. It is requested to offer your comments and discuss on Monday. i.e. 9 Oct 2023.  
regards

---

**From:** "gyanendrarai.cgwb" <gyanendra-cgwb@gov.in>  
**To:** "RD NWR CGWB" <rdnwr-cgwb@nic.in>  
**Sent:** Thursday, October 5, 2023 5:37:36 AM  
**Subject:** OA 444 of 2023 Paryavaran Vikash Sangh rgd.

Sir  
Joint inspection was carried by the the constituted joint committee on dated [20 Sep 2023](#). In this reference, ATR has to be submitted by the Committee. HSPCB has enquired about the agency responsible for sealing of the illegal tube-well. As HWRA is the nodal agency for the ground water regulation in Haryana and CGWA does not exercise any jurisdiction in the matter, it is requested to kindly provide guidance regarding the further course of action in the matter of sealing of tube-well.  
In case suggestion are found appropriate, it is requested to kindly provide guidance in the afore mentioned matter.

Gyanendra Rai  
Senior Technical Assistant (Hydrogeology)  
Central Ground Water Board, NWR  
Chandigarh,

195

--  
Regards

विद्या नन्द नेगी  
Scientist 'D'  
Central Ground Water Board, North Western Region  
Ministry of Jal Shakti  
Plot [No. 3B, Sector-27A](#)  
Chandigarh-160019

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**PRELIMINARY SURVEY AND INVESTIGATION REPORT**

**Introduction** - Original application no.444/2023 Paryavaran Vikash Sangh Versus State of Haryana & Ors. Observation was filed before Hon'ble National Green Tribunal at Delhi against illegal dewatering of groundwater through unauthorized structures respectively without valid NOC. As per the order, a joint committee was formed comprising the Additional District Collector, Gurgaon, representative State PCB and a representative from CGWA for submitting a factual and action taken report.

To ascertain illegal observation and dewatering along with the above-mentioned committee, the undersigned conducted the survey to investigate ground facts on 20.09.2023. The joint committee has visited the following sites.

1. JOYVILLE SHAPOORJI HOUSING PVT. LTD. (SHAHPOOR JI PALONJI), Sec 102, Gurugram –**Respondent No.6**
2. Neo centra, Sec 103, Gurugramnear Dharampur Village Haryana –**Respondent No. 9**
3. VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram – **Respondent No.8**
4. RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D,Gurugram – **Respondent No. 7**
- 5.0 BPTP area adjacent to JOYVILLE SHAPOORJI HOUSING PVT. LTD. (SHAHPOOR JI PALONJI), Sec 102, Gurugram.-**Other respondent**

**Field Investigation –**

1. During the survey of **JOYVILLE SHAPOORJI HOUSING PVT. LTD. (SHAHPOOR JI PALONJI), Sec 102, Gurugram**, Presently no abstraction is being carried out in the premises for dewatering activities. Meanwhile during the investigation of the area seepage (Annexure-I) was seen from one corner of the site towards the pit used for construction activity. Further on questioning about the seepage, the representative from the project replied that they had already applied for NOC from HWRA (Annexure-II) for dewatering purposes. He also informed that they temporarily stopped the construction activity and that only after obtaining the NOC the work will be resumed. A groundwater quality report was produced by the proponent (Annexure-III). Project proponent has informed that the ground water is highly saline(TDS is 12800) the same is not used for drinking and domestic uses. Its is observed that water is for drinking and domestic requirements is being supplied by GMDA.
2. **Adjacent to the joyville village total 7 tub wells are present which are being used for dewatering activity and dewatered water is pumped in to adjacent drain. On local discussion It was found these activity was being carried out by BPTP Project and area comes under the BPTP builder. (Annexure-IV)**

3. During the survey of **Neo-Centra, Sec 103, Gurugram Near Dharampur Village Haryana**, two tubewell without pumps were found in the proponent premises (Annexure-V). The proponent provided NOC which has already expired on 24.08.2023 and was obtained from HWRA for dewatering. Firm has obtained NOC for dewatering for 120 cum/Day .The proponent has not applied for renewal of NOC by HWRA (Haryana Water Resource Authority). No drinking water tube well (groundwater) was found within the premises. During the time of inspection, the construction activity was on hold due to the absence of a suitable agency as informed by the proponent. A hydrological report was provided by the project proponent. However, the report did not contain any scientific information regarding dewatering processes like Mechanism of dewatering, Area of dewatering, and depth of dewatering, details of compliance report for NOC conditions etc.
4. During the survey of **RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D,Gurugram**, construction activity was being carried out in Block E, of the above-mentioned infra-structure project. The dewatering of the area was being carried out with the help of a sump well. During the inspection adjacent to Block E a tube well was found without the pump. When questioned by the authority regarding the tube well, the representative informed that the tube well does not belong to them. Affected area photographs are attached in (Annexure-VI).The construction of the building by **RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD** is in an advanced stage and needs dewatering. For the dewatering purpose RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD requires NOC by the Haryana Water Resources Authority (HWRA). **RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD** has obtained approval for Storm Water Drainage from Gurugram Metropolitan Development Authority. No drinking water tube well (groundwater) was found within the premises.
5. Two tubes well adjacent to the boundary wall of VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE) was found which was energized by VS REALPROJECTS PVT. LTD Group for the dewatering activity. When enquired from the Ramprasth group, they denied and informed that these tube wells do not belong to **RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD**.
6. During survey **VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram**, one sump well and one tube well were found within the premises along with these two tube wells which were found adjacent to the boundary wall of the VS REALPROJECTS PVT. LTD, which was energized by VS REALPROJECTS PVT. LTD. On asking for permission for dewatering the proponent failed to produce any NOC from the Haryana Water Resource Authority (HWRA). During the survey, a sample was collected from a Tube well located inside the premises and analyzed in CGWB, NWR Chandigarh Lab. The analysis of the sample has been completed and the report is enclosed in Annexure VIII. Total 3 numbers of tube wells and one sump well used for dewatering

purposes and disposed in to drain. No drinking water tube well (groundwater) was found within the premises.

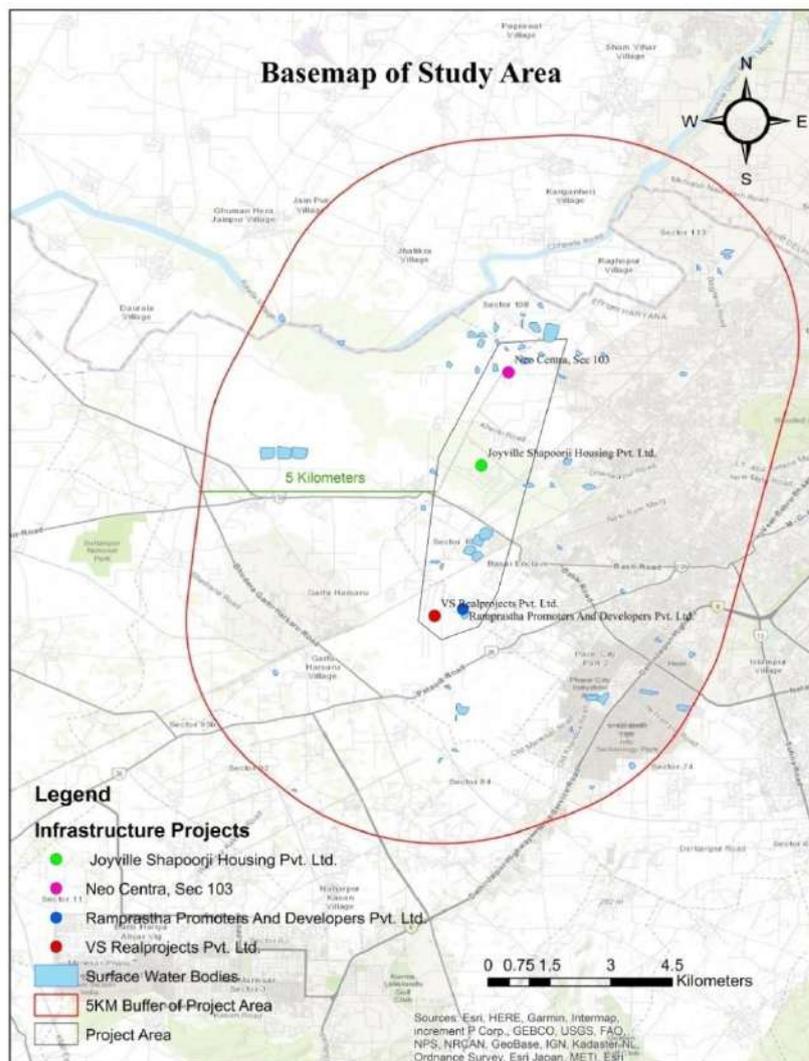
Table:

Sl N	Infrastructure Project	NOC for dewatering	Action to be taken
1	JOYVILLE SHAPOORJI HOUSING PVT. LTD.( SHAHPOOR JI PALONJI), Sec 102, Gurugram	NOC Not obtained from CGWA/HWRA.  Applied for NOC from HWRA on 28/07/2023	No abstraction is being carried out in the premises for dewatering activities at present as there is no construction activity at present. No tube well is present within or outside the complex.
2	Neo centra, Sec 103,Gurugram Near Dharampur village Haryana	Yes, but NOC was expired on date 24.08.2023, Not apply for renewal from HWRA	Two tube wells are present for dewatering purpose. It is recommended for sealing these two tube wells.  As per NOC 120 m <sup>3</sup> /day is withdrawn for 194 days.
3	VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram	NOC Not available from CGWA/HWRA  Not applied for NOC HWRA	One tube well and one sump well is present within the complex. Two tube wells which were electrified by the project proponent are present outside the complex. These four structures need to be sealed.
4	RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D,Gurugram	NOC Not available HWRA/CGWB  Not applied for NOC HWRA	One tube well and one sump is present within the complex. These need to be sealed.
5	BPTP complex	NOC has not been verified as there was no representative is present during the inspection	There are 7 tube wells are present in the complex which need to be sealed if NOC is not obtained.

7. **WETLAND AREA ANALYSIS THROUGH ARC GIS:** All the 4 above-mentioned project areas were marked in Arc GIS. For the analysis of the project area, a buffer of 5km radius from the project area was taken. All project radial distance from Sultanpur Lake wetland area is as follows:

1. 8.3 km for JOYVILLE SHAPOORJI HOUSING PVT. LTD.(SHAHPOOR JI PALONJI), Sec 102, Gurugram ,
2. 9.5 km for Neo centra, Sec 103,Gurugram Near Dharampur village Haryana,
3. 7.50 for km RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D,Gurugram,
4. 7.35km for VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram

Please find attached below a base map in **Plate 1**. As per the list available in the CGWA-NOCAP site only Sultanpur Lake is designated as a wetland Ramsar site.



**Conclusion:**

Based on field investigation and chemical analysis of the collected water sample it is concluded that:

- The water level in the investigated area during pre-monsoon is 4.00 mbgl while in post-monsoon is 03.00 mbgl.
- Groundwater quality in the area is saline as the EC of the collected groundwater sample is 18640  $\mu\text{S}/\text{cm}$  at 25<sup>0</sup> C(Annexure-VII)
- JOYVILLE SHAPOORJI HOUSING PVT. LTD. (SHAHPOOR JI PALONJI), Sec 102, Gurugram had applied for NOC on 28.07.2023 for dewatering of 125 cu.m /day. But there is no proper report for dewatering and disposal of dewatered water.

Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation) Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

- Neo Centra, Sec 103, Gurugram did not provide the proper plan for disposing of extracted saline water and as such not applied for renewal of NOC. However as per the NOC issued, the 2 No. Piezometers with DWLR and telemetry for monitoring mechanism had also not been installed.

Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation) Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

- RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D, Gurugram, did not provide NOC for dewatering. As per the investigation of the reviewing committee, 2 tube wells adjacent to the premises of VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram was found. But RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD denied the possession of these two tube wells as it does not belong to their premises. So, proper clarification regarding the non-possession of open land may be seek from RAMPRASTHA group. The RAMPRASTHA group also denied the possession of the tube wells found near Block E. So, it is requested that the RAMPRASTHA group to provide proper clarification regarding the non-possession of all three tube wells.
- RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD, Sec 37 D, Gurugram, did not have NOC for dewatering. They do not have proper plan for dewatering and proper plan of disposing of extracted saline water.

Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation)

Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

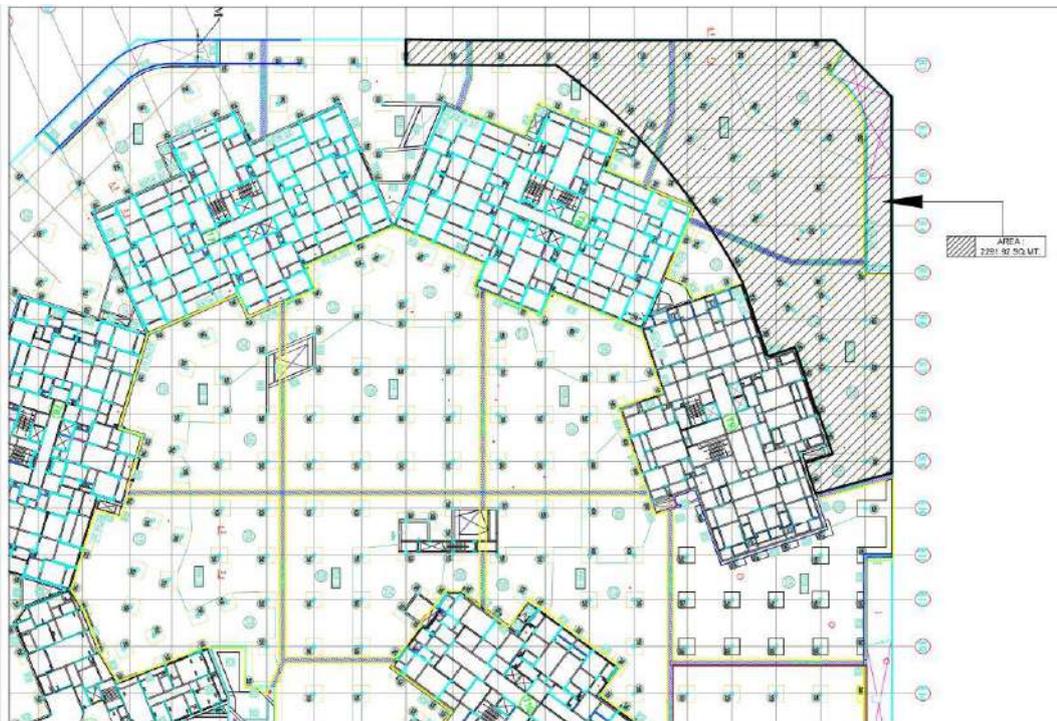
- VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram, did not provide NOC for dewatering and a proper plan for disposing of extracted saline water.
- VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram did not provide any clarification regarding two tube wells outside their premises.
- All Illegal tube wells as mentioned in the table may be sealed in the above mentioned project.
- BPTP area after getting NOC information further action may be taken if they did not have NOC.

Government of Haryana has established Haryana Water Resource Authority (HWRA) constituted under The Haryana Water Resources (Conservation, Management and Regulation) Act 2020, they are authorized to seize the illegal tube well and impose penalty as Environmental compensation.

Annexure-I(Sapporji Paloonji Seepage area)



Site plan



**Government of Haryana**  
**Haryana Water Resources Authority**

**Application for Permission to Extract Ground Water for Infrastructure Use**

**Application Type - New**

<b>Application No: HWRA/INF/N/2023/580</b> (Application Received Fee Paid)			
<b>Date of Licence to develop: 15/02/2018</b>			
<b>1. General Information</b>			
<b>Attach Certificate/NOC regarding 'non-availability' or 'Partial Water supply' in the prescribed format from PHED/ HSVP/ HSIIDC/ MCs &amp; other local Government water supply agencies in respect of all categories of assessments units</b>			<a href="#">Download</a>
(i)	<b>Name of Applicant</b>	Lucky Jaiswal	
(ii)	<b>Designation of Applicant</b>	Manager	
	<b>Authorization Letter in the name of Lucky Jaiswal (applicant):</b>	<a href="#">Download</a>	
	<b>ID Proof Type</b>	Aadhaar	
	<b>ID Proof no</b>	XXXXXXXX7061	
	<b>Id Proof Document</b>	<a href="#">Download</a>	
(iii)	<b>Mobile No. of Applicant</b>	9310067388	
(iv)	<b>Email of Applicant</b>	lucky.jaiswal@shapoorji.com	
(v)	<b>Name of the Infrastructure:</b>	Shapoorji Housing Pvt Ltd	
	<b>Type of Infrastructure:</b>	Group housing	
	<b>Is Commercial</b>	No	
	<b>Completion Certificate</b>	<a href="#">Download</a>	
	<b>Date of Completion Certificate</b>	31/03/2024	
	<b>Occupation Certificate</b>		
	<b>Date of Occupation Certificate</b>	16/01/2023	
	<b>Date Of Commencement</b>	16/01/2023	
	<b>Approval letter / CLU of State Government Agency approving the infrastructure development to be attached</b>	<a href="#">Download</a>	
	<b>Latest up-to-date valid Environment Clearance Certificate by SEIA, if applicable</b>	<a href="#">Download</a>	
	<b>Whether CTO/CTE by HSPCB is applicable</b>	Yes	
	<b>If not applicable, give reason</b>		
	<b>Latest CTO issued by HSPCB, if applicable</b>	<a href="#">Download</a>	
		CTO/CTE Number : HSPCB/Consent/:3 29962318GUNOCT E55671401	Issue Date : 30/10/2018
	<b>Validity period of uploaded CTO/CTE</b>	From : 30/10/2018	To : 19/08/2025
(vi)	<b>Location details of the Infrastructure unit:</b>		

<b>a.)</b>	Whether the groundwater table will be intersected by the activity		
	(a) At what depth (m bgl)	Pre-monsoon	Post-monsoon
	Minimum	4.20	8.20
	Maximum	4.00	8.00
	(b) Maximum depth proposed to dewater (m bgl)	30.00	30.00
	(c) Groundwater flow direction (attach map)	Download	Download
	(d) Any Other information		
<b>b.)</b>	Quantum of ground water proposed to be pumped out	M3/day	M3/year
		125.00	45625.00
	a. Type of structure required for pumping out ground water	ShallowTube	
	b. Number of pumps proposed to installed	10	
	c. HP of the pumps	3.00	
	d. Operational hours/day	10	
	e. Operational days/year	180	
<b>c.)</b>	Proposed utilization of pumped water	Download	
	a. Water Supply	0.00	
	b. Agriculture	0.00	
	c. Green belt development	0.00	
	d. Suppression of dust	0.00	
	e. Recharge	0.00	
	f. Any other item	125.00	

#### 4. Details of existing and/ or proposed groundwater abstraction structures

##### (a) Groundwater Abstraction Structure-Existing

SNo.	Type/ Year of construction	Depth (meter) / Diameter (mm)	Depth to water level (meters below ground level)	Discharge (m <sup>3</sup> per hour)	Operational hours/ (day)/ days/year	Mode of lift	Horse Power of pump	Whether fitted with water meter or not	Whether permission/ registered with HRWA / if so Details of permission
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##### (b) Groundwater Abstraction Structure-Proposed

	i. For Drinking & domestic in Houses, Flats and residential appartments excluding hostels(m3/day)			0.00		
	ii. Other uses (m3/day)			0.00		
	(b) Recycled Water usage (m3/day):			0.00		
	(c) Proposed/existing water supply from any agency (m3/day):			0.00		
(ii) Breakup of water requirement and usage:						
	<b>Activity</b>	<b>Existing requirement (m3/day)</b>	<b>Proposed requirement (m3/day)</b>	<b>Total requirement (m3/day)</b>	<b>No. of operational days in a year</b>	<b>Annual requirement (m3/year)</b>
	Residential/ domestic	0.00	0.00	0.00	0	0.00
	Commercial activity	0.00	0.00	0.00	0	0.00
	Greenbelt development	0.00	0.00	0.00	0	0.00
	Industrial activity	0.00	0.00	0.00	0	0.00
	Other use	0.00	0.00	0.00	0	0.00
	Grand total	0.00	0.00	0.00		0.00
(iii) <b>Quality of Grounwater</b>				Saline Water		
<b>Groundwater quality from NABL accredited lab</b>				<a href="#">Download</a>		
(iv) <b>Whether ETP/STP proposed:</b>				Yes		
		m3/day	No. of operational days	m3/year		
	<b>Quantity of treated water available</b>	694.00	365.00	253310.0000		
	<b>Reuse In Industrial Activity</b>	0.00	365	0.00		
	<b>Reuse In Commercial Activity</b>	0.00	365	0.00		
	<b>Reuse In Green belt development</b>	106.00	365	38690.00		
	<b>Reuse In Other use</b>	588.00	365	214620.00		
	<b>Total</b>	694.00	1460	253310.00		
(v) <b>Whether project would involve dewatering ground water for excavation for basement construction etc.</b>					Yes	

	<b>Infrastructure Unit Address:</b>	Sector 102, Gurugram Manesar Urban Complex Gurgaon		
	<b>State :</b>	Haryana	<b>District :</b>	GURUGRAM
	<b>Tehsil:</b>	Gurgaon	<b>Block:□</b>	GURGAON
	<b>Village/MC:</b>	Gurugram (MC)	<b>Region:</b>	over-exploited
	<b>Latitude:</b>	28.479391	<b>Longitude:</b>	76.972651
	<b>Infrastructure Locality:</b>	Urban Development Authority		
	<b>Site Plan:</b>	<a href="#">Download</a>		
	<b>Location Map:</b>	<a href="#">Download</a>		
	<b>Document of OWnership/Lease:</b>	<a href="#">Download</a>		
(vii)	<b>Correspondence address:</b>	Sector 102, Gurugram Manesar Urban Complex Gurgaon		
(viii)	<b>Applying For:</b>	Construction Purpose		
(ix)	<b>Purpose of Abstraction</b>	Other Use		
(x)	<b>Land use details of existing/proposed:</b>			
	<b>Total Land area(sq m):</b>	72438.61		
	<b>Rooftop area of buildings/sheds(sq m):</b>	14481.00		
	<b>Road/paved area(sq m):</b>	37653.61		
	<b>Green belt area(sq m):</b>	10890.00		
	<b>Open Land(sq m):</b>	9414.00		
	<b>Any other structure proposed:</b>	0		
(xi)	<b>Source of availability of surface water for Industrial use, if any</b>	0		
(xii)	<b>Groundwater utilization for:</b>	Existing Infrastructure		
<b>2. Total number and type of:</b>				
	<b>a. Dwelling units</b>	8486		
	<b>b. Commercial units</b>	0		
	<b>c. Industrial units</b>	0		
	<b>d. Others</b>	0		
<b>3. Detail of water requirement/ recycled water usage: (Please enclose flow chart of activities and requirement of water at each stage):</b>				
<b>Water Requirement for construction purpose :</b>				
	a) Quantity of water required for construction	0.00		
	b) Period of construction for which permission is required (No. Of Days)	0		
<b>Water Requirement for operational purpose :</b>				
	<b>Calculation details of water requirement:</b>	<a href="#">Download</a>		
	<b>Water Balance Chart</b>	<a href="#">Download</a>		
(i)	<b>Total water requirement, excluding construction (m3/day):</b>	0.00		
(a)	<b>Ground Water requirement, excluding construction (m3/day):</b>	0.00		

SNo.	Type/ Year of construction	Depth (meter) / Diameter (mm)	Depth to water level (meters below ground level)	Discharge(m3 per hour)	Operational hours/ (day)/ days/year	Mode of lift	Horse Power of pump	Whether fitted with water meter or not	Wheter permission/ registered with HRWA / if so Details of permission
1	tube well/ 2023	15.00/ 100.00	4.00	3.00	5.00/ 180	1	2	No	No/
2	tube well/ 2023	15.00/ 100.00	4.00	3.00	5.00/ 180	1	2	No	No/
3	tube well/ 2023	15.00/ 100.00	4.00	3.00	5.00/ 180	1	2	No	No/
4	tube well/ 2023	15.00/ 100.00	4.00	3.00	5.00/ 180	1	2	No	No/
5	tube well/ 2023	15.00/ 100.00	4.00	3.00	5.00/ 180	1	2	No	No/
6	tube well/ 2023	15.00/ 100.00	4.00	3.00	3.00/ 180	1	2	No	No/
7	tube well/ 2023	15.00/ 100.00	4.00	3.00	3.00/ 180	1	2	No	No/
8	tube well/ 2023	15.00/ 100.00	4.00	3.00	3.00/ 180	1	2	No	No/
9	tube well/ 2023	15.00/ 100.00	4.00	3.00	3.00/ 180	1	2	No	No/
10	tube well/ 2023	15.00/ 100.00	4.00	3.00	3.00/ 180	1	2	No	No/
	<b>Source of fresh water requirement being met uptill now</b>							<a href="#">Download</a>	
	<b>Affidavite duly attested by the Applicant regarding non-existance of tubewell</b>							<a href="#">Download</a>	
	<b>Likely date of operation of proposed tubewell</b>							01/10/2023	
	<b>Quantum of ground water recharge(m3/year)</b>							0.00	
a)	<b>Details of rainwater harvesting/artificial recharge measaures for groundwater recharge in the area. If already implemented, details may be furnished. (Attach report on comprehensive &amp;feasibile Rainwater harvesting/recharge proposal)</b>							<a href="#">Download</a>	
b)	<b>Have you applied for groundwater clearance permission earlier from Government Agency, if so give details thereof with status</b>								

d)	<b>Any Other document (if any)</b>	
i.	Board Resolution	<a href="#">Download</a>
ii.		
iii.		
e)	<b>In cases where dewatering is involved, submission of impact assessment report prepared by an accredited consultant on the ground water situation in the area giving detailed plan of pumping, proposed usage of pumped water and comprehensive impact assessment of the same on the ground water regime shall be mandatory. The report should highlight environmental risks and proposed management strategies to overcome any significant environmental issues such as ground water level decline, land subsidence etc.</b>	<a href="#">Download</a>
f)	<b>Certificate from a local government water supply agency regarding non availability of treated sewage water for construction within 10 km. radius of the site in critical and over-exploited areas.</b>	<a href="#">Download</a>

**Self Declaration:-**

1. I hereby declare that all the documents prescribed in the application form have been uploaded and no blank / another / irrelevant documents have been uploaded against specified documents. I am also aware that any false/ wrong submission /uploading of document will lead to rejection of my application without any notice.

2. I hereby certify that the contents of the above Application are true to the best of my knowledge and belief and that it conceals nothing and that no part of it is false. I understand that if any information furnished by me is found to be false, Haryana Ground Water Authority can take punitive action against me as per the extant rules. Further, I shall comply with all the terms and conditions of the permission/NOC to be granted by HWRA.

**Date:****Place:****Signature of Applicant with Office Seal**

(Lucky Jaiswal)

(Manager)

<b>a) Information of payment for Application Fee</b>				
Type of Organisation	Others			
Total Amount				
Mode of Payment	Online			
<b>Reference No.</b>	<b>Transaction No.</b>	<b>Date</b>	<b>Amount</b>	<b>Status</b>
HRWA1025578110502232	INDBN27071231722	28/07/2023	250000	Success
<b>b) Information of payment for Tarrif Fee</b>				
Type of Organisation	Others			
Total Amount				
Mode of Payment				



Contact : +91 - 9810243870

**EKO PRO ENGINEERS PVT. LTD.**Environmental Consultants and Analytical Laboratory  
(An ISO 9001:2015 Certified Company)Office & Laboratory : 3241, South Side of G. T. Road, UPSIDC Industrial Area, Ghaziabad - 201 009 (Delhi-NCR) INDIA.  
Contact No.: 9711159210, 9810240837, 9810240678 E-mail : email@ekopro.in, ekoproengineers@gmail.com, website : www.ekopro.in**TEST REPORT****Water Sample Analysis**

Test Report No. : EKO/E-501/260723

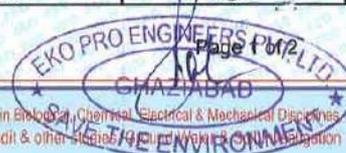
Issue Date : 31/07/2023

Issued To : AKSHAT GROUND WATER CONSULTANT SERVICE  
844, Sector - 21 C  
Faridabad  
Haryana

Sample Description : Ground Water  
Sample Drawn on : 18/07/2023  
Sample Drawn by : Given by Client  
Sample Received on : 26/07/2023  
Sampling Location : M/S Shahpoorji Joyville Pvt. Ltd., Group Housing Colony' Joyville"  
at Sector-102, Gurugram  
Sampling Plan & Procedure : NA  
Sample Quantity : 1.5 Litre  
Environmental Conditions : NA  
Analysis Duration : 26/07/2023 To 31/07/2023  
Remark (if any) : NA

**RESULTS**

S. No.	Parameters	Test Methods	Results	Units
<b>Physical &amp; Chemical Parameters</b>				
1	pH	IS: 3025 (P-11)	7.28	-
2	Electrical Conductivity	IS:3025 (P-14)	19806	µs/cm
3	Carbonate (as Co <sub>3</sub> )	IS 3025(P- 51)	Nil	mg/L
4	Bicarbonate HCO <sub>3</sub>	IS 3025(P-51)	820	mg/L
5	Chloride (as Cl)	IS: 3025 (P-32)	6280.0	mg/L
6	Nitrate (as NO <sub>3</sub> )	IS: 3025 (P-34)	31.8	mg/L
7	Phosphate (as PO <sub>4</sub> )	IS 3025 (P-31)	<0.1	mg/L
8	Sulphate (as SO <sub>4</sub> )	IS: 3025 (P-24)	1590.8	mg/L
9	Fluoride (as F)	APHA 4500 F D	0.85	mg/L
10	Total Hardness (as CaCO <sub>3</sub> )	IS: 3025 P-21)	3840	mg/L
11	Calcium (as Ca)	IS: 3025 (P-40)	925.4	mg/L
12	Magnesium (as Mg)	IS: 3025 (P-46)	372.0	mg/L
13	Sodium (as Na)	IS 3025 (P-45)	2890	mg/L
14	Potassium (as K)	IS 3025 (P-45)	<1.0	mg/L
15	Silica (as SiO <sub>2</sub> )	IS: 3025 (P-35)	21.5	mg/L
16	TDS	IS: 3025 (P-16)	12800	mg/L
<b>Heavy Metals</b>				
17	Arsenic (as As)	APHA 3125 B	<0.005	mg/L
18	Copper (as Cu)	APHA 3125 B	<0.005	mg/L
19	Manganese (as Mn)	APHA 3125 B	0.024	mg/L
20	Lead (as Pb)	APHA 3125 B	<0.005	mg/L
21	Zinc (as Zn)	APHA 3125 B	0.092	mg/L
22	Total Chromium (as Cr)	APHA 3125 B	<0.005	mg/L
23	Iron (as Fe)	APHA 3125 B	0.298	mg/L





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Contact No.: 9711159210, 9810240837, 9810240678 E-mail : email@ekopro.in, ekoproengineers@gmail.com, website : www.ekopro.in**Test Report No. : EKO/E-501/260723****Issue Date : 31/07/2023****Notes:**

1. The results given above are related to the tested sample, as received & mentioned parameters.  
The customer asked for the above tests only.
2. This test report will not be generated again, either wholly or in part, without prior written permission of the Laboratory.
3. The test report will not be used for any publicity/legal purpose.
4. The test samples will be disposed off after 15 days from the date of issue of test report, unless until specified by the customer. Sample received for biological tests will be destroyed after 7 days from the date of issue of test report.
5. Responsibility of the Laboratory is limited to the invoiced amount only.

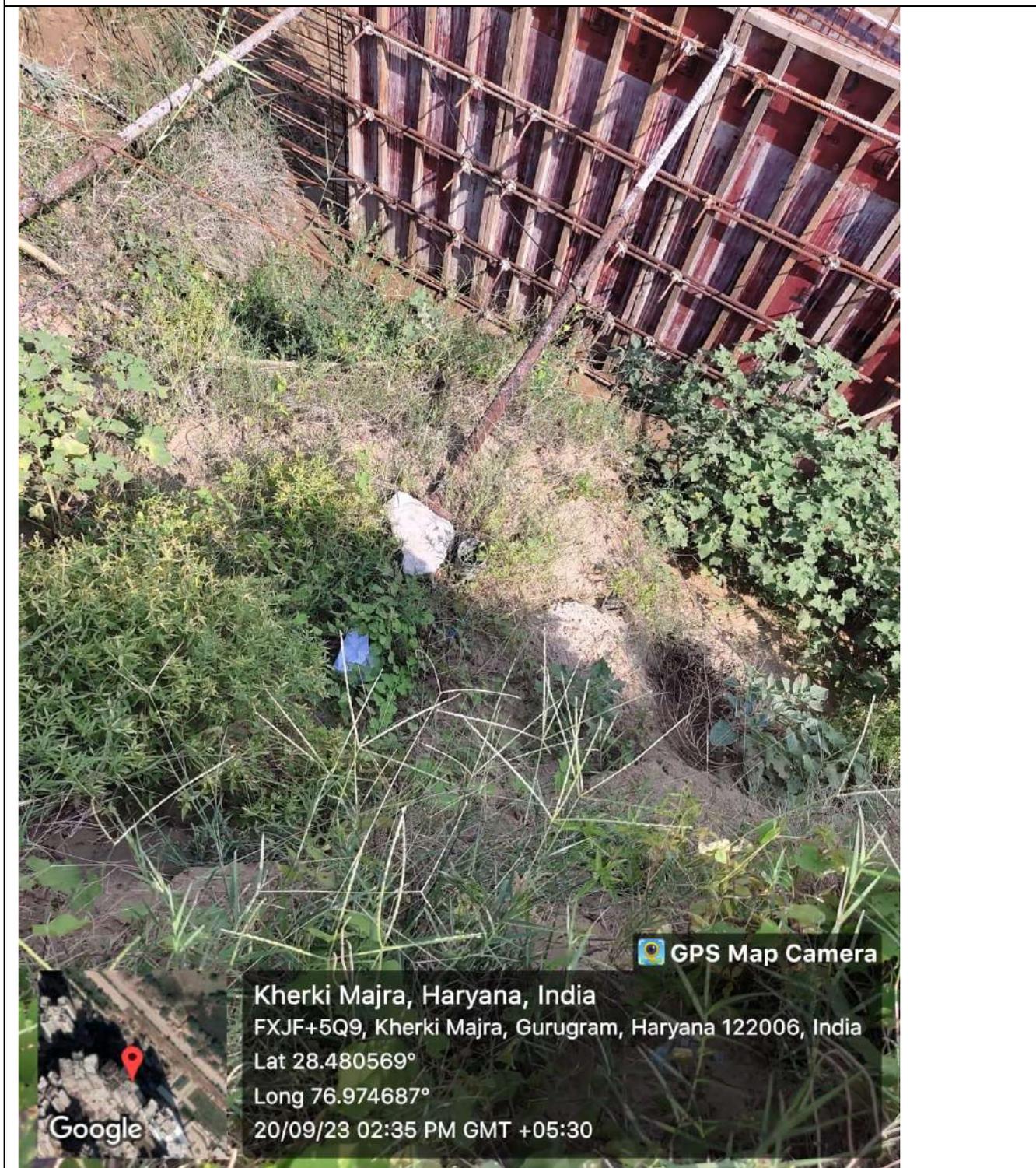
**\*\*End of Report\*\***

For EKO PRO ENGINEERS PVT. LTD.  
  
 PURNIMA CHUGHAN  
 TECHNICAL MANAGER  
 (Authorised Signatory)

Annexure-IV(BPTP)area

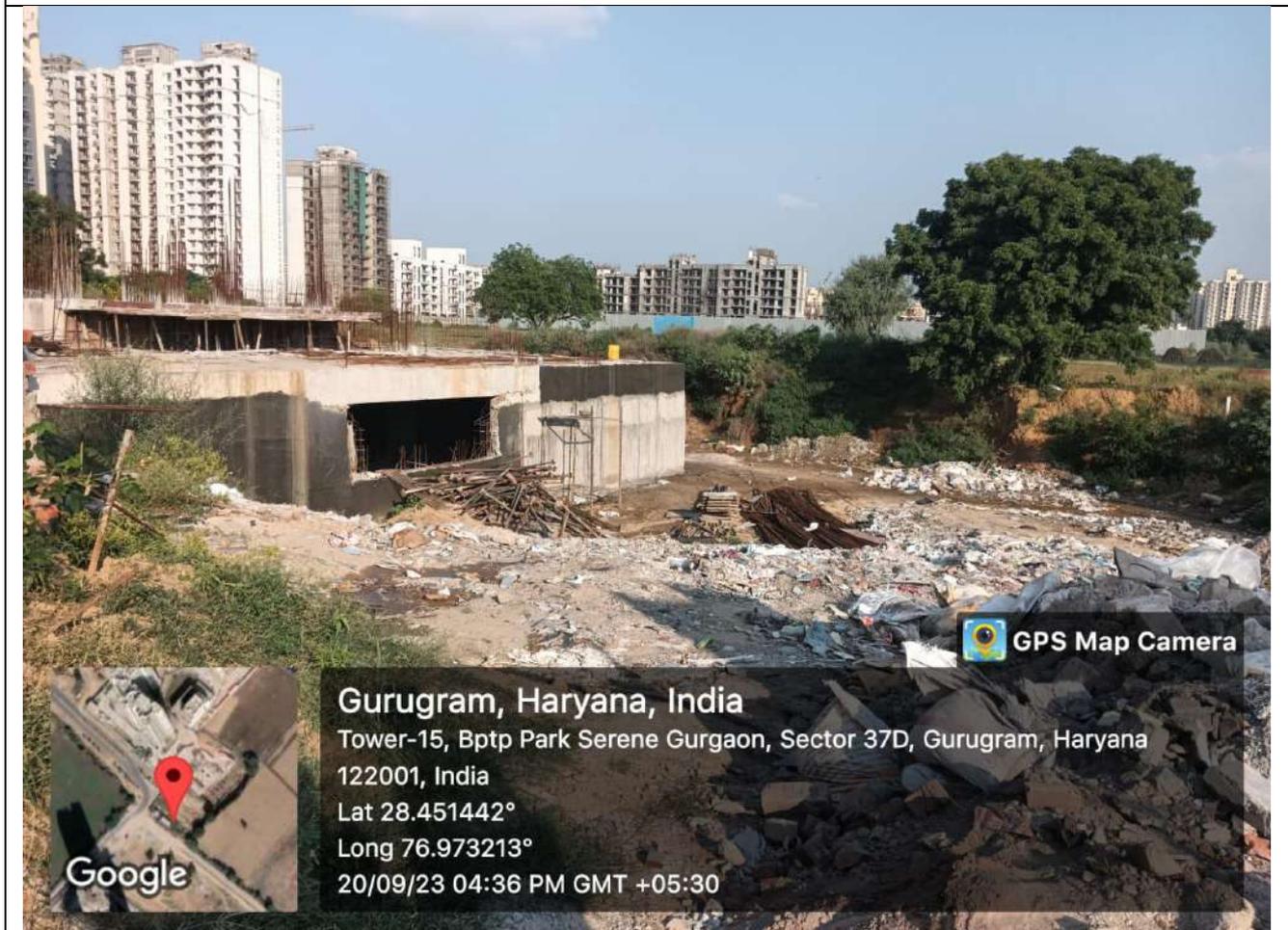


Annexure-V Neo-Centra, Sec 103, Gurugram Near Dharampur Village Haryana



Annexure-VI

**RAMPRASTHA PROMOTERS AND DEVELOPERS PVT.LTD.**



## Annexure-VII



क्षेत्रीय रासायनिक प्रयोगशाला

केन्द्रीय भूमिजल बोर्ड,

उत्तर पश्चिमी क्षेत्र

चंडीगढ़

Test Report of Chemical Analysis of Ground Water Samples

Sender: Sh. Gyanendra Rai, STA (Hg)

Letter No.:

Nil

Dated: 25.09.2023

Container:

Polyethylene

Lab No.: 69/23

Quantity:

1 lt

State: Haryana/Punjab/UT of Chandigarh

Study: On site Inspection

Sample Condition:

ok

Systematic Pollution Hydrograph Network/Short Term/Exploration/NAQIM/Others

S. No	Unique ID	District	Block	Location	Source	Longitude	Latitude	Aquifer	Depth (m)	Sampling Date	Analysis Date	pH	EC in $\mu\text{S/cm}$ at $25^\circ\text{C}$	CO <sub>3</sub>	HCO <sub>3</sub>	Cl	SO <sub>4</sub>	NO <sub>3</sub>	F	PO <sub>4</sub>	Ca	Mg	Na	K	SiO <sub>2</sub>	TH as CaCO <sub>3</sub>	
														mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l
1	69/1	Gurgaon		VS Real Project Pvt. Ltd. (Amb sekhon square)	TW	76.9617	28.4465	I		Sep-23	25.09.23	7.54	18640	0	488	5175	2471	32	1.10	BDL	280	717	3007	15	29	3652	

Note: The Test results relate only to the sample tested

Annexure-VIII VS REALPROJECTS PVT. LTD. (AMB SELFIE SQUARE), Sec 37 D, Gurugram

