BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL PRINCIPAL BENCH, NEW DELHI

Original Application No.976 of 2019

Gurinder Singh & Others ... Applicant(s)

Versus

Union of India & ORS ... Respondents

Action Taken Report against unit M/s G.P. Realtors Pvt. Ltd on Behalf of State Environment Impact Assessment Authority (SEIAA), Haryana.

Most Respectfully Showeth;

Background:

1. The Present Application was filed before Hon'ble National Green Tribunal against M/s G.P Realtors Pvt. Ltd for illegalities in the project of setting up of commercial towers on built up area of more than 12 lakhs sqm. It was also alleged that the activity on the project was started in May 2016 while Environment Clearance was granted in May, 2018 by MoEF &CC, GoI.
2. That this Hon'ble Tribunal considered the Present Application & passed directions vide its order dated 23.09.2019 and directed that Member Secretary, HSPCB and Member Secretary, SEIAA to submit a Factual Report within one Month. Member Secretary, HSPCB appointed the Regional Officer, Gurugram (North) as Nodal Officer for inspection of the site and the information was sought from the other departments.
3. That the directions passed by the Hon'ble Tribunal on dated 24.11.2020 was discussed by the Authority and it was decided to direct Chairman, Haryana State Pollution Control Board (HSPCB) vide letter dated 10.12.2020 requested to make Assessment of the Violations and Recovery of Compensation in compliance of the Orders **dated 06.02.2020** and **24.11.2020** passed by this Hon'ble Tribunal. Further, the Authority also decided to nominate Shri Raj Kumar Sapra, IFS (Retd.) on behalf of SEIAA to accompany with the concerned Officers of HSPCB and to ensure that the Damage Assessment Report be submitted to SEIAA within stipulated time.
4. That Senior Environmental Engineer for Member Secretary, HSPCB addressed a letter to Regional Officer, HSPCB, Gurugram (North) & the copy was Endorsed to the Chairman, SEIAA vide Endorsement **No. HSPCB/GRN/1/16195/2021/1 dated 19.01.2021** and Authorized the Regional Officer, HSPCB, Gurugram (North) & other field Officers of his Region namely Shri Ram Niwas Sharma, SC-B and Smt. Neha Saharan, AEE and requested to coordinate with Shri Raj Kumar, Sapra, IFS (Retd.) Nominated Member on behalf of SEIAA & to do needful in

Bharat Bhushan IAS Retd
Chairman
State Environment Impact
Assessment Authority Haryana
Panchkula

the matter and to re-submit the recommendation for imposing Environmental Compensation to M/s G.P. Realtors within **07 days positively**.

5. That in pursuance of Orders of SEIAA, subsequently, the Haryana State Pollution Control Board Constituted a Committee for recommendation for imposing environmental compensation after assessing the damage. Subsequently, the **Board resiled from their stand after 60 days** and refused to assess the damages stating therein "**SEIAA has the mandate and mechanism as per Notification dated 08.03.2018 w.r.t. Environmental Compensation issued by MoEF & CC**".
6. That in Pursuance of this Hon'ble Tribunal Orders dated 24.11.2021, the Authority reconstituted a Committee comprising followings for **Assessment and Recovery of Compensation and to submit report within a period of 30 days, positively;**
    1. Shri Raj Kumar Sapra, IFS (Retd.) as a Coordinator;
    2. Chief Wildlife Warden, Haryana
    3. Shri Praveen Bhargava , Chairman of Perfect Group (Accredited Consultant)
    4. Regional Officer, HSPCB, Gurugram (North)
7. That on 23.02.2021, the Committee visited the project site after initial desktop review of the documents and prepared Environmental Damage Assessment Report. Thereafter, in compliance of NGT Order, PCCF (WL) & Chief Wildlife Warden, Haryana, Panchkula, vide letter No. 373-75 dated 03-03-21, appointed Shri Rajesh Kumar, Inspector Wildlife, Sultanpur National Park, Gurugram as his representative. He visited the site on 17.03.2021 and 21.03.2021 and submitted the Inspection Report. Further, the Committee prepared the following Compensation Cost of Environmental Damages:

Environmental Component	**Cost in Lakhs INR**
Air Quality	191.68
Water & Wastewater	96.250
Excavated Soil	98.70
Tree Plantation	24.61
Conservation Plan (Schedule-I & II species)	295.94
Total	**707.17**

Bharat Bhushan IAS Retd
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8. That a Show-cause Notice has been served to the Project Proponent before final action in the matter.
9. That after hearing the Project Proponent and perusing the reply; SEIAA would pass appropriate Orders in the matter.
10. The copy of Show-cause with Damage Assessment Report is submitted for the perusal of Hon'ble National Green Tribunal.

Bharat Bhusnan IAS Retd
Chairman
State Environment Impact
Assessment Authority Haryana
Panchkula

Place: Panchkula

Chairman
State Environment Impact
Assessment Authority, Haryana

Dated: 2/04/2021

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

Telephone No. 0172-2565232

No. SEIAA/HR/2021/274 **Dated:- 01 /04/2021**

SHOW-CAUSE NOTICE

Subject:- Environment Clearance for proposed Special Economic Zone at Village Behrampur, Balola & Bandhwari, Gurgaon.

Whereas a Committee was constituted in pursuance of Hon'ble NGT Order dated **24.11.2020.** The Committee constituted of Four Members has visited the project site and reported as follows towards Compensation Cost of Environmental Damages:

Environmental Component	**Cost in Lakhs INR**
Air Quality	191.68
Water & Wastewater	96.250
Excavated Soil	98.70
Tree Plantation	24.61
Conservation Plan (Schedule-I & II species)	295.94
Total	**707.17**

In view of above stated, you are hereby given Show-cause Notice alongwith a copy of Damage Assessment Report as a final opportunity to appear in person or present your reply within 15 days. In case you failed to submit your response within the stipulated period, the matter will be decided Ex-parte and the recommendation of Committee be agreed and imposed the penalty of Rs. 707.17 Lakhs towards the Assessment and Recovery of Compensation.

Bharat Bhushan, IAS (Retd.)
Chairman, SEIAA

O/C

To

M/s G.P. Realtors Pvt. Ltd C/o Ireo Campus,
Sector-59, Near Behrampur,
Gurgaon, Haryana,-122101
E-mail: gp.realtors1@gmail.com

01/04/2021

ENVIRONMENTAL DAMAGE ASSESSMENT REPORT

IT/ITES(SEZ)

At

VILLAGE BEHRAMPUR, BANDHWARI & BALOLA, GURGAON, HARYANA

of

M/S G.P. Realtors Private Limited

Registered Address- IREO Campus, Sector 59, Village-Behrampur, Gurgaon-122101

Project Cost - 254.54 INR Crores

Expenditure Made -till 30.09.2020 - 441.7 INR Crores

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PREAMBLE

Original Application No. 976 of 2019 titled as Gurinder Singh & Others V/s Union of India & Others was filed before Hon'ble NGT stating that it was alleged that the activity started in May 2016 while Environmental Clearance (EC) for expansion of project was granted to M/s G. P. Realtors Pvt Ltd in May, 2018. There is a violation of wildlife clearance also as no permission was taken from the National Board of Wildlife (NBWL). In compliance of NGT orders, SEIAA, Haryana vide order no. SEIAA/HR/21/175-178 **(Annexure-1)** constituted a committee of following members for Assessment and Recovery of Compensation Environmental Damage from the above project.

- Shri Raj Kumar Sapra IFS Rtd as Coordinator
- Chief Wildlife Warden, Haryana
- Shri Praveen Bhargava, Chairman, Perfact Enviro Solutions Pvt Ltd (PESPL)
- Regional Officer HSPCB, Gurugram (North)

In compliance of the above order, Shri RK Sapra, Shri Praveen Bhargava and Shri Ram Niwas (Representative of Regional officer, HSPCB Gurugram North) visited the project site on 23.02.2021 after initial desktop review of documents. **The Environmental Damage Assessment Report is given as Part A**.

Thereafter, in compliance of NGT order, PCCF(WL) & Chief Wildlife Warden, Haryana, Panchkula, vide letter no. 373-75 dated 03-03-21, appointed Shri Rajesh Kumar, Inspector Wildlife, Sultanpur National Park, Gurugram as his representative. He visited the site on 17.03.2021 and 21.03.2021 and submitted the Inspection Report which is attached as **Annexure 6.**

Shri Kuldip Singh RO HSPCB Gurugram North vide his office letter dated 22.02.2021 requested regarding the reconstitution of committee for excluding him and he did not sign the report.

Shri Rajesh Chahal
Inspector Wildlife
Gurugram

S.D.

Shri Praveen Bhargava
Chairman Perfact
Enviro Solutions, Ltd

S.D.

Shri RK Sapra IFS Retd.
Coordinator of the Committee

S.D.

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Inspector Wildlife
Gurugram

Shri Praveen Bhargava
Chairman
Perfact Enviro Solutions Pvt. Ltd.

Shri RK Sapra IFS Retd.
Coordinator of the Committee

True Typed Copy

EXECUTIVE SUMMARY

Introduction

The proposed project is an "IT/ITES" which is located at Villages Behrampur, Bandhwari and Balola, Gurgaon, Haryana, and is being developed by M/s G.P Realtors Pvt. Ltd in the total plot area of 1,79,392.81 sqm. The SEIAA, Haryana vide letter no. SEIAA/HR/2016/296 dated 25.4.2016 accorded Environment Clearance for the first phase of the project for total plot area of 1,54,264.97 sqm (38.12 acres), development area of 50,923.22 sqm (12.5835 acres) and built-up area of 1,03,807.64 sqm under item 8(a) category 'B' of EIA Notification 14.09.2006 **(Annexure - 2)**. The construction work for the first phase of the project started on 12.05.2016. Thereafter, MoEF&CC vide letter no. 21-268/2016-IA-III dated 03.05.2018 granted Environment Clearance for the expansion project for total plot area of 1,79,392.81 sqm (44.329 acres) and built-up area of 12,20,183.343 sqm under item 8(b), category 'B' of EIA Notification 14.09.2006 **(Annexure - 3**).

Hon'ble NGT passed order on 23.09.2019 stated that ***"the project proponent violated the EIA Notification 14.09.2006 and conditions of Environmental Clearance dated 25.04.2016 by continuing their construction work (since 12.05.2016) on revised/modified basement plans before obtaining prior Environmental Clearance on the basis of revised modified plan; the project proponent applied for EC for expansion of the project with a revised plan from 03 level basements to 2 level basements along with the modified size of basements from 54,975.33 sqm to 46,031.10 sqm, which was already under construction on the basis of revised master plan and also starting the work without the necessary clearance from wildlife department from the Standing Committee of National Board for Wildlife (SCNBWL), as mandated under the provisions".***

In accordance with the directions issued by the Hon'ble NGT, the SEIAA, Haryana vide letter no. SEIAA/HR/2019/464 dated 10.12.2019 issued show cause notice to M/s G.P. Realtors Pvt. Ltd. for violating the norms of EIA Notification dated 14.09.2006 and its amendments. Thereafter, no construction or development work was carried at the project site after 07.03.2020. The construction has been done in an area of 1,12,374.84 sqm, which is more than the built-up area granted in Environmental Clearance dated 25.04.2016. Presently, the green area has not been maintained properly at the site. The project development cost was envisaged as INR 254.54 Crores in 2016 whereas INR 441.70 Crores has been incurred till now **(Annexure - 4D)**.

Assessment of Damages as per Environmental Damage Assessment Report

- The damage has been assessed on air, water, soil, ecology & biodiversity, and traffic. During the assessment, it was found that the construction has led to increased dust quantity and particulate matter (PM) pollution load in the environment ***[Ref- Section 3.1 Pg 28].***

- The natural drainage pattern has been obstructed due to development which has led to accumulation of rain water near the project site; leading to various health issues and reduced groundwater recharge. ***[Ref- Section 3.2 Pg 30].***
- The use of fresh water during construction has impacted the availability of potable water in surrounding areas ***[Ref- Section 3.2 Pg 30]***.
- The unused excavated soil has led to improper dumping of soil in the nearby areas ***[Ref- Section 3.3 Pg 33]***.
- Trees have not been planted which might have been used as barricading to stop the dust emission from the complex to surrounding areas ***[Ref- Section 3.6 Pg 37].***
- The trucks which have been used for carrying raw materials and discarding waste material, have led to increased traffic volume on the road network ***[Ref- Section 3.9 Pg 41].***

NBWL Clearance

The final notification of declaring ESZ of Asola Wildlife Sanctuary on Haryana side was issued on 31st May 2019, while the environment clearances of the first phase of the project and expansion of project was granted in April, 2016 and May, 2018 respectively. The project site is at 3.58 km ENE from 'Asola Wildlife Sanctuary' on the Haryana side; As per MoEF&CC guidelines, in absence of delineation of eco-sensitive zone, any project which is covered under EIA Notification, 2006 and is located within 10 km radius of Wildlife Sanctuary or National Park, is required to obtain clearance from the Standing Committee of NBWL. As this project was located within 10 km of Asola Wildlife Sanctuary, hence, permission of the standing committee of National Board of wildlife (NBWL) was to be obtained. But the construction work of the project was started without obtaining the NBWL clearance, hence violation of this condition occurred.

Compensation Cost of Environmental Damages

Environmental Component	**Cost in Lakhs INR**
Air Quality	191.68
Water & Wastewater	96.250
Excavated Soil	98.70
Tree Plantation	24.61
Conservation Plan (Schedule-I & II species)	295.94
Total	**707.17**

[Ref- Section 6 Pg 50]

Observations of Wildlife Department

DWLO Gurugram vide his mail dated 30th March, 2021 to the coordinator, sent the copy of his letter no 1080, dated 24th March, 2021, which was addressed to PCCF Wildlife & Chief Wildlife Warden

Haryana in which the copy of inspection report of Inspector of Wildlife, Sultanpur National Park, Gurugram was attached (**Annexure-6**). The main observations in the inspection report are as follows.

- The site is surrounded by Aravalli hills from three sides and its distance varies from 800 m to 2.5 km from the site.
- Erosion of soil along the building due to natural water course shows the building is constructed in this water course that might have been a feeding channel for Ghata Jheel in the rainy season.
- Presence of peafowl, jackal, grey partridge, bee eater, spotted owlets and four to five species of butterflies.
- Some inactive burrows and den that might have been used by monitor lizards and hyena or jackal, are also seen.
- Photos taken during the Inspection have been given.

Conclusion

- The project proponent shall obtain the NBWL Clearance of the project**.**
- To compensate the loss, alternative habitat may be created and maintained in Aravalli hills and surrounding areas.
- The approval of Conservation Plan for schedule-I & II species should be obtained from the Chief Wildlife Warden, Haryana.
- A detailed remediation plan shall be prepared for the environmental damages incurred due to the unlawful development and implemented by the project proponent as per the timeline agreed with SEIAA, Haryana.

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PART A- ENVIRONMENTAL DAMAGE ASSESSMENT REPORT

1. INTRODUCTION

The proposed project is an "IT/ITES" which is located at Villages Behrampur, Bandhwari and Balola, Gurgaon, Haryana, and is being developed by M/s G.P Realtors Pvt. Ltd. The total plot area of the project is 1,79,392.81 sqm (44.329 acres) and a built-up area of 1,03,807.64 sqm. The site is earmarked for notified SEZ Area as per Gurgaon- Manesar Master plan 2021 and The Ministry of Commerce & Industry (MoC&I) has issued the notification to develop this area as SEZ. The complete land parcel is owned by M/s G.P Realtors Pvt. Ltd.

SEIAA, Haryana vide letter no. SEIAA/HR/2016/296 dated 25.4.2016 accorded environmental clearance to the phase I of the project for plot area of 1,54,264.97 sqm (38.12 Acres), development area of 50,923.22 sqm (12.5835 Acres) and built-up area of 1,03,807.64 sqm under item 8(b), category 'B' of EIA Notification 2006. The construction work started on 12.05.2016 after getting the EC. Thereafter, MoEF&CC vide letter no. 21-268/2016-IA-III dated 03-05-2018 granted Environment Clearance for the expansion of project for total plot area of 1,79,392.81 sqm (44.329 acres) and built-up area of 12,20,183.343 sqm under item 8(b), category 'B' of EIA Notification 2006.

Original Application No. 976 of 2019 titled as Gurinder Singh & Others V/s Union of India & Others was filed before Hon'ble NGT stating that it was alleged that the activity started in May 2016 while environmental clearance was granted in May, 2018. There is violation of conditions of Environment Clearance as no clearance was taken from the NBWL. In this case, the Hon'ble NGT passed an order on 23.09.2019, which stated that **"the project proponent violated the EIA Notification 14.09.2006 and conditions of Environmental Clearance dated 25.04.2016 by continuing their construction work (since 12.05.2016) on revised/modified basement plans before obtaining prior Environmental Clearance on the basis of revised modified plan (the Project proponent applied for EC for expansion of the project with a revised plan from 03 level basements to 2 level basements along with the modified size of basements from 54,975.33 sqm to 46,031.10 sqm, which was already under construction on the basis of revised modified plan) and also started the work without the necessary clearance from the Standing Committee of National Board for Wild life (SCNBWL), as mandated under the provisions".**

In accordance with the directions issued by the Hon'ble NGT, the SEIAA issued show cause notice to M/s G.P. Realtors Pvt Ltd vide letter No. SEIAA/HR/2019/464 dated 10-12-2019 for violating the norms of EIA Notification dated 14.09.2006. Thereafter, no construction or development work was carried at the project site since the order passed by the Hon'ble NGT dated 23.09.2019. Till date, they have done the construction in the built-up area of 1,12,374.84 sqm which is more than the built-up

area granted in Environmental Clearance of 2016. The construction work of the said project was carried out at the minor environmental disturbance and keeping the environmental parameters satisfied. The aforesaid development of the buildings has been done with a sustainable and eco-friendly approach.

1.1. CHRONOLOGY OF EVENTS:

Table 1. Chronology of Events

S. No	Status		Dates
1	Land Acquisition	Land of 44.329 acres acquired	21.01.2016
2	1st Environmental Clearance	1st Environmental Clearance was granted by State Level Environment Impact Assessment Authority, Haryana vide letter No. SEIAA/HR/2016/296 on plot area of 1,54,264.97 sqm (38.12 acre) and built-up area of 1,03,807.64 sqm **(Annexure-2)**	25.04.2016
3	1st Consent to Establish	Consent to Establish was issued by Haryana State Pollution Control Board vide HSPCB/Consent/: 2808616 GUNOCTE2987875 valid till 05.05.2018.	06.05.2016
4	1st Zoning Plan	1st Zoning Plan was approved by DTCP vide DRG No. 5522 for an area of 63.776 acres **(Annexure- 4A)**	06.05.2016
5	Construction Started	As per the environmental clearance, the construction work was started.	12.05.2016
6	Building plan	Building plan was approved by the Ministry of Commerce & Industry (Department of Commerce) Office of the Development Commissioner Noida Special Economic Zone vide letter No. 10/106/2007-SEZ /Vol-III/6178 on built-up area of 49012.317 sqm (Tower-1) **(Annexure-4 B)**	21.06.2016
7	Application for Environment Clearance for Expansion of the project	The project proponent applied for environmental clearance for expansion of the project.	15-06-2017
8	Grant of Environment Clearance for Expansion of the project	Expansion of Environment Clearance was issued by the Ministry of Environment, Forest and Climate Change vide F. No. 21-268/2016-IA-III for a total plot area of 1,79,392.81 sqm (44. acre) and built-up area of 12,20,183.343 sqm. **(Annexure-3)**	03.05.2018
9	Consent to Establish for expansion of project	Consent to Establish was issued by Haryana State Pollution Control Board vide HSPCB/Consent/: 2808616 GUNOCTE2987875 valid from 11/07/2018 - 02/05/2025.	11.07.2018
10	Approval of 2nd Zoning Plan	Zoning Plan was approved by DTCP vide DRG No.6555 for an area of 27.321 Hectares i.e. 67.588 acres **(Annexure-4B)**	24.07.2018
11	1st NGT Order	Original Application No. 976 of 2019 titled as Gurinder Singh & Others V/s Union of India & Others was filed before Hon'ble NGT stating that it was alleged that the activity started in May 2016 while environmental clearance was granted in May, 2018. There is violation of conditions of Environment Clearance as no clearance was taken from the NBWL. Further violation alleged is with regard to setting up of STP by way of ultra-filtration and in respect of non-use of	23.09.2019

		construction material like fly ash, brick, hollow bricks, fly ash lime gypsum blocks. The Hon'ble NGT passed the order that **Before taking up the matter on merits, it is necessary to require a factual and action taken report in the matter from the Member Secretary, SEIAA and the Member Secretary, Haryana State PCB within one month.**	
12	Stopping Construction	No construction development work was being carried at the project site since the order passed by the Hon'ble NGT.	07.03.2020
13	Show Cause Notice	The SEIAA, Haryana vide letter No. SEIAA/HR/2019/464 issued show cause notice to M/s G.P. Realtors for violating the norms of EIA Notification dated 14.09.2006.	10.12.2019
14	2nd NGT Order	The Hon'ble NGT passed the order that **the undersigned conclude that the project proponent has violated the EIA Notification 14.09.2006 and conditions of Environmental Clearance dated 25.04.2016 by continuing their construction work (since 12.05.2016) on revised/modified basement plans before obtaining prior Environmental Clearance on the basis of revised modified plan and by applying/obtaining the environment clearance and starting the work without the necessary clearance from wildlife Department, as mandated under the provisions. It is also informed that SEIAA is initiating necessary action as per the provisions of the relevant Acts."**	06.02.2020
15	SEIAA Meeting	SEIAA, Haryana in its 123rd meeting constituted a team of SEAC members to visit site and submit their inspection report to SEAC. The HSPCB, Panchkula was directed to initiate the prosecution against the project proponent.	13.03.2020
16	3rd NGT Order	The Hon'ble NGT passed the order that **Accordingly, we direct the authorities to withdraw such directions and to make assessment in exercise of their statutory functions, with the assistance of such experts or organization as may be considered necessary. Further action may be taken expeditiously as already a period of nine months has gone on account of lack of responsible action. We expect action from higher authorities in the administration for such irresponsible behaviour of the concerned officers, failing which this Tribunal will have to make the concerned erring officers accountable by way of coercive measures.**	24.11.2020
17	Letter to HSPCB by SEIAA	SEIAA, Haryana requested HSPCB to make assessment of the violations and Recovery of Compensation on 'Polluter Pays' principles in compliance with the orders passed by the Hon'ble NGT on 06.02.2020 and 24.11.2020 respectively.	10.12.2020
18	SEIAA Meeting	The matter was taken up in the 126th meeting of SEIAA, Haryana wherein the team of SEAC members were constituted and asked the team to submit their inspection report to SEAC	11.12.2020

19	SEIAA Order	SEIAA, Haryana vide order no. SEIAA/HR/21/175-178 re-constituted the committee of following members for Assessment and Recovery of Compensation Environmental Damage Report. **(Annexure-1)** ● Shri Raj Kumar Sapra IFS Rtd as a Coordinator ● Chief Wildlife Warden Haryana ● Shri Praveen Bhargava, Chairman, Perfact Envirosolutions Pvt Ltd (Accredited Consultant) ● Regional Officer HSPCB, Gurugram (North)	10.02.2021

1.2. PROJECT DETAILS

- Building plan has been approved by the Ministry of Commerce & Industry (Department of Commerce) Office of the Development Commissioner Noida Special Economic Zone vide letter no. 10/106/2007-SEZ /Vol-III/6178 dated 21.06.2016 for built-up area of 49012.317 sqm for Tower-1, while the built-up area of 1,03,807.64 sqm was granted as per Environmental Clearance dated 25.04.2016.
- It was observed that the land acquisition was done for a total area of 44.329 acres. However, 1st Zoning Plan was approved by DTCP vide DRG No. 5522 for an area of 25.8093 Hectares i.e. 63.776 acres and 2nd Zoning Plan was approved by DTCP vide DRG No.6555 for an area of 27.321 Hectares i.e. 67.588 acres.

Table 2. Project details with present status

S. No	Particulars	Unit	Details as per EC dated 25.04.2016- A	Proposed Area under expansion- B	Details as per EC dated 03.05.2018 – C= (A+B)	Status till date (w. r. t. EC granted in 25.04.2016- D
	Activities	--	Offices, Food Court & Creche			--
1.	Cost of the project	INR in Cr.	254.54	1715.37	1969.91	441.7 (CA Certificate **for cost incurred Annexure- 4D**)
2.	Total Plot area	m^2	1,54,264.97 (38.12 acre)	25,127.84 (6.209 acre)	179392.81 (44.329 acre)	1,79,392.81 (44.329 re)
3.	a) Planned Area	m^2	Phase I: 50,923.22 (12.58 acre)	Phase II: 1,28,469.59 (31.74 acre)	1,79,392.81 (44.329 acre)	39,485.236 (9.757 re)
	b) Future Planning	m^2	Future Planning: 1,03,341.75 (25.53 acre)	Future Planning: Nil	Nil	
4.	Ground Coverage (Permissible)	m^2	11,201.74 (21.99% of planned area)	60,555.39 (47.13% of planned area)	71,757.13 (40.00% of planned area)	--

5.	Ground Coverage (Achieved/ proposed)	m^2	9379.11 (18.42% of planned area)	38,147.13 (29.69% of planned area)	47,526.54 (26.49 % of planned area)	10,966.842 (21.54%)
6.	Permissible FAR	m^2	70,010.9	--	4,93,330.24	--
7.	FAR (Achieved/ proposed) (X)	m^2	49,012.32	4,41,518.067	4,90,530.387	57,578.25
8.	Total Non-FAR (Y)	m^2	----	13,210.95	13,210.95	8765.49
9.	Total Basement Area (Z)	m^2	54,975.33	6,61,466.67	7,16,442.00	46,031.10
10.	Total Built-up area (X+Y+Z)	m^2	1,03,807.64	11,16,375.703	12,20,183.343	1,12,374.84
11.	Green Area	m^2	17,561.84 (34.48% of Planned Area)	40,577.16 (31.58% of Planned Area)	58,139 (32.41% of Planned Area)	Negligible
12.	Maximum No. of Floors	no.	G+5 **(Elevation Plan at Annexure- 4K)**	G+22	G+27	G+6
13.	No. of Tower	no.	1	7	8	1
14.	Maximum Height of the Building	m	30.45	112.27	112.27	42
15.	No. of Basement	no.	3	--	Two basements existed on site while 4 no. of basements proposed	2
	Population	no.	Staff- 4901 Visitors- 490 Total -5391	Staff- 73438 Visitors- 5624 Total -79062	Staff- 78339 Visitors- 6114 Total -84453	--
16.	Water Requirement	KLD	636	4731	5367	--
17.	Fresh Water Requirement	KLD	370	832	1202	--
18.	Wastewater Generation	KLD	296	3081	3377	--
19.	STP Capacity	KLD	350	--	3390 KLD (In 3 modules of 1130 KLD)	STP with UV/ UF with tertiary treatment is being installed of operation capacity @ 350KLD with design provision of extended future load up to 75 KLD.
	RWH Pits	no.	12	30	42	10

20.	Solid waste Generation	kg/day	1500	31239	32739	--
21.	Power Requirement	-	6250 kVA	--	61806.83 kW	--
22.	DG Sets	kVA		--	30 x 2000 kVA & 4 x 1010 kVA	None

1.3. CONSTRUCTION STATUS

Table 3. Construction Status

S. No	Tower Details	Basement and No of Floors	Super/ Civil Structure Status	Basement Status	Weightage Percentage Completion
1	Tower 1	2B + G + 6	Constructed.	Constructed	Approx. 90 %
2	Tower 2	3 + 4th Partial B + G + 27	Not Yet Constructed	Not Yet Constructed	Nil
3	Tower 3	3 + 4th Partial B+ G + 8			
4	Tower 4	3+4th Partial B + G +7			
5	Tower 5	3 + 4th Partial B + G + 8			
6	Tower 6A	3 + 4th Partial B + G + 21			
7	Tower 6B	3 + 4th Partial B + G + 6			
8	Tower 7	3 + 4th Partial B + G + 27			
9	Infrastructure Development	--	Constructed	Constructed	Approx. 50 %

1.4. PROJECT DETAILS FOR DAMAGE ASSESSMENT

Table 4. Project Details for Damage Assessment

S. No.	Particulars	Unit	Total
1	**Project Name**	-	IT/ITES (SEZ)
2	**Plot Area/planned area**	sq. m.	50923.524
3	**Construction Period**	No. of Days	1396
4	**Start date of construction**	-	12-05-2016
5	**Stop date of construction**	-	07.03.2020

6	**Status of Construction**	-	Approx. 90% of Tower-1 (All civil work done except finishing work) & 50% of Infrastructure has been constructed & developed
7	**Ground coverage as per EC 2016**	sq. m.	9379.11
8	**Actual ground coverage achieved**	sq. m.	10966.842
9	**Built-up area as per EC 2016**	sq. m.	103807.64
10	**Actual Built-up area constructed**	sq. m.	112374.84
11	**Cost of the project in EC 2016**	Rs. (in crore)	254.54
12	**Actual Cost of Project**	Rs. (in crore)	441.7
12a	Cost of Land	Rs. (in crore)	121.9
12b	Cost on construction	Rs. (in crore)	214.6
12c	Cost on plant & Machinery	Rs. (in crore)	105.2
13	**Air Impact dust emission quantity**		
13a	PM_{10}	Kg	4062.69
13b	$PM_{2.5}$	Kg	2437.6
13c	NO_2	Kg	Negligible
13d	SO_2	Kg	Negligible
14	**Water Environment**		
14a	STP Water used	KL	20940
14b	Surface recharge	KL	20369
14c	Surface runoff	KL	81478
14d	Fresh Water	KL	4300
15	**Soil Environment**		
15a	Total Excavated Soil	cu. m.	109668
15b	Top Soil Quantity	cu. m.	1645
16	**Ecology and Biodiversity**		
16a	No. of trees to be planted	No.	2242
16b	No. of trees planted	No.	200
16c	No. of trees survived	No.	5
16d	No. of Less Trees planted	No.	2237
16e	Green Area as per EC 2016	sq. m.	17,561.84
16f	Green Area developed	sq. m.	Negligible
16g	Conservation Cost under WildLife protection act. 1972 (0.67% of the project cost)	Rs. (in Lakhs)	₹ 295.94
16h	No. of Schedule-I & II species	No.	14
17	**No. of Labours**	No.	450

18	**No. of Trucks/Day**	No./day	17-20
19	**Machinery Used**		
	DG Sets	kVA	180 kVA, 320 kVA, 200 kVA
	Old & Used Baby Roller	No.	1.00
	Tower Crane Model No. TC7052A (55.15m HUH) - 1 ST LOT	No.	1.00
	Tower Crane Model No. TC7052A (73m HUH)	No.	1.00
	Sany Make Crawler Crane	No.	1.00
	23 Ton Cap. Hydraulic Mobile Crane	No.	1.00
	Crane Cap. 20 Ton	No.	2.00
	Crane Cap. 7.5 Ton	No.	1.00
	Crane Cap. 10 Ton	No.	3.00
	Wheel Loader	No.	1.00
	Diesel Fork Lift Truck	No.	1.00
	16 and 14 TON Hydra crane	No.	2.00
	JCB	No.	1.00
20	**Raw Material Used**		
	Concrete	cu. m	48421.41
	Steel	MT	7433.735
	cement (OPC)	MT	21049.48
	Strands	MT	610.527
21	**Solar Energy**	KW	198
22	**Profit & Loss since 2016**	Rs. (in Lakhs)	Not Applicable as Not in operation

1.5. SITE PHOTOS

Figure 1. Site Photographs

1.6. GOOGLE IMAGE

Figure 2. Google Earth Image showing Plot area & total Zone Area

1.7. NBWL CLEARANCE

The final notification of declaring ESZ of Asola Wildlife Sanctuary on Haryana side was issued on 31st May 2019. The distance of the site from Asola Wildlife Sanctuary on the Haryana side is at 3.58 Km ENE. According to point no. 3.5.1 of letter no-F.No.610/2011WL, dated 19th December 2012, Government of India, MoEF&CC, Wildlife Division, in case any project requiring Environmental Clearance, is located within the eco-sensitive area around a Wildlife Sanctuary or National Park **or in absence of delineation of such an eco-sensitive zone, within a distance of 10 km from its boundaries, it is required to obtain recommendations of Standing Committee of NBWL.** SEIAA, Haryana vide letter No. SEIAA/HR/2016/296 dated 25.04.2016 granted the Environmental Clearance for this project and its construction started on 12-05-2016 without obtaining the NBWL clearance as the project was located within 10 km of Asola Wildlife Sanctuary, hence violation occurred due to its non-compliance.

However, NBWL violation assessment is not under the purview of EIA Notification 2006 and its amendment.

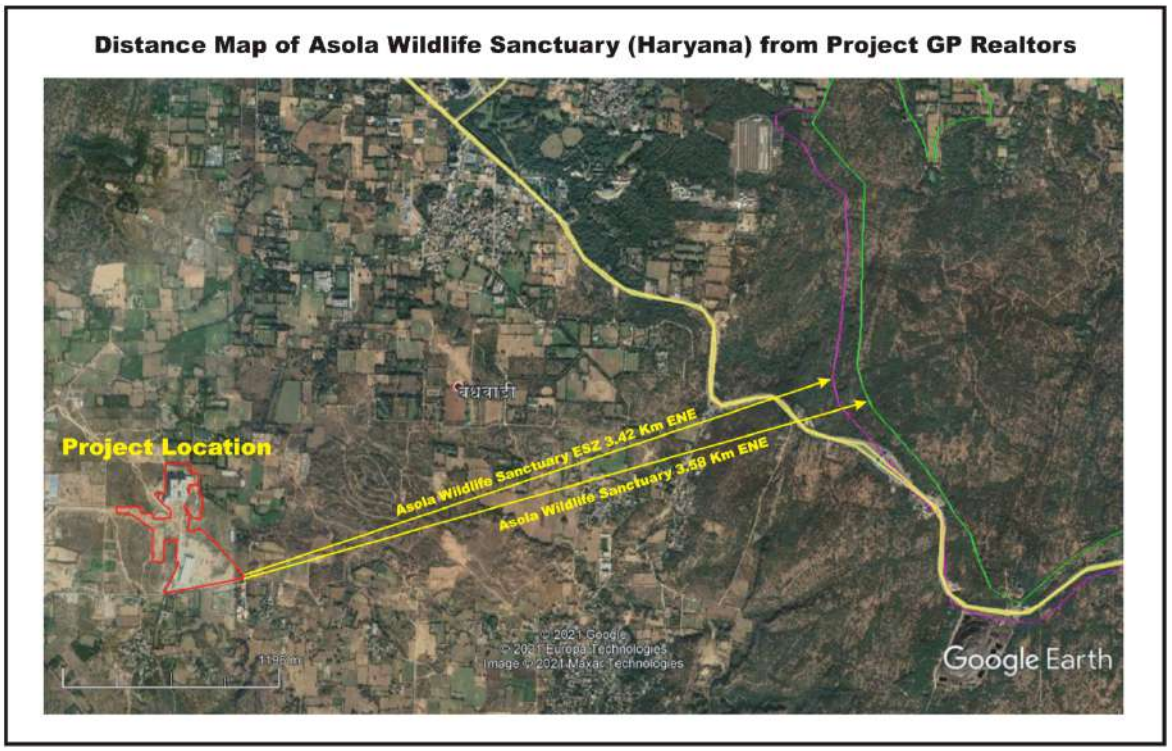


Figure 3. Distance map showing Distance of Asola Wildlife Sanctuary and its ESZ on Haryana side from project location

2. METHODOLOGY OF ASSESSMENT

2.1. OBJECTIVES OF DAMAGE ASSESSMENT

- To identify overall impact on air, water, noise, soil, and land environment.
- To estimate the impact, a framework has been designed based on the place of activity which is permissible for the purpose (like it should not fall in eco-sensitive zones etc.); Environmental sensitivity; status of work done till date and status of activities (in quantitative terms) undertaken and extent of damage.
- To calculate the cost of environmental damages incurred by the project proponent due to the unlawful construction carried out.

Detailed methodology for the assessment of damages and calculation of compensation cost is as follows.

2.2. METHODOLOGY OF ASSESSMENT

To assess the overall damage, two matrices have been used, the first matrix identifies and assesses impact on different environmental components and is based on the actual damage incurred i.e. **Assessment type 'A'.** Therefore, the first matrix is a **systematic approach** on envisaged damage incurred. The second matrix i.e. **Assessment type 'B'** assumes **random damages** that would have taken place due to the interaction of different environmental components, i.e. the overall end to end assessment being done in a subjective matrix manner. To assess the impact on environmental parameters, following activities have been identified:

Activities:

- Site Preparation and levelling
- Excavation
- Compacting and other related work
- Construction of foundation and basement
- Construction of superstructure
- Finishing work of wall, painting, stone cladding, tiling work
- Storage and handling of construction material, paint, and chemicals
- Operation of construction of machinery (DG set, heavy machinery)
- Transportation (raw material, labour)
- Working and daily activity of construction labour

2.3. ENVIRONMENTAL COMPONENT WISE ASSESSMENT METHODOLOGY (ASSESSMENT A):

Based on the same, impact analysis, mitigation plan is prepared and finally the overall damage has been scaled between 0-100%. To assess these environmental parameters, a team has been deputed to assess preliminary assessment of damage to the environment. Based on site inspection and the documentary evidence, the environmental aspects vs activity has been filled.

Table 5. Environmental Component Wise Assessment Methodology

<table>
<tr><th>Components</th><th>Adopted Methodology</th><th>Weightage</th></tr>
<tr><td>Air Environment</td><td>

Identification of the increase in pollution load on ambient air using AERMOD.
Key receptor has been analysed as the receptor receiving or envisaged to have received the maximum damage.
Dispersion model is run in a one km^2 grid with 5 m receptor spacing to understand the increase in GLC of PM_{10}, $PM_{2.5}$, SO_2 and NO_x.
Percentage contribution of construction activity on key receptors is calculated based on baseline values from secondary values.
Finally, the extent of damage is calculated based on the scale below.

<table>
<tr><th>% Contribution</th><th>Rating</th><th colspan="2">Interpretation</th></tr>
<tr><td><0.10%</td><td>1</td><td>Negligible impact</td><td rowspan="2">Habitation at receptor may not feel much difference in ambient air quality</td></tr>
<tr><td>0.11 - 1%</td><td>2</td><td>Minor impact</td></tr>
<tr><td>1.01% -2%</td><td>3</td><td>Average impact</td><td rowspan="3">There may be substantial damage to the health and lifestyle of habitation at the receptor</td></tr>
<tr><td>2.01% -5%</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>5.01% + (or if the pollutant profile at key receptor exceeds threshold of NAAQS, 2009)</td><td>5</td><td>Severe impact</td></tr>
</table>
</td><td>22%</td></tr>
</table>

<table>
<tr>
<td>Water Environment</td>
<td>

Extent of damage to the water has been identified by water consumption per sqm built-up achieved.
Dewatering done during construction.
Management of surface water/run off.
Damage has been estimated based on ground water/ fresh water used

<table>
<tr><th>% Fresh water used</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td><10%</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>11 -20%</td><td>2</td><td>Minor impact</td></tr>
<tr><td>21% -40%</td><td>3</td><td>Average impact</td></tr>
<tr><td>41% -60%</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>61% +</td><td>5</td><td>Severe impact</td></tr>
</table>

Damage has been estimated based on runoff recharged as on date versus ideal case with due consideration of year wise completion.

<table>
<tr><th>% of runoff recharged (recharged water/total available recharge)</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>>80%</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>80-60%</td><td>2</td><td>Minor impact</td></tr>
<tr><td>60-40%</td><td>3</td><td>Average impact</td></tr>
<tr><td>40-20%</td><td>4</td><td>Heavy impact</td></tr>
<tr><td><20%</td><td>5</td><td>Severe impact</td></tr>
</table>

Construction workers' domestic wastewater management has been used to quantify damage to the environment.

<table>
<tr><th>Management Practice</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>Complete reuse of treated water or use of bio-toilets</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>Treated water disposal into sewer</td><td>2</td><td>Minor impact</td></tr>
<tr><td>Treated water disposal into soak pit</td><td>3</td><td>Average impact</td></tr>
<tr><td>Untreated water disposed into sewer</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>No sewage management</td><td>5</td><td>Severe impact</td></tr>
</table>

Ground Water abstraction was quantified, and extent of damage is calculated based on below scale:

<table>
<tr><th>% of fresh water abstracted with respect to daily water requirement</th><th>Rating</th><th>Interpretation</th></tr>
</table>
</td>
<td>13%</td>
</tr>
</table>

<table>
<tr>
<td></td>
<td>
<table>
<tr><td><3%</td><td>1</td><td>Negligible impact</td><td rowspan="2">No major impact on groundwater table.</td></tr>
<tr><td>3-5%</td><td>2</td><td>Minor impact</td></tr>
<tr><td>5-10%</td><td>3</td><td>Average impact</td><td rowspan="3">Highly decrease in ground water level table, water scarcity in the area.</td></tr>
<tr><td>11-20%</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>21% +</td><td>5</td><td>Severe impact</td></tr>
</table>
Quality of ground water especially TSS, TDS and pH pre and post construction phase has been assessed. Based on the status of construction, recharge potential was computed and compared to actual recharge.
</td>
<td></td>
</tr>
<tr>
<td>Soil Environment</td>
<td>
● Damage to the soil has been identified by monitoring the soil quality of construction and nearby sites.
● Quantity of soil excavated, and disposal method was examined.
● Quantity of topsoil reused within the site was calculated.
● Finally, extent of damage is calculated based on the scale below.
<table>
<tr><th>% reuse of topsoil</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>81 – 100 %</td><td>1</td><td>Negligible damage</td></tr>
<tr><td>60- 81 %</td><td>2</td><td>Minor damage</td></tr>
<tr><td>41 – 60 %</td><td>3</td><td>Average damage</td></tr>
<tr><td>21- 40 %</td><td>4</td><td>Heavy damage</td></tr>
<tr><td>0 -20 %</td><td>5</td><td>Severe damage</td></tr>
</table>
</td>
<td>13%</td>
</tr>
<tr>
<td>Waste Management</td>
<td>
● Disposal method of all types of waste was assessed.
● Legal compliances relating to waste management rules.
● Finally, the extent of damage is calculated based on management practices followed.
<table>
<tr><th>Management Practice</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>All compliances and adherence to environmental laws including C&D waste management.</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>Management of hazardous waste, sewage waste etc. excluding management of C&D waste</td><td>2</td><td>Minor impact</td></tr>
<tr><td>Management of hazardous waste, sewage waste etc. excluding management of C&D waste without proper storage and segregation</td><td>3</td><td>Average impact</td></tr>
<tr><td>Partial management of hazardous waste, sewage waste etc. excluding management of C&D waste without proper storage and segregation and no evidence</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>No management of any waste</td><td>5</td><td>Severe impact</td></tr>
</table>
</td>
<td>2%</td>
</tr>
</table>

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>Noise Environment</td><td>

To identify the increase in noise level, noise monitoring has been done on different construction sites for different activities of work to identify generation of noise.
The monitoring has been done within the boundary and outside the boundary.
Finally, the extent of damage is calculated based on the scale below.

<table>
<tr><th>Average increase in sound pressure level within 5m</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td><5 dB(A)</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>5.1 – 15 dB(A)</td><td>2</td><td>Minor impact</td></tr>
<tr><td>15.1 – 30 dB(A)</td><td>3</td><td>Average impact</td></tr>
<tr><td>30.1 – 45 dB(A)</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>45.1 + dB(A)</td><td>5</td><td>Severe impact</td></tr>
</table>
</td><td>3%</td></tr>
<tr><td>Ecological Environment</td><td>

Damage to the ecological environment has been identified by identifying the number of trees surviving at the site and at least 1.5 m height with respect to trees present before the start of operations.
Finally, the extent of damage is a calculation based on below scale clearance of trees.

<table>
<tr><th>% of trees removed (removed with respect to available at site)</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td><5%</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>5-25%</td><td>2</td><td>Minor impact</td></tr>
<tr><td>25-35%</td><td>3</td><td>Average impact</td></tr>
<tr><td>35-45%</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>45%+</td><td>5</td><td>Severe impact</td></tr>
</table>
</td><td>40%</td></tr>
</table>

<table>
<tr>
<td>Land Use/Land Cover</td>
<td>

Damage to the land use has been identified by comparing the pattern of land by master plan.
Change is land cover with respect to development in the area and contribution to that growth of urban area by the project has been computed.
Finally, the extent of damage is calculated based on the scale below.

<table>
<tr><th>Change in land use or creation of new land use</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>No</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>Yes</td><td>5</td><td>Severe impact</td></tr>
</table>
</td>
<td>3%</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>

Damage to the natural resources has been related to the use of site preservation techniques, preservation of natural topography/ contour, stream crossings, use of salvaged materials or eco-friendly products, conservation of energy/ fuel.
Finally, the extent of damage is calculated based on the scale below.

<table>
<tr><th>Management practices</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>Good practices of preservation techniques, drainage pattern etc. as above</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>No preservation of site drainage and topography or use of eco-friendly materials</td><td>5</td><td>Severe impact</td></tr>
</table>

Compliance to energy conservation norms with respect to proposed energy conservation measures.

<table>
<tr><th>% deviation from ECBC ideal case in terms overall energy savings (proposed- ideal/ideal * 100)</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>=<0.5%</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>0.51- 1.00%</td><td>2</td><td>Minor impact</td></tr>
<tr><td>1.01-3.00%</td><td>3</td><td>Average impact</td></tr>
<tr><td>3.01 – 5.00%</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>=>5%</td><td>5</td><td>Severe impact</td></tr>
</table>
</td>
<td>1%</td>
</tr>
</table>

<table>
<tr>
<td>Traffic Management</td>
<td>

Damage to the nearby road, due to the use of heavy vehicles for movement of raw materials, workers, debris, topsoil, water supply, sewage management etc.
Increase in the PCU due to the project.
Finally, the extent of damage is calculated based on the scale below.

<table>
<tr><th>Change of LOS due to project after completion (level of service as defined by Indian Roads Congress (IRC))</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>LOS A</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>LOS B</td><td>2</td><td>Minor impact</td></tr>
<tr><td>LOS C</td><td>3</td><td>Average impact</td></tr>
<tr><td>LOS D</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>LOS E</td><td>5</td><td>Severe impact</td></tr>
</table>
</td>
<td>1%</td>
</tr>
<tr>
<td>Local Issues, Community Welfare and Socio-Economic Scenario</td>
<td>

To identify the impact on society, surveys have been done in nearby places.
Employment given to local people (direct & indirect) has been identified as an indicator for the aspect and extent of damage is calculated based on the scale below.

<table>
<tr><th>% of employment given to nearby people</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td>80-100%</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>60-80%</td><td>2</td><td>Minor impact</td></tr>
<tr><td>40-60%</td><td>3</td><td>Average impact</td></tr>
<tr><td>20-40%</td><td>4</td><td>Heavy impact</td></tr>
<tr><td><20%</td><td>5</td><td>Severe impact</td></tr>
</table>
</td>
<td>1%</td>
</tr>
</table>

<table>
<tr>
<td>Environmental Accidents</td>
<td>

Environmental accidents may have happened at the time of construction.
Finally, the extent of damage is calculated based on the scale below.

<table>
<tr><th>Number of incidents/ near misses recorded as on date</th><th>Rating</th><th>Interpretation</th></tr>
<tr><td><3</td><td>1</td><td>Negligible impact</td></tr>
<tr><td>4- 10</td><td>2</td><td>Minor impact</td></tr>
<tr><td>11- 20</td><td>3</td><td>Average impact</td></tr>
<tr><td>21- 30</td><td>4</td><td>Heavy impact</td></tr>
<tr><td>31 +</td><td>5</td><td>Severe impact</td></tr>
</table>
</td>
<td>1%</td>
</tr>
</table>

The conclusion has been determined by multiplying the individual rating with weightage. The mean of individual weighted score is the final score of Assessment A.

2.4. METHODOLOGY OF DAMAGE ASSESSMENT DUE TO INTERACTION OF ENVIRONMENTAL COMPONENTS (ASSESSMENT -B)

- To identify increase in noise level, noise monitoring has been done on different construction sites for different activities of work to identify generation of noise.
- To identify the impact on health of workers, monitoring of construction water use has been done.
- To identify the impact on soil, monitoring of soil quality of construction sites has been done.
- To identify the impact on society, surveys have been done in nearby places.
- To identify the other impact, site inspection and checking of documents has been done.
- As per identified impact, a damage matrix has been prepared.
- Negative impact indicates increased pollution, discomfort, and public inconveniences whereas, positive impact in terms of increased income due to employment, or other ancillary activities. Also, benefits generated due to activities undertaken under corporate social responsibility.
- Criteria to be used to assess the impact due to the construction for each aspect in the matrix.

Table 6. Criteria for Score Rating

Score	Rating
-4	Major
-3	Moderate
-2	Minor
-1	Negligible
0	None
1	Negligible
2	Minor
3	Moderate
4	Major

- The mean of individual scoring on different environmental parameters has been interpreted with the rating given below:

Table 7. Rating with Score range

Rating	Score Range
1	<-5
2	-6 to -15
3	-16 to -30
4	-31 to -50
5	-51 and above

- The mean of individual environmental parameters is the final score of Assessment B.

2.5. METHODOLOGY FOR OVERALL DAMAGE ASSESSMENT

- To identify the overall damage due to the project on the environment, addition of scoring of assessment A and B has been done. The final score interpreted with given below interpretation:

Table 8. Final Score and its interpretation

FINAL SCORE	REMARKS	CONCLUSION
<5	Negligible damage to environment	Project did not cause much harm to the environment through proper management and mitigation measures
5-6	Minor damage to environment	Project may have affected immediate surroundings and the environmental impacts may have dissipated post construction of the project and insignificant environmental damage
6-7	Moderate damage	Due to the installation and commissioning of the project, there may have been minor discomfort in the nearby area and may have some impact on major receptors

7-8	Significant damage	Due to the installation and commissioning of the project, there may have been discomfort in the nearby area and may have some impact and slight discomfort on major receptors up to one km of the project site
8+	Severe damage	Due to the installation and commissioning of the project, there may have been discomfort in the nearby area and may have major impact, severe and high discomfort on major receptors up to 2 km of the project site

2.6. METHODOLOGY FOR REMEDIATION COST

- As per the scoring identified from damage assessment A & B, the final weightage score on different environmental parameters has been computed.
- Percentage contribution of different environmental parameters on overall damage has been identified.
- As per % contribution and with respect to the demand of nearby area and as per EIA undertaking, money will be spent on remediation and natural augmentation on the maximum damaged environmental components and need assessment of the area.

3. DAMAGE ASSESSMENT (A) –ASSESSMENT – COMPONENT WISE

3.1. AIR ENVIRONMENT

Table 9. Air Environment: Possible Aspects, impacts and their Mitigation measures

Aspects	Probable Impact due to construction activity	Mitigation measures adopted during construction
• Dust emission will lead to increase in PM. • Generation of C&D waste • Vehicular emissions including NO_2 & SO_2 generation	• **The damage has been assessed on air, water, soil, ecology & biodiversity, and traffic. During the assessment, it was found that the construction has led to increased dust quantity and particulate matter (PM) pollution load in the environment** • Increased PM Level may cause respiratory problems to nearby population; deposition of dust on leaves which may cause decrease in transpiration rate of plant species; decrease the aesthetic look of already constructed buildings. • Handling of C&D waste can cause the generation of dust which can cause problems in breathing to the construction workers and nearby population. • Emission of VOCs from paints & other construction material can cause irritation in eyes, nose and throat, can cause difficulty in breathing and nausea, and can damage the central nervous system as well as other organs	• Water sprinkling was done at the site. • Green cloth was used for covering the under -construction building. • Material required for construction was stored only within earmarked areas and roadside storage of construction material and waste was prohibited. • The C & D wastes generated were kept covered at site. • Proper nose masks were provided to the workers who were engaged in dust generating activities. • Temporary power connection was taken at the time of construction, DG Set of 1x180 kVA, 1x320 kVA & 1x200 kVA which adequate stack was used during power failure only. • Precast concrete slabs were used instead of Batching Plants. • Plant & machinery as given below were used during the construction. • All construction material was bought from nearby areas only. • Maintenance of vehicle and machinery was done by the contractor. • **Annexure 4E** shows photos of barricading, water sprinkling & DG Stack provision for air management.

Air emission from Plant and machinery used during construction phase.

Table 10. Air emission from Plant and machinery used during construction phase.

Sr. No.	Name of Machinery	Quantity	Hour of operation per day	Emission factor PM10 (lb/hr)	Emission factor PM10 (gm/hr)	Emission factor PM10 (gm/day)	Emission factor PM2.5 (gm/hr)	Emission factor PM2.5 (gm/day)
1	Old & Used Baby Roller	1.00	1.00	0.05	22.68	22.68	13.61	13.61
4	Tower Crane Model No. TC7052A (55.15m	1.00	6.00	0.11	48.08	288.48	28.85	173.09

	HUH) - 1 ST LOT							
5	DG Set 180 KVA	1.00	12.00	0.02	9.07	108.86	5.44	65.32
6	DG Set 320 KVA	1.00	12.00	0.02	9.07	108.86	5.44	65.32
7	DG Set 200 KVA	1.00	12.00	0.02	9.07	108.86	5.44	65.32
8	Tower Crane Model No. TC7052A (73m HUH)	1.00	4.00	0.11	48.08	192.32	28.85	115.39
10	Sany Make Crawler Crane	1.00	2.00	0.10	44.45	88.90	26.67	53.34
11	23 Ton Cap. Hydraulic Mobile Crane	1.00	3.00	0.10	44.45	133.36	26.67	80.01
12	Crane Cap. 20 Ton	2.00	2.00	0.10	44.45	177.81	26.67	106.68
13	Crane Cap. 7.5 Ton	1.00	2.00	0.10	44.45	88.90	26.67	53.34
14	Crane Cap. 10 Ton	3.00	2.00	0.10	44.45	266.71	26.67	160.03
15	Wheel Loader	1.00	6.00	0.17	77.11	462.66	46.27	277.60
16	Diesel Fork Lift Truck	1.00	8.00	0.09	42.18	337.47	25.31	202.48
17	16 and 14 TON Hydra crane	2.00	4.00	0.10	44.45	355.61	26.67	213.37
19	JCB	1.00	4.00	0.09	42.18	168.74	25.31	101.24
	Total				In gm/day	2910.23	--	1746.14
	Total				In Kg/day	2.91	--	1.75
	Total for entire construction period				In Kg	4062.69	--	2437.61

3.1.1. DAMAGE ASSESSMENT

Table 11. Air Environment: Damage Assessment at Receptor 1

S.no	Pollutant	Incremental value (A)	Baseline value of nearby area -2016 (B)	Baseline value CBCB Station: Vikas Sadan, Gurugram (Date: 06-02-2016)	Maximum incremental in 1 km x 1 km (A+B)	% contribution (incremental / baseline)	Rating
1	$PM_{2.5}$ (construction and traffic cumulative) ($\mu g/m^3$)	0.333	98.5	101.75	98.833	0.338 %	2
2	PM_{10} (construction and traffic cumulative) ($\mu g/m^3$)	0.622	214.7	--	215.322	0.289%	2
Peak Rating: 2							

For SO_2 & NO_2, the incremental value was negligible, and the baseline quality was within the standards.

3.1.2. PEAK RATING

The peak rating is 2 i.e. minor impact. There may be substantial damage to the health and lifestyle of habitation at the receptor.

3.2. WATER ENVIRONMENT

During the site visit, it was observed that an ephemeral seasonal stream was passing almost from the centre of the project area. A depression was also observed at the place in the project area. Incidentally, a building was constructed blocking the original seasonal water course, resulting in the diversion of existing water sources. To mitigate the impact arising due to damage of seasonal water stream passing through the project site, an artificial water pond may be developed within the project site in future.

Table 12. Water Environment: Possible aspects, impacts and mitigation measures

Aspects	Probable impact due to construction activity	Mitigation measure adopted during construction
• Site preparation will cause change of natural contour level which will result in change of drainage pattern. • Water requirement & waste water generation • Water contamination • Oil and chemical spillage • Contamination of groundwater • Habitat	• **The natural drainage pattern has been obstructed due to development which has led to accumulation of rain water near the project site; leading to various health issues and reduced groundwater recharge.** • During the construction period, stagnation of water and runoff water may lead to breeding of mosquitoes and can cause vector borne diseases. • **The use of fresh water during construction has impacted the availability of potable water in surrounding areas.** • Improper disposal of domestic wastewater generated due to labours involved in construction activities may negatively affect the nearby surface water body and groundwater. • Disposal of untreated wastewater may deteriorate water quality of ground water by increase in the no. of pathogens, BOD, COD, TSS etc in ground water and thereby affecting and making water unfit for consumption. • Damage done to the ephemeral seasonal stream which might have been present earlier and was passing through the site and now a tower has been constructed disrupting the flow of the stream.	• The excavation was done for two levels of basement only. There was no intersection to ground water level. No major mitigation was adopted for collection and reuse of stormwater, only 20% of storm water was recharged to the ground water and 80% of storm water was disposed of as surface runoff. • Employed. 450 labourers cumulatively consumed 4.3 MLD of fresh water **(Approval from HSIIDC at Annexure- 4G)** during the entire construction period and was sourced from HSIIDC. • STP treated water **(Receipts at Annexure- 4F)** 20940 KLD was used for construction of the project, no ground or surface water was taken. The purchased STP treated water was used in the complex for construction purposes, however the same was done after pre-treatment in WTP (consisting of softening plant, chlorination etc.) prior to use in the complex. Direct contact to the raw treated water was not allowed in the complex. • Hostel provision was made available to the labourers during the construction phase wherein proper

		drinking water facilities, sanitation facilities, hot water facilities were provided. Also, there was provision of RO for treatment of water. ● Waste water generated from the construction site was disposed of to a septic tank via soak pit. No damage to the quality of groundwater, as the water level in the area is very low. ● To mitigate the impact arose due to damage of seasonal water stream passing through the project site, no major mitigation was adopted.

3.2.1. DAMAGE ASSESSMENT

- Change in natural contour level.
- Damage done to the ephemeral seasonal stream which might have been present earlier and was passing through the site and now a tower has been constructed disrupting the flow of the stream.
- No provision of recharging of groundwater or reuse of rainwater made at the time of construction.

Freshwater Resources:

Table 13. Damage Assessment for Freshwater resources

Percentage fresh water used	Rating	Remark
<17%	2	4.3 MLD of fresh water during the entire construction period and was sourced from HSIIDC.

Wastewater Management:

Table 14. Damage Assessment for Wastewater Management

Management Practice	Rating
Treated water disposal into soak pit via septic tank	3

Groundwater Resources:

- Excavation was done for 2 basement, however there was no intersection to groundwater.

Table 15. Damage Assessment for Groundwater resources

Percentage of fresh water abstracted with respect to daily water requirement	Rating
0% (fresh water was sourced from HSIIDC)	1

Quality of groundwater:

Table 16. Quality of groundwater

Parameters	Pre-construction	Post construction/ as on date	% change
pH	7.68	7.9	-2.86 %
TDS	1545	1028	33%
Chlorides	385	265.9	31%
Total hardness	405	192	52.5%
Nitrate	24	34	-41.6%

Justification for Increase

Table 17. Justification for increase in concentration level of Nitrate nitrogen

Parameter	Justification for increase in concentration level of parameter
Nitrate Nitrogen	There will be a slight increase in nitrate which may be due to seepage of waste water into the ground through soak pits. However, it will have negligible impact on the environment and other parameters are showing better ground water quality with time.

Table 18. Runoff rating

Total Runoff (cum)	Runoff Recharge (cum)	Percentage runoff recharged	Remark
81478	20369	20	4

3.2.2. PEAK RATING:

The Peak rating for the assessment of the damage to the water environment is 4 i.e. heavy impact on the environment.

3.3. SOIL QUALITY

3.3.1. POSSIBLE ASPECTS, IMPACTS AND MITIGATION MEASURES

Table 19. Soil Quality: Possible aspects, impacts and mitigation measures

Aspect	Probable Impact due to construction activity	Mitigation measures adopted during construction
• Clearance of vegetation • Removal of soil, Top soil and runoff of soil • Oil spillage • Soil compaction and runoff of soil • Spillage of used oil on groundwater • Solid waste and C&D waste generation	• As there was no building and distinct vegetation at site except for a few bushes, hence there was no loss of vegetation. Before making the area hard paved, only grasses and bushes were cleared. • Soil erosion may occur if soil is disturbed, left bare, and exposed to the abrasive action of wind and water • Excavation will lead to further change in natural contours. • **The unused excavated soil has led to improper dumping of soil in the nearby areas** • Chemical desegregation and spillage of hydraulic oil, fuels and lubricating oils from construction machinery & DG sets may deteriorate the soil quality. • Decrease in fertility of soil due to removal of vegetation	• The project was conceptualized with 3 levels of basement & foundation however excavation for only 2 basements was done, hence 109668 m^3 of soil was excavated for 2 levels of basements and foundation. The excavated soil was re-used for backfilling, levelling and other purposes to the extent possible. • From the total soil excavated, 1645 m^3 of topsoil was excavated which was not reused for landscape purposes.

3.3.2. DAMAGE ASSESSMENT

Total 109668 m^3 of soil was excavated for 2 levels of basements and foundation and out of the total soil excavated, 1645 m^3 of topsoil was excavated.

Table 20. Soil Quality: Damage Assessment

Type of Soil	Quantity (m^3)	% of Topsoil reused	Use of Soil	Rating
Top Soil	1645	0	The productive topsoil was not preserved separately but was stored along with other excavated soil and reused for	5

			backfilling purposes instead of reusing in landscape purpose.	

- Permanent depression to the land.

3.3.3. PEAK RATING

The peak rating after the assessment of the damage to the soil environment is 5 i.e. severe damage to the environment.

3.4. WASTE MANAGEMENT

3.4.1. POSSIBLE ASPECTS, IMPACTS AND THEIR MITIGATION MEASURES

Table 21. Waste Management: Possible aspects, impacts and mitigation measures

Aspect	**Probable Impact due to construction activity**	**Mitigation measure adopted during construction**
▪ Daily Activities of labours ▪ Construction activities	● Waste generated may impact the hygiene of the labours and also the emission of dust/gases if not managed. ● Improper storage and disposal of Biodegradable waste may enhance the risk of microbial contamination to the population. ● Improper storage and disposal of MSW waste, will enhance the risk of disease occurrence and cause foul smell. It will attract the vectors. ● Improper hazardous chemical disposal if comes in contact with the human body may cause skin irritation and could be flammable also sometimes.	● For an average 450 labours, a total 67 kg/ day of solid waste was generated which was collected and disposed of at a designated solid waste dump site by the vendor. ● Colour coded dustbins were provided at the site for daily use, which was cleaned alternate day by the contractor. ● Used oil whenever generated from the DG set of 180 kVA, 320 kVA & 200 kVA was given to DG set service provider for disposal of used oil. ● The C&D wastes generated were reused within the complex for backfilling purposes to the extent possible. ● Proper PEE was provided to the labour to handle the hazardous and other waste. ● Empty bags of cement were sold to the recycler. **(Annexure 4H: Photos showing storage of raw material, debris, waste, provision of dustbins for solid waste management)**

3.4.2. DAMAGE ASSESSMENT

- Municipal waste was collected and disposed of at a designated solid waste dump site by the vendor.
- C&D waste was reused within the complex for backfilling purposes to the extent possible.

Table 22. Waste Management: Damage Assessment

Management Practice	Rating
Management of hazardous waste, sewage waste etc. excluding management of C&D waste	2

Rating: 2

3.4.3 PEAK RATING

The peak rating after the assessment of the damage for the waste management is 2 i.e. all the waste was properly segregated and stored at designated places and was kept covered. However, the disposal was done through local vendors and the C&D waste was used within the site for backfilling purposes to the extent possible. Hazardous waste (used oil) was given to the DG set service provider for disposal of used oil.

3.5. NOISE ENVIRONMENT

Table 23. Noise Environment: Possible Aspects, impacts and their Mitigation measures

Aspect	Probable Impact due to construction activity	Mitigation measure adopted during construction
▪Increase in noise level ▪Noise generation by machineries ▪Honking and vehicular noise generation	• May have impact on excavator operators like whole body vibration and auditory impact. The noise level generation due to the excavator will be 85-90 dB(A). • Due to road congestion, people will blow the horn which may lead to problems like sleep interference, headache • Loading and unloading of C&D waste may cause annoyance to the workers and people in the immediate vicinity. • May cause physiological and psychological effects like hearing impairment, sleep interference, annoyance and may cause an increase in heartbeat and blood pressure in elderly people within the area. • Running of DG sets may cause vibration generation in immediate surrounding of DG set area	• All the construction activities were carried out during the daytime. • Noise barriers of 3m were provided at the boundary of the site. • Provision of protective devices like earmuffs/plugs to the workers was provided. • Acoustic enclosed DG set of 180 kVA, 320 kVA & 200 kVA was used at the time of construction.

3.5.1. DAMAGE ASSESSMENT

During construction, the L_{eq} value of noise level during daytime at the site was approx. 79.8 dB (A), which was approximately near to the permissible noise level of sensitive areas 55 dB(A).

Table 24. Noise Environment: Damage Assessment

Location from source	Background daytime noise dB(A)	Source noise dB (A)-construction plant & machinery	Average increase in sound pressure dB (A)	Max. peak noise level at receptor dB (A)	Rating
Near Source	54.2	80	20.1	74.3	3

3.5.2. PEAK RATING

The peak rating after the assessment of the damage for the Noise environment is 3 i.e. average impact on the surrounding.

3.6. ECOLOGICAL ENVIRONMENT

- During site visit, it was observed that minor plantation was done at the site and only 4-5 trees survived due to their poor maintenance. Hence, a proper Plantation Plan should be developed in the future.

3.6.1. A- ENVIRONMENTAL DAMAGE AS PER VIOLATION OF THE NORMS OF EIA NOTIFICATION DATED 14.09.2006

Table 25. Ecological Environment: Possible aspects, impacts and mitigation measures

Aspect	Probable Impact due to construction activity	Mitigation measure adopted during construction
▪ Clearance of vegetation ▪ Air emission, Dust emission will lead to increase in PM ▪ Increase in noise level ▪ Removal of soil, top soil and runoff of soil ▪ Vehicular emission ▪ Clearance of vegetation ▪ Clearance of site	● Increased dust emission may lead to decrease in plant/tree cover. ● Increased noise will cause disturbance of existing avi-fauna; however, avifauna is not restricted to one place for a long time, thus it will not result in their displacement. ● Removal of topsoil will affect the habitat of micro-organism and invertebrate ● Vehicular emissions like NO_2 etc. can inhibit the growth of	● No major vegetation was there on the site. As no trees were available at the site only a few shrubs were there which were cleaned. ● Provision of plantation area with lawns, ornamental shrubs and trees has been provided and 200 no. of trees have been planted within the site, which do not survive due to poor maintenance. ● Water sprinkling was done to reduce the dust generation. ● All the construction was carried out at the day time only

	plants and premature leaf senescence. ● As per norms, (one tree at every 80 sqm within the complete planned area has to be planted) hence, approx. 2242 trees have to be planted, however only 200 trees were planted, hence there is a shortfall of 2042 trees. Also, within the time frame from the trees planted and till date only 4-5 trees have survived due to poor maintenance. Hence, it can be concluded that **trees have not been planted which might have been used as barricading to stop the dust emission from the complex to surrounding areas.**	● Separate raw material yards were provided.

3.6.1.1. DAMAGE ASSESSMENT

- Damage to the nearby flora, due to increase in air pollution.
- Displacement of native fauna and flora.
- Trees have not been planted which might have been used as barricading to stop the dust emission from the complex to surrounding areas..

Table 26. Ecological Environment: Damage Assessment

Total trees available at site during construction phase	**Trees removed**	**% of trees removed**	**Rating**	**Remarks**
0	0	0	**5**	As per norms, (one tree at every 80 sqm within the complete planned area has to be planted) hence, approx. 2242 trees have to be planted, however only 200 trees were planted, hence there is a shortfall of 2042 trees. Also, within the time frame from the trees planted and till date only 4-5 trees have survived due to poor maintenance. Also, Conservation Plan for 14 no. schedule-I species was not prepared.

3.6.1.2. PEAK RATING

The peak rating after the assessment of the damage to the ecological environment is 5 as negligible plantation has been done at site which means the project activity has a major impact on the environment.

3.6.2. B- ENVIRONMENTAL DAMAGE DUE TO NON-SUBMISSION OF CONSERVATION PLAN

Table 27. Ecological Environment: Possible aspects, impacts and mitigation measures

Aspect	Probable impact due to construction activity	Mitigation measures adopted during construction
● Air emission, dust emission will lead to increase in PM ● Increase in noise level ● Vehicular emission	14 no. schedule-I & II species found in Asola Wildlife Sanctuary in buffer zone. **Schedule I** species found in Asola Wildlife Sanctuary are ***Panthera pardus, Macca mulatta, Presbytis entellus, Francolinus francolinus, Varanus bengalensis*** **&** ***Pavo cristatus*****. Schedule II** found in Asola Wildlife Sanctuary are ***Canis aureus, Vulpes bengalensis, Felis chaus, Herpestes edwardsii, Naja naja, Viper russelii, Bungarus caeruleus*** **and** ***Ptyas mucosus*****.** Increased dust emission, Vehicular emissions like NO_2 etc. and increased noise will cause disturbance to existing fauna (schedule-I & II species) and affect their health which may result in their displacement. **(Ecology & Biodiversity Report given at Annexure-5).**	● Conservation Plan for 14 no. schedule-I and II species was not prepared & submitted before the start of construction.

3.6.2.1. DAMAGE ASSESSMENT

- Construction was started without submitting Conservation Plan for 14 no. schedule-I and II species.

3.6.2.2. PEAK RATING

The peak rating after the assessment of the damage to the ecological environment is 5 which means the project activity has a major impact on the environment.

3.7. LAND USE/ LAND COVER

3.7.1. POSSIBLE ASPECTS, IMPACTS AND MITIGATION MEASURES

Table 28. Land Use/Land Cover: Possible aspects, impacts and mitigation measures

Aspects	Probable impact due to construction activity	Mitigation measure adopted during construction
Clearance of vegetation	• Change of land use • Clearance of vegetation, increase in PM level • Increase of concrete area.	It is an IT/ITSEZ project. The site is earmarked for Notified SEZ Area as per Gurgaon-Manesar Master plan 2021.The Ministry of Commerce and Industry (MoCI) issued the notification to develop this area as SEZ. Hence no change in land-use is envisaged. However, land cover will be changed from vacant land to developed IT/ITSEZ which have a concrete area of 109668.42 m^2 and 17,561.84 m^2 (34.48% of planned area) of the area is marked for green area which is yet to be developed properly.

3.7.2. DAMAGE ASSESSMENT

Table 29. Land Use/Land Cover: Damage Assessment

Change in Land Use/land Cover or creation of new land use/land cover	Rating	Interpretation
Yes	5	Minor impact

3.7.3. PEAK RATING

The peak rating after the assessment of the damage to the land use/ land cover is 5 which means the project activities had minor impact on the land use/ land cover of the site.

Rating: 5

3.8. USE OF NATURAL RESOURCES

3.8.1. POSSIBLE ASPECTS, IMPACTS AND THEIR MITIGATION MEASURES

Table 30. Use of Natural Resources: Possible Aspects, impacts and their Mitigation measures

Aspect	Probable impact due to construction activity	Mitigation measures adopted during construction
• Use of raw material • Use of energy • Use of water	Scarcity of natural resources (like water, diesel, energy, raw material)	• Fresh water of 4300 KLD was used for drinking purposes. • Temporary connection was used for power and during power cut.

		DG set of 180 kVA, 320 kVA & 200 kVA was used. ● A 198 KW capacity solar panel was installed. **(Photos of Solar panel at Annexure-4H)**

- **Consumption of raw material for construction purpose:**

Table 31. Consumption of raw material for construction purpose

Key Materials	Units	Consumption
Concrete	cum	48421.41
Steel	MT	7433.735
Cement (OPC)	MT	21049.48
Strands	MT	610.527
STP Water	KL	20940

- **Construction Technique:**

Table 32. Construction Technique

Management practices	Rating
No preservation of site drainage and topography or use of eco-friendly materials	5

3.8.2. PEAK RATING

The peak rating after the assessment of the damage to the use of natural resources is 5 i.e. no preservation of site drainage and topography or use of eco-friendly materials. However, fly ash was used, and pre-cast concrete slabs were used instead of batching plants. A depression at ground was seen at the site which was due to the damage done to the seasonal water stream which might have been present earlier and was passing through the site and now a tower has been constructed disrupting the flow of the stream.

3.9. TRAFFIC MANAGEMENT

3.9.1. POSSIBLE ASPECTS, IMPACTS AND MITIGATION MEASURES

Table 33. Traffic Management: Possible aspects, impacts and mitigation measures

Aspect	Probable impact due to construction activity	Mitigation measures adopted during construction
•Congestion on road	• **The trucks which have been used for carrying raw materials and discarding waste material, have led to increased traffic volume on the road network.** • Due to an increase in no. of cars and two-wheelers on approach roads and nearby roads, there may be congestion on roads and discomfort in driving.	• 17-20 trucks were used daily. Separate entry/ exit was provided for transportation of raw material.

3.9.2. DAMAGE ASSESSMENT

1. Damage to the approach road (village road) due to a heavy vehicle. As per the traffic survey conducted, the traffic level in approach roads in LOS A category (free flow). There was an increase of 17-20 trucks on the nearby road, due to the project site. Increase in LOS on approach road during peak hour:

Table 34. Traffic Management: Damage Assessment

Year	Baseline LOS	LOS after completion of project	Rating
2016	A	A	1
2019	A	A	1
Peak			**1**

3.9.3. PEAK RATING

Peak rating due to increase in LOS on approach road during peak hour will be 1 i.e. negligible impact will be there.

3.10. COMMUNITY WELFARE / SOCIO ECONOMIC/ LOCAL ISSUE

3.10.1. POSSIBLE ASPECTS, IMPACTS AND MITIGATION MEASURES

Table 35. Socio-Economic issue: Possible Aspects, impacts and mitigation measures

Aspect	Probable Impact due to construction activity	Mitigation measure adopted during construction
• Generation of income • Health issues • Generation of employment	• Health issues due to the increase in PM level and noise level • Congestion on roads • Land acquisition	• In the 500m radius of the project site, project land was almost vacant and there was no major construction. However, minor construction was there on the southern & western side from the project site. • No R&R was applicable. • The project site is well connected with the approach road, so there will be no traffic congestion due to the project. • Employment to the nearby people.

3.10.2. DAMAGE ASSESSMENT

- No local issue was noted.
- Generation of local employment.

Table 36. Socio-Economic: Damage Assessment

Total manpower required (direct & indirect)	Employment given to local people	% of employment increase. (employment given to local people/ total manpower required)	Rating
450	450	100%	1

3.10.3. PEAK RATING

The peak rating after the damage assessment of the community welfare/ social economic issue is 1 i.e. no issues were noted at the time of construction.

3.11. ENVIRONMENTAL ACCIDENT

3.11.1. POSSIBLE ASPECTS, IMPACTS AND MITIGATION MEASURES

Table 37. Environmental Accident: Possible aspects, impacts and mitigation measures

Aspect	Probable Impact due to construction activity	Mitigation measure adopted during construction
• Spillage of hazardous material • Contamination to groundwater	• Infrastructure development in a nearby area.	• No accident noted during the construction phase by the project proponent.

3.11.2. DAMAGE ASSESSMENT

- No accident noted at the site.

Table 38. Environmental Accident: Damage Assessment

Number of incidents/ near misses recorded as on date	Rating
0	1

3.11.3. PEAK RATING

The peak rating after the damage assessment of the Environmental Accident is 1 i.e. no incidents were recorded at the time of construction.

4. DAMAGE ASSESSMENT (B) – INTERACTION OF ENVIRONMENTAL COMPONENTS

Based on the evaluation discussed in the **Section 3,** summary of the results is given below:

Scoring and rating as per the Damage assessment (B)

Table 39. Scoring and rating as per the Damage assessment (B)

S. No.	Environmental Component/Aspect	Score	Rating
1	Air Environment/ Emission of air	-8.5	2
2	Water Environment/ release to water	0.7	1
3	Soil Quality and management	-9.0	2
4	Waste Management and generation	0.7	1
5	Noise Pollution	-1.0	1
6	Effects on Ecological Environment	-4.0	1
7	Land environment and contamination/ land use	-1.0	1
8	Use of Natural resources and raw materials	-3.3	1
9	Transport Issues	-3.0	1
10	Local issue/Community welfare / Socio Economic/ local issues	-2.3	1
11	Environmental Accidents	-2.0	1

DAMAGE ASSESSMENT MATRIX (B) – INTERACTION OF ENVIRONMENTAL COMPONENTS

Table 40. Damage Assessment Matrix (B) – Interaction of Environmental Components

STEPS			STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	STEP 15	STEP 16	STEP 17	STEP 18	STEP 19	STEP 20	TOTAL	
WORK			Land occupation	Removal of vegetation or old buildings	Excavation work	Foundation	Piling	RCC Work	Masonry Work	Roofs	Timber work (Door and windows)	Piping of water & sewage	Drainage system	Sewage Treatment Plant	Rainwater Harvesting	Plantation	Roads	Installation of Electrical, mechanical items and fire	Plastering	Bathroom fitting & Plumbing work	Flooring	Painting and exteriors		Average
		% completion of work	100	100	100	100	100	100	100	90	0	0	20	0	0	25	50	50	90	0	50	20		
ENVIRONMENTAL ASPECTS	EMISSIONS TO AIR	PM		-4	-4	-2		0	0	0	0	0	0	0	0	2	0		0		0	0	-8	-8.50
		Gaseous Emissions			-1	-1		-1	-1	-1				0		2	-2	-1		0	-1	-2	-9	
	RELEASES TO WATER	Foundations, Retaining walls						0	0	0			0	0	0	2						0	2	0.7
		Cleaning of machinery, tools						-3				0				2						0	-1	
		Sanitary water												0		1							1	
	WASTE GENERATION	C&D waste			-1	-2		0	0	0		0	0	0	0	1		0	0	0	0		-2	0.7
		Non-Hazardous waste									0	0		0	0	2	0	0		0	0		2	
		Hazardous, E-Waste, Battery Waste			0	0		0						0		2		0		0	0	0	2	
	LAND DEGRADATION	Dumping of machinery				0		0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	-1.00
		Concrete & surface cleaning agents												1		2							3	

		Dumping of other liquid waste		-2	-3					0				0	0	2	0					-2	-5	
		Drainage & topography		-2	-2	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	-4	
	USE OF NATURAL RESOURCES AND RAW MATERIALS	Water				-4		0	0			0	0	0	0	0	0		0	0	0	0	-4	-3.33
		Energy			-2	-2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4	
		Raw Materials				-4		0	0	0	0		0	0	0	2	0		0	0	0		-2	
	LOCAL ISSUES	Noise and vibrations			-3	-3		0								2	0	0		0	0		-4	-2.25
		Odour											0	0		2						0	2	
		Dust		-3	-3						0					1	0						-5	
		Landscape Alteration		-3	-1											2							-2	
	TRANSPORT ISSUES			-2	-2			0			0					1	0						-3	-3.00
	ENVIRONMENTAL ACCIDENTS			-1	-1	0								0		0							-2	-2.00
	EFFECTS ON BIODIVERSITY			-4										0		0							-4	-4.00
	NOISE POLLUTION				-2	-2		0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	-1	-1.00
	SOIL QUALITY AND MANAGEMENT			-3	-4									0	0	2	-4						-9	-9.00
	TOTAL		0	-28	-35	-24	0	-4	-1	-1	0	0	0	1	0	35	-6	0	0	0	-1	-4	-68	

Table 41. Summary of the results from Assessment A and B

S.No.	Environmental Component/Aspect	Weightage	Rating Scoring (A)	Weighted score (A)	Rating Scoring (B)	Weighted score (B)	Final Score (A+B)	% contribution
1	Air Environment/ Emissions to Air	22%	2	0.44	2	0.44	0.88	16.5%
2	Water Environment/ Releases to Water	13%	4	0.52	1	0.13	0.65	12.2%
3	Waste Management and Generation	2%	2	0.04	1	0.02	0.06	1.1%
4	Land Environment and contamination/land use	3%	5	0.15	1	0.03	0.18	3.4%
5	Use of natural resources and raw materials	1%	5	0.05	1	0.01	0.06	1.1%
6	Transport Issues	1%	1	0.01	1	0.01	0.02	0.4%
7	Effects on Ecology Biodiversity	40%	5	2	1	0.4	2.4	45.1%
8	Noise Pollution	3%	3	0.09	1	0.03	0.12	2.3%
9	Soil Quality and Management	13%	5	0.65	2	0.26	0.91	17.1%
10	Local Issues, Community welfare & Socio-economic scenario	1%	1	0.01	1	0.01	0.02	0.4%
11	Environmental Accidents	1%	1	0.01	1	0.01	0.02	0.4%
	Total	**100%**		**3.97**		**1.35**	**5.32**	**100.0%**

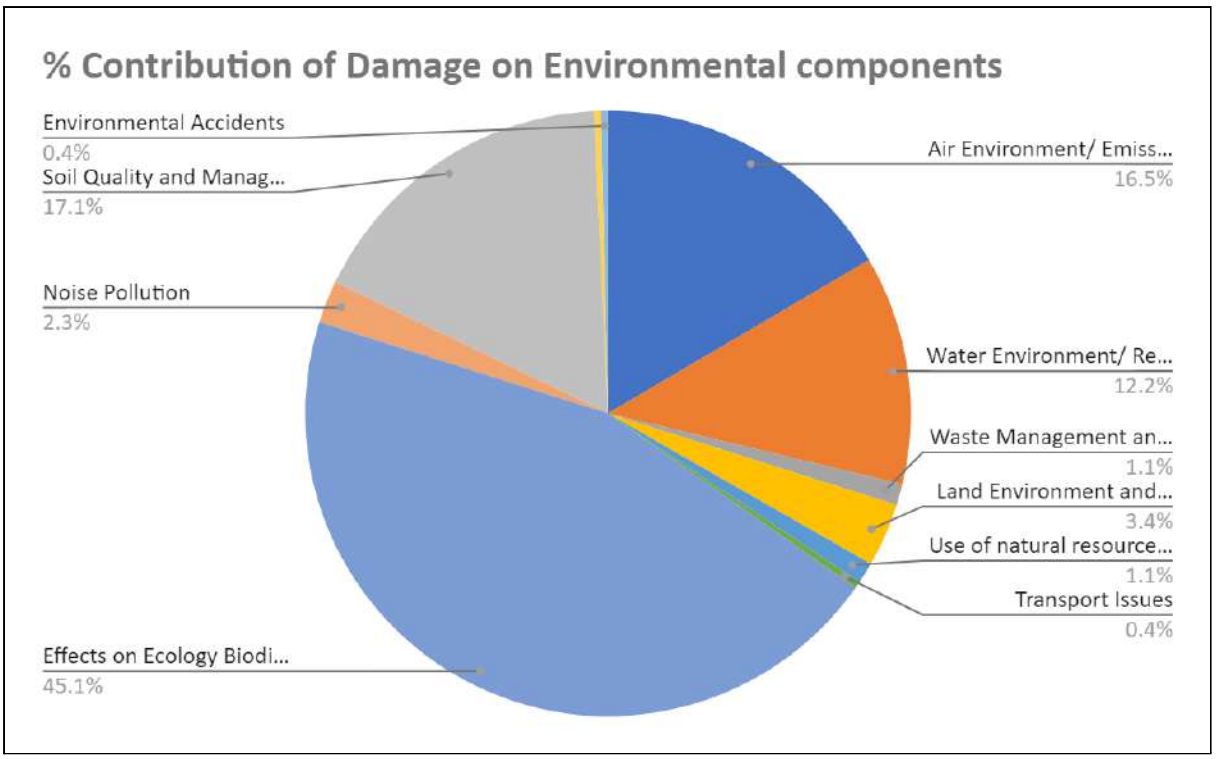


Figure 4.Final contribution of Damage on Environmental Components

5. ASSESSMENT SUMMARY AND FINDINGS

5.1. FINAL DAMAGE ASSESSMENT SCORE

(Rating A + Rating B) = 3.97 + 1.35 = 5.32 out of 10.

Interpretation: Minor damage to environment

5.2. CONCLUSION

Damage has been assessed based on quantification of pollution load on environmental components. Further, the impacts have been quantified and rated.

The damage incurred on the overall environment has been computed to be 5.32. As per assessment, minor damage to the environment has been done by construction of the project.

The project might have affected immediate surroundings and environmental impacts might have been dissipated over post construction of the project and insignificant environmental damage might have occurred.

6. COMPENSATION COST FOR ENVIRONMENTAL DAMAGE

A- Compensation Cost for Environmental Damage due to violation of EIA Notification dated 14. 09. 2006

Table 42. Compensation Cost Assessed for Environmental Damage as per violation of the norms of EIA Notification dated 14. 09. 2006

Parameter	Rate (INR) per unit	unit	Quantity	Cost in INR Lacs
Air Quality				
PM10	2519	kg	4062.69	₹ 102.34
PM2.5	3665	kg	2437.6	₹ 89.34
Sub-Total				**₹ 191.68**
Water & Wastewater				
STP water (construction)	50	Kl	20940	₹ 10.47
Surface runoff	100	kL	81478	₹ 81.48
Drinking Water	100	kL	4300	₹ 4.30
Sub-Total				**₹ 96.25**
Excavated Soil	90	cu.m	109668	**₹ 98.70**
Ecology & Biodiversity				
Trees	1100	No. of trees	2237	₹ 24.61
Total				**₹ 411.23**

B- Compensation Cost for Environmental Damage due to Non-submission of Conservation Plan

Table 43. Compensation Cost Assessed for Environmental Damage due to non-submission of conservation plan

Parameter	Rate INR	unit	Quantity	Cost in Rs Lacs
Conservation Plan (Schedule-I & II species)		--	No. of Schedule-I & II species- 14 No.	₹ 295.94
Total				**₹ 295.94**

C- Total Compensation Cost for Environmental Damage (A + B) *

Table 44. Compensation Cost Assessed for Environmental Damage as per violation of the norms of EIA Notification dated 14.09.2006 due to non-submission of conservation plan

Parameter	Rate INR per unit	unit	Quantity	Cost in Rs Lacs
Air Quality				
PM10	2519	kg	4062.69	₹ 102.34
PM2.5	3665	kg	2437.6	₹ 89.34
Sub-Total				**₹ 191.68**
Water & Wastewater				
STP water (construction)	50	Kl	20940	₹ 10.47
Surface runoff	100	kL	81478	₹ 81.48
Drinking Water	100	kL	4300	₹ 4.30
Sub-Total				**₹ 96.25**
Excavated Soil	90	cu.m	109668	**₹ 98.70**
Ecology & Biodiversity				
Trees	1100	No. of trees	2237	₹ 24.61
Conservation Plan (Schedule-I & II species)	0.67% of the project cost	-	No. of Schedule-I & II species- 14 No.	₹ 295.94
Sub-Total				**₹ 320.55**
Total				**₹ 707.17**

**Note: NBWL violation assessment is not under the purview of EIA Notification 2006 and its amendment, hence we have not assessed the violation done due to its non-compliance. The permission from NBWL will be taken by the project proponent.*

PART B- REPORT OF WILDLIFE DEPARTMENT, HARYANA

Observations of Wildlife Department

DWLO Gurugram vide his mail dated 30th March, 2021 to the coordinator, sent the copy of his letter no 1080, dated 24th March, 2021, which was addressed to PCCF Wildlife & Chief Wildlife Warden Haryana in which the copy of inspection report of Inspector of Wildlife, Sultanpur National Park, Gurugram was attached (**Annexure-6**). The main observations in the inspection report are as follows.

- The site is surrounded by Aravalli hills from three sides and its distance varies from 800 m to 2.5 km from the site.

- Erosion of soil along the building due to natural water course shows the building is constructed in this water course that might have been a feeding channel for Ghata Jheel in the rainy season.
- Presence of peafowl, jackal, grey partridge, bee eater, spotted owlets and four to five species of butterflies.
- Some inactive burrows and den that might have been used by monitor lizards and hyena or jackal, are also seen.
- Photos taken during the Inspection have been given.

7. CONCLUSION

- The project proponent shall obtain the NBWL Clearance of the project**.**
- The approval of Conservation Plan for schedule-I & II species should be obtained from the Chief Wildlife Warden, Haryana**.**
- A detailed remediation plan shall be prepared for the environmental damages incurred due to the unlawful development and implemented by the project proponent as per the timeline agreed with SEIAA, Haryana.

******

ANNEXURE- 1 - SEIAA letter no SEIAA/HR/21/175-178 dated 10.02.2021

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

Telephone No. 0172-2565232

ORDER

Consequent upon the Orders dated 06.02.2020 and 24.11.2020 (attached) passed by the Hon'ble National Green Tribunal in OA No. 976 of 2019; the Authority directed to **Chairman, Haryana State Pollution Control Board for Assessment and Recovery of Compensation** of M/s G.P Realtors Pvt. Ltd for their Expansion Project of IT/ITES SEZ at village-Behrampur, Bandhwari & Balola, Tehsil-Sohna District-Gurugram. In pursuance of Orders of SEIAA, subsequently, the Haryana State Pollution Control Board Constituted a Committee for recommendation for imposing environmental compensation after assessing the damage. Now, Board has **resiled** from their stand after 60 days and refused to assess the damages. Hence, in pursuance of Hon'ble NGT Order **dated 24.11.2020**, the undersigned is hereby reconstituted a Committee comprising the followings for **Assessment and Recovery of Compensation and to submit report within a period of 30 days, positively;**

1. Shri Raj Kumar Sapra, IFS (Retd.) as a Coordinator;
2. Chief Wildlife Warden, Haryana
3. Shri Praveen Bhargava , Chairman of Perfect Group (Accredited Consultant)
4. Regional Officer, HSPCB, Gurugram (North)

-sd-
Bharat Bhushan, IAS (Retd.)
Chairman, SEIAA

Endst: No . SEIAA/HR/21/177 **Date:- 10 /02/2021**

Copy forwarded to for favour of information and further action **to:**

1. Shri Raj Kumar Sapra, IFS (Retd.) as a Coordinator.
2. Chief Wildlife Warden, Haryana .
3. Shri Praveen Bhargava .
4. Regional Officer, HSPCB, Gurugram (North)

Chairman,
SEIAA, Haryana

ANNEXURE- 2 - Environmental Clearance granted to project on 25.04.2016

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

No. SEIAA/HR/2016/296 Dated:...25-04-2016

To

M/s G.P.Realtors Pvt. Ltd,
C/o Ireo Pvt. Ltd. 5th floor,
Orchid Centre. Golf Course Road, Sector-53,
Gurgaon-122002, Haryana.

Subject: Environmental Clearance for proposed Special Economic Zone at Village Behrampur, Balola & Bandhwari, Gurgaon.

Dear Sir,

This letter is in reference to your application no. nil dated 10.12.2014 addressed to M.S. SEIAA, Haryana received on 10.12.2014 and subsequent letters dated 14.01.2016 and 16.02.2016 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal was transferred to MoEF&CC, GoI on 27.03.2015. No action was taken and the case was returned to SEIAA on 31.08.2015 after its constitution. 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 EAC of MoEF & CC, GoI; State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.08.2015, in its meetings held on 20.05.2015 11.12.2015, 27.01.2016 and 25.02.2016 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Special Economic Zone at Village Behrampur, Balola & Bandhwari, Gurgaon on a plot area of 38.12 acres. In the first phase the project proponent has proposed to develop 12.5835 acre of project area. The total built up area for the first phase shall be 103807.64 sqm. The proposed Project shall comprise of 3 Basement + GF + 5 Floors. The maximum height of the building shall be 30.45 meter./- The total water requirement shall be 636 KLD. The fresh water requirement shall be 370 KLD. The waste water generation shall be 296 KLD, which will be treated in the STP of 350 KLD capacity. The total power requirement shall be 6250 KVA which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 34.48% of project area (23% tree plantation + 11.48% landscaping). The Project Proponent proposed to construct 12 rain water harvesting pits. The solid waste generation will be 1.5 ton/day (OWC proposed for 1716 kg/day). The total parking spaces proposed are 1299 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 28.03.2016 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 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] 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 12 nos. rain water harvesting pits under expansion 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 total supply of 6250 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 rasta 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 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.

[34] 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.

[35] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

[36] 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.

[37] 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.

[38] Vertical fenestration shall not exceed 40% of total wall area.

[39] The project proponent shall not raise any construction activity in the ROW reserved/acquired for High Tension Wire passing through the project area and shall maintain horizontal and vertical ROW as required under Indian Electricity Rules, 1956/DHBVN latest instructions.

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 two numbers of STPs preferably equivalent to 50% of total capacity or depending upon 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 Special Economic Zone.

[g] The project proponent as stated in the proposal shall maintain at least 34.48% 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 mess 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 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 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 electrolyte 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 expansion 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 (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.

[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; $PM_{2.5}$, PM_{10}, SO_X NO_X, 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.

[xvi] The environmental statement for each financial year ending 31st 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 rasta existing in the project area or change in any plan due to combined zoning plan.

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

Endst. No. SEIAA/HR/2016/ 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.

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

ANNEXURE- 3 - Environmental Clearance to expansion of the project dated 03.05.2018

F. No. 21-268/2016-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

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

Date: 3rd May, 2018

To,

M/s G.P. Realtors Pvt. Ltd,
C/o Ireo Pvt, Ltd,
Ireo Campus, Sector 59, Near Villager Behrampur,
Gurgaon - 122101, Haryana

Email : vikas.sharma@gmail.com
Phone : 0124 - 4795362

Subject: Expansion of IT/ITES (SEZ) Project at village Behrampur, Bhandwari & Balola, Tehsil Sohna, Gurgaon by M/s G.P. Realtors Pvt Ltd - Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/HR/NCP/65437/2016 dated 15th June, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Expansion of IT/ITES (SEZ) Project at village Behrampur, Bhandwari & Balola, Tehsil Sohna, Gurgaon by M/s G.P. Realtors Pvt Ltd' was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 21-24 August, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are as under:-

(i) The project is located at Village Behrampur, Bhandwari & Balola, Gurgaon, Haryana. Latitude: 28°24'25.21"N and longitude: 77°07'40.55"E.

(ii) This is an expansion project. Earlier Environment Clearance for the first phase of the project was accorded vide letter no. SEIAA/HR/2016/296 dated 25.4.2016 for total plot area 1,54,264.97 sqm and built-up area 1,03,807.64 sqm.

(iii) The total plot area after expansion will be 1,79,392.81 sqm and total construction (built-up) area of 12,20,183.343 sqm. The project will comprise of 7 towers.

(iv) During construction phase, water will be required which will be provided by private water tankers/STP. Sewage will be treated and disposed through septic tanks/soak pits. Sanitation facilities will be developed at site.

(v) During operational phase, total water demand of the project is estimated to be 5367 KLD and the same will be met from HUDA. Wastewater generated (3377 KLD) will be treated in STP of total 3390 KLD capacity. About 3046 KLD of treated wastewater will be generated which will be used for flushing, horticulture, DG Cooling and HVAC.

(vi) About 32,739 kg/d solid waste will be generated in the project. The biodegradable waste will be processed in OWC and the non-biodegradable waste will be handed over to local vendors.

(vii) The power will be supplied by Dakshin Haryana Bijli Vitran Nigam Ltd. (DHBVNL). The maximum power demand will be 61,806.83 kW.

(viii) Parking facility for 12,307 ECS is proposed to be provided against the requirement of 12,263 ECS (according to local norms).

(ix) ToR was granted by the SEIAA/SEAC Haryana vide Letter No. HR/SEAC/306/1678 dated 08.12.2016.

(x) Asola Wildlife Sanctuary is 7.2 Km from the project site in NE direction.

(xi) There is no court case pending against the project.

(xii) Estimated Cost of the project is Rs. 1969.91Crore.

(xiii) Employment potential: It will generate direct and indirect employment opportunities for both skilled and unskilled labor during construction & operation phase.

(xiv) Benefits of the project: Direct & Indirect employment opportunities.

3. The project falls under Category 'A' under item no. 8 (b) i.e. Townships and Area Development Projects of the schedule to the EIA Notification, 2006 and appraised at Central Level.

4. The EAC, in its meeting held on 21-24 August, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Expansion of IT/ITES (SEZ) Project at village Behrampur, Bhandwari & Balola, Tehsil Sohna, Gurgaon by M/s G.P. Realtors Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

I. Construction Phase:

(i) 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.

(ii) Prior clearance from National Board for Wild Life (NBWL) shall be obtained in respect of protected area (Asola Wildlife Sanctuary - 7.2 Km from the project site in NE direction) before commencement of work.

(iii) Sewage shall be treated in the STP (SAFF Technology) with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling and HVAC Makeup.

(iv) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model

Building Byelaws, 2016. As proposed, 42 nos. of rain water harvesting pits shall be provided as per CGWB guidelines.

(v) 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. Wet garbage shall be composted in Organic Waste Converter. 3000 sqm space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.

(vi) 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. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

(vii) 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

(viii) 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. 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.

(ix) Provisions 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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(x) 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.

(xi) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be

incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

(xii) 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.

(xiii) 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.

(xiv) 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.

(xv) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.

(xvi) A First Aid Room shall be provided in the project both during construction and operations of the project.

(xvii) 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.

(xviii) 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.

(xix) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) As proposed, no ground water shall be used during construction/ operation phase of the project.

(xxii) Approval of the CGWA require before any dewatering for basements.

(xxiii) 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.

(xxiv) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

(xxv) 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.

(xxvi) Ambient noise levels shall conform to residential standards 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.

(xxvii) 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. 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.

(xxviii) 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.

- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
- Traffic calming measures
- Proper design of entry and exit points.
- Parking norms as per local regulation

(xxix) An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organisation of repute and specialising in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.

(xxx) Project Proponent should comply with conditions stipulated at Appendix - XIV of the amended EIA Notification vide S.O. 3999(E) dated 09.12.2016.

II. <u>Operational Phase:</u>

(i) Fresh water requirement from HSIIDC Supply Water Supply shall not exceed 1202 KLD.

(ii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed 58139 sqm area shall be provided for green belt development.

(iii) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used.

The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

(iv) For indoor air quality the ventilation provisions as per National Building Code of India.

(v) 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.

(vi) 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. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

(vii) No sewage or untreated effluent water would be discharged through storm water drains.

(viii) 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.

(ix) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, the Construction and Demolition Waste Management Rules, 2016 and the Plastics Waste Management Rules, 2016 shall be followed.

(x) 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.

(xi) 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.

(xii) 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. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

(xiii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the

required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

(xiv) The company shall draw up and implement a corporate social Responsibility plan as per the Company's Act of 2013.

PART B - GENERAL CONDITIONS

(i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.

(ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.

(iii) Officials from the Regional Office of MoEF&CC, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Chandigarh.

(iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

(v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

(vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

(vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.

(viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at http://www.envfor.nic.in. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Chandigarh.

(ix) Any appeal against this 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) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

(xi) 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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO_2, NOx (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.

(xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board 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 EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.

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

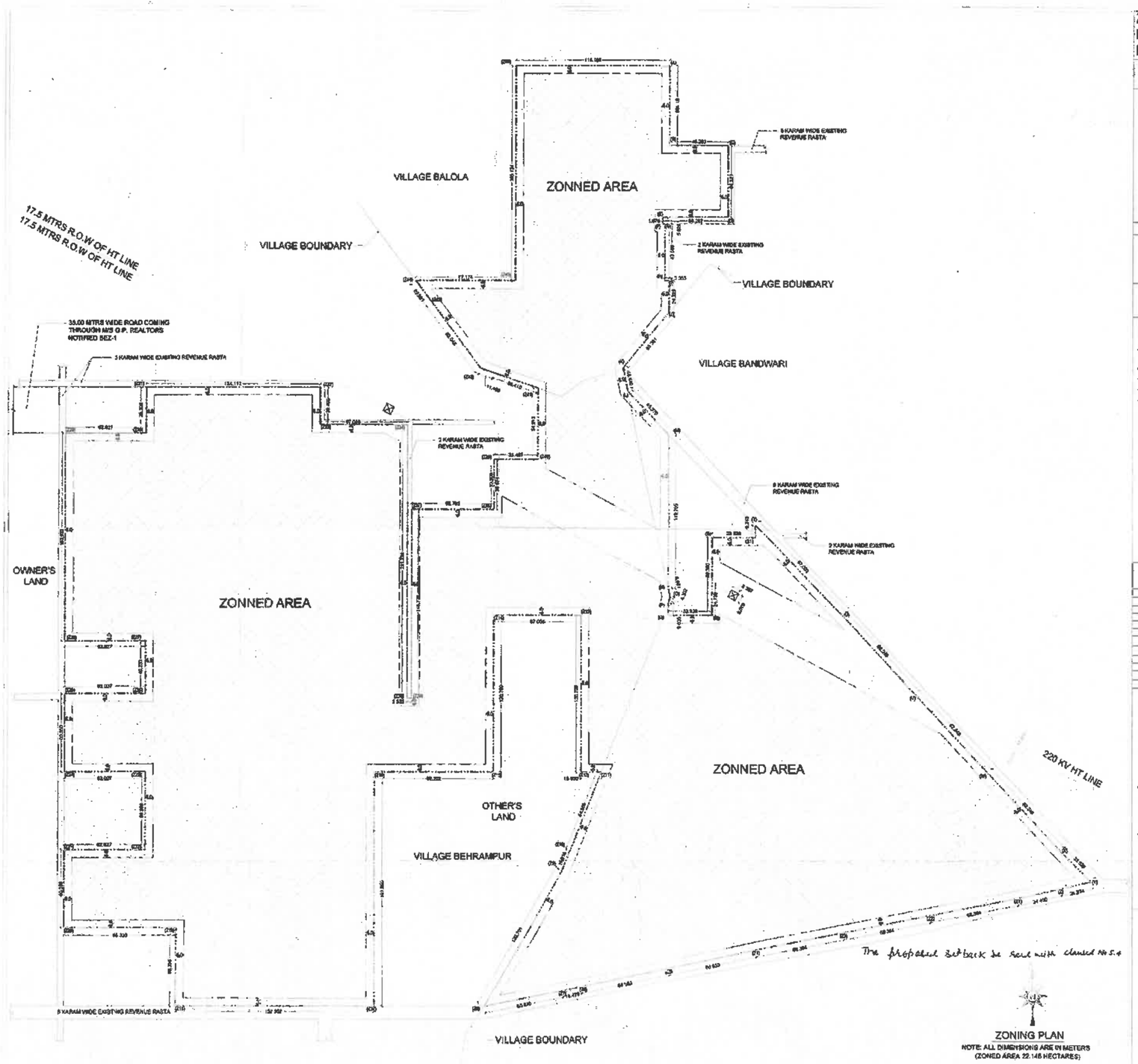
(Kushal Vashist)
Director

Copy to:

1) The Secretary, Directorate of Environment, Government of Haryana, SCO 1-2-3, Sector 17 D (Second Floor), Chandigarh.
2) The Addl. Chief Conservator of Forests, Additional Principal Conservator of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office (NZ), Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh - 160030.
3) The Chairman, Haryana State Pollution Control Board, Plot No. C-11, Sector-6, Panchkula- 134109, Haryana.
4) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
5) Guard File/ Record File/ Notice Board.
6) MoEF&CC Website.

(Kushal Vashist)
Director

ANNEXURE- 4A: Zoning Plan of 2016



ZONING PLAN

NOTE: ALL DIMENSIONS ARE IN METERS
(ZONED AREA 22.145 HECTARES)

ZONING CLAUSES FOR IT/ITES SEZ MEASURING 25.8093 HECTARES FALLING IN THE REVENUE ESTATE OF VILLAGE BEHRAMPUR,BANDHWARI AND BALOLA,TEHSIL-SOHNA, DISTT. GURGAON, HARYANA BEING DEVELOPED BY: G.P. REALTORS PVT. LTD.

FOR THE PURPOSE OF RULE 38 (4a) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965 AND RULE 8 (i) (a) OF HARYANA SPECIAL ECONOMICS ZONE RULES'2007.

1. SHAPE AND SIZE OF THE SITE:

The shape and size of the SEZ site is in accordance with the approved demarcation plan depicted as A to Z46 as SEZ-66SD (SD) 2015/23464 dated 01-12-2015.

2. TYPE OF BUILDINGS PERMITTED AND LAND USE ZONES:

The type of buildings permitted in the SEZ shall be as per authorised operations approved by Board of Approvals.

3. TYPE OF BUILDINGS PERMITTED AND LAND USES:

The site shall be developed and buildings constructed thereon, as indicated and explained in the table below ;

Notation	Land use zone	Type of Building permitted/ permissible structures
	Open Space Zone	Open parking lots,approach roads, road side furniture, parks and play grounds, landscaping features, under ground services, security cabins etc.
	Processing Zone along with setback area.	Buildings as per permissible land use as per Clause-2 above and as marked in the Processing zone .

4. SITE COVERAGE AND FAR:

4.1 The building or buildings shall be constructed only within the portion of the site marked as Processing as explained above, and no where else.

4.2 The proportion upto which the site can be covered with building or buildings in the Processing Zone on the ground floor and subsequent floors shall not exceed 40% on the area of 25.8093 Hectares.

4.3 The maximum FAR for Processing Zone shall be 250.

5. HEIGHT OF BUILDINGS:

The height of the building blocks, subject of course to the provisions of the site coverage and FAR, shall be governed by the following: -

5.1 The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting plus the front open space.

5.2 If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height, to a depth of 24 m along the narrow street.

5.3 Structures, which rise to 30 meters or more in height, shall be constructed if no objection certificate has been obtained from the National Airport Authority.

5.4 All the building block (s) shall be constructed so as to maintain as inverse distance not less than the setback required for each building according to the table below:

S.NO.	HEIGHT OF THE BUILDINGS (M)	SET BACK/OPEN SPACE TO BE LEFT AROUND THE BUILDINGS (M)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	33	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	15

5.5 To ensure fire safety and structural stability of the buildings of more than 50 Mt. in height, the developer shall submit the structural drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc. Fire Fighting Scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any other person Authorised by the Director, Urban Local Bodies, Haryana. These approvals shall be obtained prior to starting the construction work at site.

5.6 If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building, as specified above.

6. APPROACH TO SITE:

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.

7. BASEMENT :

Four level basements within the building zone of the site, provided it flushes with the ground and is properly landscaped may be allowed. The basement, in addition to parking could be utilized for generator room, lift room, fire-fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking and basements shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for parking and ancillary services of the main building and it is further stipulated that no other portions of the Basement will be permissible for uses other than those specified above.

8. PARKING:

(a) Adequate parking spaces i.e. covered, open or in basements shall be provided for vehicles.

(b) The three level basement is mandatory for parking and the provision of services like AHU. Parking shall be made available at ground level also.

(c) The parking spaces for buildings shall not be less than 1 PCU for 40 Sq Mt of covered area on all floors.

(d) Minimum 10% of the car parking space shall be made available for the visitors having commercial vehicle like taxis, buses used for ferrying the employees of the companies. The car parking spaces can be provided in the form of multi storey building along with a facility like canteen, toilets and rest room for the drivers subject to the limit of maximum 75 Sqm within the zoned area. The parking structure shall also be planned in such a manner that it will maintain the interne distance from the main building and the building of the adjoining properties. The above facility shall be free of user charge.

(e) Minimum 5% parking space shall be provided for casual visitors at ground level.

(f) The car parking space shall be provided to the allottee / owners of the covered spaces as per their actual requirement assessed at the time of sale purchase agreement.

9. RAMPS:

The clear width of the ramp leading to the basement floor shall be 4 mtrs with an adequate slope not steeper than 1:10. The entry and exit shall be separate, preferably at opposite ends.

10. PLANNING NORMS:

The building/buildings to be constructed shall be planned and designed in accordance to the Haryana Special Economic Zone Rules'2007 and as directed by the competent authority.

11. PROVISION OF PUBLIC HEALTH FACILITIES:

The WC and urinals provided in the buildings shall conform to the National Building Code/Act No.41 of 1963 and rules framed thereunder.

12. WIDTH OF COVERED PUBLIC CORRIDOR:

The width of the corridor would be governed by the Rule 62 of the Punjab Schedule Roads & Controlled Areas Restriction and Unregulated Development Rules, 1965.

13. INTERNAL ROADS, GATE POST & BOUNDARY WALL:

(a) No road shall be kept less than 16 meter wide except fire tender path and motor driving roads shall be kept as per provisions of the development plan of the controlled area or as directed by the Govt.

(b) Boundary walls & gateposts shall be permitted as per the layout / building plans approved by the competent authority.

14. EXTERNAL FINISHES:

(a) The external wall finishes, as far as possible, shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, glass, metals or any other finish which may be allowed by the competent authority.

(b) All sign boards and names shall be written on the spaces provided on buildings as per approved building plans specifically for this purpose and at no other places, whatsoever.

15. APPROVAL OF BUILDING PLANS:

The building plans of the buildings to be constructed at site shall have to be got approved from the competent authority under Haryana SEZ Act, 2005 and under Rule, 1965 framed under Act 41 of 1963.

16. BUILDING BYE-LAWS:

The construction of the building / buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and IS Code No.4963-1987 regarding provisions for physically handicapped persons. On the points, where such rules are silent and stipulate no condition or norm, the model building bye-laws issued by the Indian Standard Institute, and as given in the National Building Code shall be followed, as amended from time to time.

17. FIRE SAFETY MEASURES:

(a) The owner will ensure the provisions of proper fire safety measures in the multi-storied buildings conforming to the provision of Rules, 1965 / NBC and the same should be got certified by the competent authority.

(b) Electric Sub-Station/Generator Room, if provided should be on solid ground near G.F/ L.T control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.

18. MISCELLANEOUS:

(a) The owner shall obtain the clearance / NOC as per the provisions of the Notification No. SO 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction / execution of development works at site.

(b) The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Government notification as applicable.

(c) That the developer shall provide the Solar Power Plant as per Haryana Solar Power Policy ,2016 issued vide Notification No .1944/2015-S Power dated 3rd March,2016.

(d) That the developer / owner shall use only Light-Emitting Diode lamps (LED) fixing for internal lighting as well as campus lighting.

(e) The provisions of solar water heating system, if applicable shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for occupation certificate.

(f) The developer shall maintain minimum distance of 6 meter between boundary wall and buildings to be constructed.

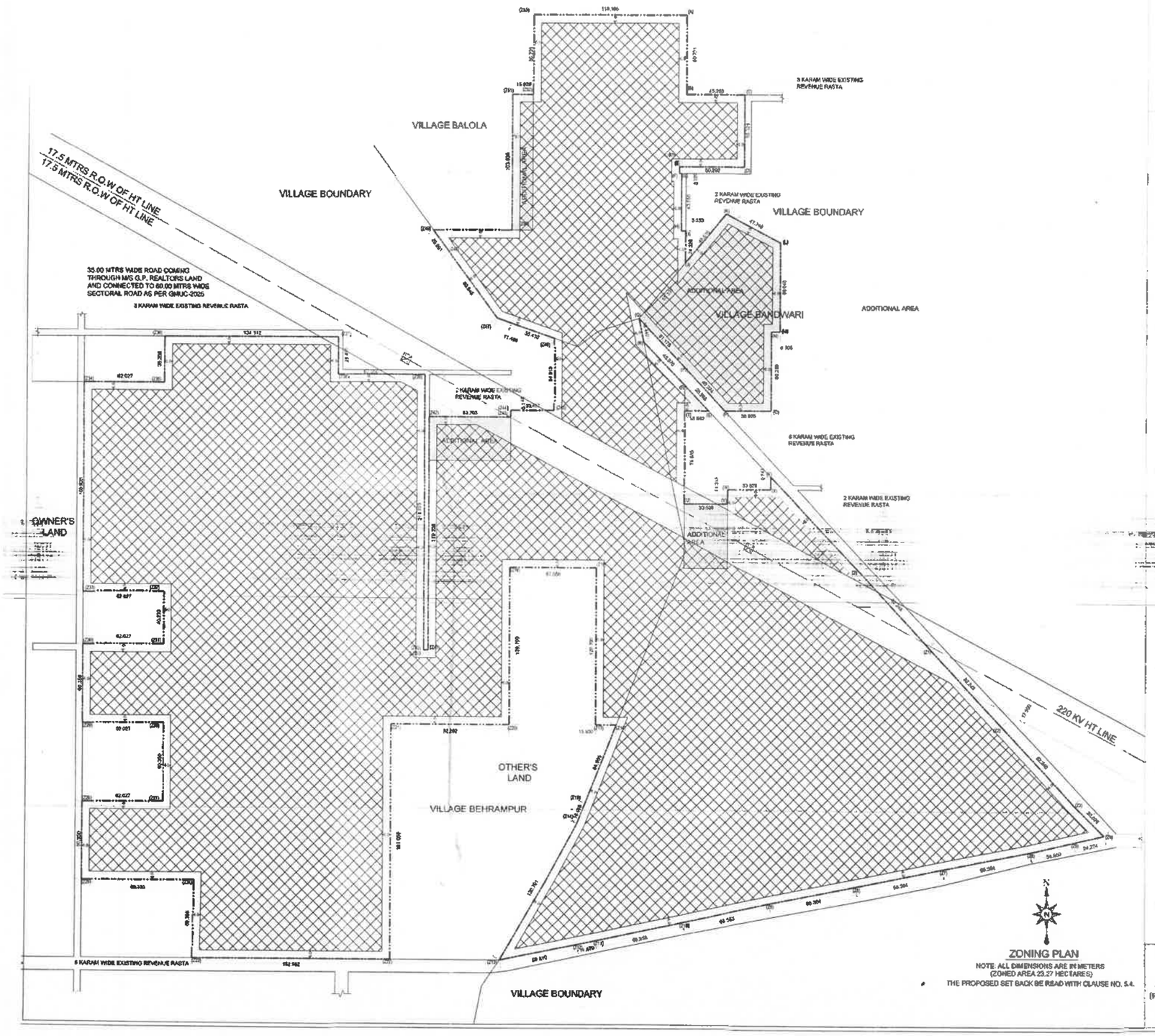
(g) You shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned sub for transformer/switchingstation /electric sub station as per the norms prescribed by the power utility in your project site before submission of Building plan not later than 2 months from the approval of zoning plan.

DRG NO. DTCP 5552 DATED 06-05-2016

(BALWANT SINGH)	(RAJESH KAUSHIK)	(DINESH CHAUHAN)	(MANJIT KAUR)	(ARUN KUMAR GUPTA, I.A.S)
SD(HQ)	DTP (HQ)	STP (M)	6/5/16 CTP (IT &M)	DGTCP (HR)

ANNEXURE 4B: Zoning Plan of 2018

ZONING PLAN FOR ADDITIONAL AREA MEASURING 1.558 HECTARES NOTIFIED FOR IT/ITES SEZ INCLUDING ALREADY NOTIFIED AREA MEASURING (25.8093-0.0152=25.7941) HECTARES, IN TOTALING 27.3521 FALLING IN THE REVENUE ESTATE OF VILLAGE BEHRAMPUR, BANDWARI AND BALOLA, TEHSIL SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY G.P. REALTORS PVT. LTD.



ZONING PLAN

NOTE: ALL DIMENSIONS ARE IN METERS
(ZONED AREA 23.27 HECTARES)
THE PROPOSED SET BACK BE READ WITH CLAUSE NO. 5.4.

1. **For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**

2. **SHAPE & SIZE OF SITE.**

   The shape and size of site is as shown in the zoning plan.

3. **TYPE OF BUILDING PERMITTED AND LAND USES.**

   (a) The type of buildings permitted in the SEZ shall be as per authorized operations approved by Board of Approvals vide memo no. F.2/126/2005-EPZ dated 01.05.2007.
   (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below :-

Notation	Land use Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking , garden , landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-a above and uses permissible in the open space zone as per table above.

4. **SITE COVERAGE AND FLOOR AREA RATIO (FAR)**

   (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
   (b) The proportion up to which the site can be covered with building or buildings of the IT/ITES SEZ on the ground floor and subsequent floors shall not exceed overall 40% of the area of 27.3521 acres.
   (c) Maximum permissible FAR shall be 2.50 on the area of 27.3521 acres.

5. **HEIGHT OF BUILDING.**

   The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
   (a) The maximum height of the buildings shall be as per the Haryana Building Code , 2017.
   (b) The plinth height of building shall be as per the Haryana Building Code , 2017.
   (c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	4
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	15

   (d) If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, than the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

6. **PARKING**

   (a) Adequate parking spaces, covered, open or in the basements shall be provided for vehicles of users and occupiers, within the site.
   (b) The parking spaces for IT/ITES SEZ use shall not be less than 1 ECS for every 75 Sqm. of the covered area on all floors. The area for parking per car shall be as under:-
   1 ECS = 23 Sqm. for open parking
   1 ECS = 28 Sqm. for stilt parking
   1 ECS = 32 Sqm. for basement parking
   (c) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

7. **APPROACH TO SITE**

   (i) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
   (ii) The approach to the site shall be shown on the zoning plan.

8. **GATE POST AND BOUNDARY WALL**

   (a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.
   (b) The boundary wall shall be constructed as per the Haryana Building Code , 2017.

9. **BAR ON SUB-DIVISION OF SITE**

   (a) The site shall not be sub- divided in any manner what so ever.

10. **APPROVAL OF BUILDING PLANS**

    The building plans of the building to be constructed at site shall have to be got approved from the Director Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

11. **BASEMENT**

    (a) The number of basement in this colony shall be as per the Haryana Building Code , 2017.
    (b) The construction of basement shall be executed as per the Haryana Building Code , 2017.

12. **PROVISIONS OF PUBLIC HEALTH FACILITIES**

    The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

13. **EXTERNAL FINISHES**

    (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, getc, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
    (b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
    (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course as per the Haryana Building Code, 2017 shall be followed.

14. **LIFTS AND RAMPS.**

    (a) Lift and Ramps in building shall be provided as per Haryana Building Code, 2017.
    (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.

15. **BUILDING BYE-LAWS**

    The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

16. **FIRE SAFETY MEASURES**

    (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.
    (b) Electric sub station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved form the Competent Authority.
    (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1539 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 23.03.2016 issued by Haryana Government Renewable Energy Department.

23. **GENERAL**

    (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
    (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
    (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
    (d) Garbage collection center of appropriate size shall be provided within the site.
    (e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DTCP- 6555 Dated 24.07.2018

(RAM AVTAR BASSI) AD (HQ) | (BALWANT SINGH) SO(HQ) | (HITESH SHARMA) DTP (HQ) | (DEVENDRA NIMBOKAR) STP (HQ) M | (JITENDER SHAG) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)

ANNEXURE 4C: Approved Building Plan for Tower-1

GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
DEPARTMENT OF COMMERCE
OFFICE OF THE DEVELOPMENT COMMISSIONER
NOIDA SPECIAL ECONOMIC ZONE
NOIDA DADRI ROAD, PHASE-II, NOIDA - 201305
DISTT. GAUTAM BUDH NAGAR (UTTAR PRADESH)

स्वच्छ भारत
एक कदम स्वच्छता की ओर

F. No. 10/106/2007-SEZ/Vol-III/ 6178 Dated: 21.06.2016

To,

The Developer
M/s. G.P. Realtors Pvt. Ltd.
IREO Campus
Sector-59, Near Behrampur
Gurgaon – 122101 (Haryana)

Sub.: LOA No. F.1/3/2007-SEZ dated 26.07.2007- Approval of Building Plan of Electronics Hardware and IT/ITES SEZ at Village Behrampur, Balola & Bandhwari, Tehsil-Sohna, Gurgaon (Haryana).

Sir,

I am directed to refer to the subject cited above and to inform that Approval Committee in its meeting held on 03.06.2016 has approved the Building Plan in respect of 'Tower-1' (total built up area of 49012.317 Sqmt.) with Basement (1235 Sqmt.) of the Electronics Hardware & IT/ITES SEZ at SEZ at Village Behrampur, Balola & Bandhwari, Tehsil-Sohna, Gurgaon (Haryana) on the basis of the recommendation received from District Town Planner (HQ), O/o. DTCP Haryana, Chandigarh vide Memo. No. SEZ-66-2/SD(BS)/2016/8959 dated 06.05.2016.

The approval of building plan is issued subject to the following conditions:-

1. The developer shall deposit the EDC & IDC as and when demanded by the Department.
2. This Building plan is valid for a period of five years from the date of approval by the Approval Committee.
3. The structural responsibility of the construction shall be entirely of the owner / supervising architect / Engineer of the scheme.

Further that :-

(i) The building shall be constructed as per the structure design submitted by the developer and as certified by structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safely from earthquake of the intensity expected under Zone-IV.
(ii) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standard.
(iii) No walls / ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
(iv) The roof slab of the basement external to the buildings if any shall be designed / constructed to take the load of fire tender up to 45 tones.

4. FIRE SAFETY:
   (i) The developer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.
   (ii) The developer shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.

...2

Tel. Zone Office : 0120 - 302144 -446 (4 Lines), Fax : 2562314, 2567276
City Office : State Trading Corporation of India Ltd 4th Floor, Jawahar Vyapar Bhawan, Tolstoy Marg, New Delhi-110001

5. No addition and alteration in the building plans / layout plan shall be made without the prior approval of DG, TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG, TCP shall be pre-requisite.
6. The revenue Rasta, if any, passing through the site shall be kept unobstructed.
7. If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
8. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
9. No person shall occupy or allow other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in the favour.
10. Before grant of occupation certificate, the developer shall apply for occupation certificate as per the provisions of Rule 47 (1) of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:-

    (i) DPC certificate issued by DTP.
    (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
    (iii) A clearance from Fire Safety point of view from the competent authority.

11. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans.
12. The developer shall provide the Public Health Services as per norms.
13. <u>GENERAL:-</u>

    (i) The developer shall obtain the clearance / NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India, before starting the construction / execution of development works at site.
    (ii) The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.
    (iii) The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate, where hot water is required.
    (iv) The developer shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as Campus lighting.
    (v) The developer shall deposit the labour cess in future, time to time as per construction of work done at site.

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(vi) The provision of parking shall be made within the area earmarked / designated for parking in SEZ and no vehicle shall be allowed to park outside the premises.

(vii) The developer shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Right and full Participation) Act, 1995, which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.

(viii) The developer shall provide the Solar Power Plant as per Haryana Solar Power Policy, 2016 issued vide Notification No. 19/4/2016-5 Power dated 03rd March, 2016.

14. ENVIRONMENT :-

(i) The developer shall strictly comply with the directions of Ministry of Environment and Forest Guidelines, 2010 while raising construction.

(ii) The developer shall put tarpaulin on scaffolding around the area of construction and the building. The developer shall not store any construction material particularly sand on any part of the street/road.

(iii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.

(iv) All the construction material and debris shall be carried in the truck or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(v) The dust emission from the construction site should be completely controlled and all precautions taken in that behalf.

(vi) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.

(vii) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(viii) The developer shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.

(ix) The developer shall be responsible to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

(x) All to take appropriate measure and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

(xi) Compulsory use of wet jet in grinding and stone cutting.

(xii) Wind breaking walls around construction site.

(xiii) The developer shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.

....4

(xiv) The developer shall increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xv) The developer shall provide the green belt around the building which is to be constructed.

(xvi) If any person, owner and or the developer is found to be violating any of the conditions stated in this letter and or for their non-compliance, such person, owner and or the developer shall be liable to pay compensation of Rs.50000/- per default in relation to construction activity at its site and Rs.5000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority may take against the developer, owner, person and transporter under the laws in force.

(xvii) The developer shall ensure that the construction & demolition waste has been removed from the site and transported to the solid waste disposal site.

(xviii) It is made clear that even if construction have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any department as aforestated shall be entitled to direct stoppage of work.

Authenticated copy of Building plans are enclosed.

Yours faithfully,

(RAKESH KUMAR)
Deputy Development Commissioner

Copy to:-

The Director General, Town & Country Planning, SCO 71-75, Sector-17-C, Chandigarh - w.r.t. Memo No. SEZ-66-2/SD(BS)/2016/8959 dated 06.05.2016.

Deputy Development Commissioner

ANNEXURE 4D: CA Certificate for Incurred Cost of the project

VIJAY RAJ & CO.
Chartered Accountants

305, 3rd Floor, Kanchan House
Commercial Complex, Karampura
New Delhi –110 015
Ph.: (O) +91-11-25920864 / 42237170, (M) +91-9811140508 / 9871103508
Website : www.cavrc.in, Email id : admin@cavrc.in

TO WHOMSOEVER IT MAY CONCERN

On the basis of information and other relevant documents produced before us by M/s **G.P. Realtors Private Limited** having its Registered Office at IREO Campus, Sector 59, Near Behrampur Village, Gurgaon -122 101 (Haryana), this is to certify that the Company has incurred Rs. 441.71 Crores upto 30th Sep. 2020, on 44.329 acres of land out of total notified land of 67.588 acre towards IT/ITES SEZ Project located at Village Behrampur, Bandawari Balola. Head wise details of cost incurred on project are as follows:

(Amount in Crores)

Particulars	**Total**	**Amount incurred till 30th Sep 2020**
Land cost	121.90	121.90
Construction/Development & Professional/Consultancy charges	267.00	214.61
Preoperational expenses	18.00	18.00
Interest capitalized	59.06	73.70
Upfront fees	13.50	13.50
DSRA	9.44	-
Total cost (A)	488.90	441.71

Disclaimer:-

a) In no circumstances, we shall be liable for any loss of damages, of whatsoever nature arising from the information/material required to our work being withheld or concealed from us or misrepresented to us by the company, directors, employees or agents or any other person.

b) We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.

c) Our certificate is based on the information/documents to the extent furnished to us. We have relied on the information/documents furnished to us by the company/officials of the Company.

This certificate has been issued at the request of the Company.

For Vijay Raj & Co.
Chartered Accountants
(Firm Registration No. 012900N)

VIJAY RAJ & CO. NEW DELHI CHARTERED ACCOUNTANTS

Vijay Kumar Sharma
Proprietor
(Membership No. 092256)

UDIN : **21092256AAAAHV4646**
Place : New Delhi
Dated : 05-Mar-2021

ANNEXURE 4E: Photos showing Barricading, water sprinkling & DG Stack

IT/ITES SEZ Project at Village Behrampur, Balola & Bandhwari, Tehsil Sohna, Gurgaon (Haryana)

3 meter high Barricading around the Project Site

DG Set stack at Project Site

Dust Control through Water Sprinkling and covered raw material at Project Site






ANNEXURE 4F: Receipts of STP Treated water

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 56360..... BOOK NO.: 564 Dated 01/09/2017 10:30AM

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project. TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only .....on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 623666379

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 56439..... BOOK NO.: 565 Dated 02/09/2017 10:24:43

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project. TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only .....on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. 67.50 5046/5339

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 56573..... BOOK NO.: 566 Dated 04/09/2017 14:05:27

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project. TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only .....on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs.

Sub Divisional Engineer
HUDA, Sub Division No. V III

Haryana Urban Development Authority
Gurgaon

Receipt No. 56618 BOOK NO.: 567 Dated 05/09/2017 08:23AM

Received from M/s. : TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

Haryana Urban Development Authority
Gurgaon

Receipt No. 56868 BOOK NO.: 569 Dated 09/09/2017 08:38AM

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

Haryana Urban Development Authority
Gurgaon

Receipt No. 57300 BOOK NO.: 572 Dated 12/09/2017 17:25:12

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Sub Divisional Engineer
HUDA, Sub Division No. V III

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 57774 BOOK NO.: 578 Dated 20/09/2017 12:08:21

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 38

the sum of Rs. (In words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 6200045379

Rohit
Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 58123 BOOK NO.: 582 Dated 25/09/2017 11:13AM

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 38

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 6125327339

Rohit
Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 58256 BOOK NO.: 583 Dated 26/09/2017 15:51:23

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 38

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rohit
Sub Divisional Engineer
HUDA, Sub Division No. V III

Haryana Urban Development Authority
Gurgaon

208946 BOOK NO.: 2090 01/08/2017

Receipt No. TEEMAGE BUILDERS PVT.LTD Dated 08:09:41

Received from M/s. TEEMAGE BUILDERS PVT.LTD 58

Project Sector

Rupees Sixty Seven and Paise Fifty Only

the sum of Rs. (in words) on account of treated sewerage

discharge 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. 67.50 21649115379

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

Printed by : ABL FORMS, Gurgaon. Ph. : 6454440, 9873595751, 9212316516

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 54944 BOOK NO.: 550 Dated 03/08/2017 12:10:02

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. 67.50 59452141379

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

Haryana Urban Development Authority
Gurgaon

208985 BOOK NO.: 2090 05/08/2017

Receipt No. TEEMAGE BUILDERS PVT.LTD Dated 12:00:30

Received from M/s. TEEMAGE BUILDERS PVT.LTD 58

Project Sector

Rupees Sixty Seven and Paise Fifty Only

the sum of Rs. (in words) on account of treated sewerage

discharge 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. 67.50 21649471379

Sub Divisional Engineer
HUDA, Sub Division No. V

Printed by : ABL FORMS, Gurgaon. Ph. : 6454440, 9873595751, 9212316516

Haryana Urban Development Authority
Gurgaon

1016 ABL

Printed by: ABL FORMS, Gurgaon Ph.: 6454888, 9873139516, 9212316516

209313 BOOK NO.: 2094 11/08/2017

Receipt No. ..... Dated 09:10:36

Received from M/s. TEEMAGE BUILDERS PVT LTD

Project TEEMAGE BUILDERS PVT LTD Sector 58

the sum of Rs. (In words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge 15.00 KL for construction purpose as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 4685

Rs. 67.50 2162866379

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 55643 BOOK NO.: 557 Dated 18/08/2017 09:54:59

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 SR26622379

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 55729 BOOK NO.: 558 Dated 19/08/2017 14:07:38

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. [illegible]

Sub Divisional Engineer
HUDA, Sub Division No. V III

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 55810 BOOK NO.: 559 Dated 21/08/2017 10:25AM

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 6103646379

Rohit
Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 55938 BOOK NO.: 560 Dated 23/08/2017 15:45:06

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. 67.50 6206560379

Raj Singh
Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 56094 BOOK NO.: 561 Dated 29/08/2017 08:40:15

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. 67.50 6147289379

Raj Singh
Sub Divisional Engineer
HUDA, Sub Division No. V III

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 53286 BOOK NO.: 533 Dated 04/07/2017 08:09:23

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 5889319379

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 53477 BOOK NO.: 535 Dated 14/07/2017 08:40:31

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 5889480379

Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 53757 BOOK NO.: 538 Dated 17/07/2017 16:50:39

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Sub Divisional Engineer

PPG

Haryana Urban Development Authority
Gurgaon

53769

Receipt No. 53769 BOOK NO.: 538 Dated 19/07/2017 08:20AM

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38 N 2607

Rs. 67.50 55020539

Rohit
Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 53963 BOOK NO.: 540 Dated 20/07/2017 14:50:52

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs. 67.50 57063639

Rajesh Singh
Sub Divisional Engineer
HUDA, Sub Division No. V III
Gurgaon

PPG

Haryana Urban Development Authority
Gurgaon

Receipt No. 54220 BOOK NO.: 543 Dated 24/07/2017 10:35:24

Received from M/s. TEEMAGE BUILDERS (P) LTD

Project TEEMAGE BUILDERS (P) LTD Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and Paise Fifty Only on account of treated sewerage

discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 2607

Rs.

Rajesh Singh
Sub Divisional Engineer

Haryana Urban Development Authority

Gurgaon

208556 BOOK NO.: 2086 28/07/2017

Receipt No. TEEMAGE BUILDERS PVT.LTD Dated 11:33:10

Received from M/s. TEEMAGE BUILDERS PVT.LTD

Project 58 Sector

the sum of Rs. (In words) Rupees Sixty Seven and Paise Fifty Only

15.00 on account of treated sewerage

discharge VEHICLE NO HR 38 N 1685 for construction purposes as per terms & conditions overleaf.

67.50 21318742379

Rs.

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

1016 ABL

Printed by : ABL FORMS, Gurgaon Ph. : 6454840, 9873139616, 9212316516

Haryana Urban Development Authority

Gurgaon

208772 BOOK NO.: 2088 30/07/2017

Receipt No. TEEMAGE BUILDERS PVT.LTD Dated 09:17:22

Received from M/s. TEEMAGE BUILDERS PVT.LTD

Project 58 Sector

the sum of Rs. (In words) Rupees Sixty Seven and Paise Fifty Only

15.00 on account of treated sewerage

discharge VEHICLE NO HR 38 N 1685 for construction purposes as per terms & conditions overleaf.

67.50 21580563679

Rs.

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

Printed by : ABL FORMS, Gurgaon Ph. : 6454840, 9873139616, 9212316516

Har ana Urban Development Authority
Gurgaon

Receipt No. 42982 BOOK No.: 1823 Dated 19/06/2017

Received from M/s. TEEMAGE BUILDERS PVT. LTD. 11:04:23

Project TEEMAGE BUILDERS PVT. LTD. Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and fifty paisa Only... on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO :HR 38N 4685

Rs. 67.50

85452145879

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

Har ana Urban Development Authority
Gurgaon

Receipt No. 42994 BOOK No.: 1823 Dated 20/06/2017

Received from M/s. TEEMAGE BUILDERS PVT. LTD. 16:47:20

Project TEEMAGE BUILDERS PVT. LTD. Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and fifty paisa Only... on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 4685

Rs. 67.50

85452145954

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

Har ana Urban Development Authority
Gurgaon

07/16

Receipt No. 44325 BOOK No.: 1823 Dated 21/06/2017

Received from M/s. TEEMAGE BUILDERS PVT. LTD. 11:04:23

Project TEEMAGE BUILDERS PVT. LTD. Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and fifty paisa Only. on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO :HR 38N 4685

Rs.

Sub Divisional Engineer
HUDA, Sub Division No. V

Hary ana Urban Development Authority
Gurgaon

Receipt No. 44351 BOOK No.: 1823 Dated 22/06/2017

Received from M/s TEEMAGE BUILDERS PVT. LTD. 16:47:20

Project TEEMAGE BUILDERS PVT. LTD. Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and fifty paisa Only. on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 4685

Rs. 67.50

85452145954

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

Hary ana Urban Development Authority
Gurgaon

Receipt No. 44387 BOOK No.: 1823 Dated 23/06/2017

Received from M/s TEEMAGE BUILDERS PVT. LTD. 11:04:23

Project TEEMAGE BUILDERS PVT. LTD. Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and fifty paisa Only on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO :HR 38N 4685

Rs. 67.50

85452145879

Sub Divisional Engineer
HUDA, Sub Division No. V
Gurgaon

Hary ana Urban Development Authority
Gurgaon

Receipt No. 44398 BOOK No.: 1823 Dated 24/06/2017

Received from M/s TEEMAGE BUILDERS PVT. LTD. 16:47:20

Project TEEMAGE BUILDERS PVT. LTD. Sector 58

the sum of Rs. (in words) Rupees Sixty Seven and fifty paisa Only on account of treated sewerage discharge. 15.00 KL for construction purposes as per terms & conditions overleaf.

VEHICLE NO : HR 38N 4685

Rs.

Sub Divisional Engineer
HUDA, Sub Division No. V

ANNEXURE 4G: Approval of Drinking Water from HSIIDC

हरियाणा राज्य औद्योगिक एवं संरचना विकास निगम लिमिटेड

Haryana State Industrial and Infrastructure Development Corporation Ltd.

(A State Government Undertaking)

Regd.

No. HSIIDC:IA:2012: 2887 - 2888 Dated:- 31/12/2012

M/s G.P. Realtors Pvt. Ltd.
5th Floor, Orchid Centre,
Golf Course Road, Sector-53,
Gurgaon.

Sub:- IT/ITES SEZ of M/s G.P. Realtors Pvt. Ltd. at villages Ghata and Behrampur Distt. Gurgaon - Water Supply for the project.

Dear Sir,

This has reference to your letter dated January 18 of 2012, February 15/21 of 2012, July 19/20 of 2012, October 11/15 of 2012 on the subject cited above.

In this connection, I am directed to convey you in-principle approval of the HSIIDC to provide 4.3 MLD raw water, required for your IT/ITES SEZ in Gurgaon, subject to following conditions:-

1. The terms & conditions of allocation of water and the charges will be intimated later on to the developer and the developer will have to agree to the same. The developer will share the proportionate cost of development, storage and conveyance of raw water as well as the proportionate charges for Operation & Maintenance of the water works including conveyance system to be developed by HSIIDC, as would be decided by HSIIDC.
2. The water provided would be raw water.
3. It would be released in Phases/depending upon the availability of water.
4. The water spared for SEZ shall not be utilized for any other purpose except for SEZ.
5. The pipeline for the transportation of raw water from the off take point at Sohna road after Badshahpur village to the site will be the responsibility of the developer.

Thanking you,

Yours faithfully,
for Haryana State Ind. & Infras. Dev. Corpn. Ltd.

Dy. General Manager (IA)

CC to:

Director of Industries & Commerce, Haryana, 30 Bays Building, Sector-17, Chandigarh - for information and necessary action please.

ANNEXURE 4H: Photos of storage of raw material, debris, waste, dustbins & installation of solar panels

Topsoil, Raw Material and Waste Management at Project Site







Raw Material Transportation and Storage



Topsoil Soil Stacking

Construction Debris Storage Areas

Construction Debris Storage Areas

Waste Food Point Area

Dustbins

ANNEXURE 4I: Challan for using Fly ash

TAX INVOICE

(ORIGINAL FOR RECIPIENT)

Ashtech Industries Pvt.Ltd. (Formerly Known As Ashtech Marketing Pvt. Ltd.) CIN NO. U74899DL2002PTC116862 NTPC Road, NTPC Dadri, Gautam Budh Nagar, Uttar Pradesh GSTIN/UIN: 09AAECA0120G1ZB State Name : Uttar Pradesh, Code : 09 E-Mail : flyash@ashtechgroup.in	Invoice No. **18190113013**	Dated **7-Feb-2019**
	Delivery Note	Mode/Terms of Payment **100% Advance**
	Supplier's Ref. **AUG-2018/DEL/229**	Other Reference(s)
Consignee **Teemage Builders Private Limited** SEZ, Village: Behrampur, Balola & Bandhwari, Tehsil: Sohna, Gurgaon - 122101, Haryana PAN NO.: AADCT6964E GSTIN/UIN : 06AADCT6964E1Z7 State Name : Haryana, Code : 06	Buyer's Order No. **AUG-2018/DEL/229**	Dated **24-Aug-2018**
	Despatch Document No.	Delivery Note Date
	Despatched through **Bulker**	Destination **Gurgaon**
	Bill of Lading/LR-RR No.	Motor Vehicle No. **HR 55K 7272**
Buyer (if other than consignee) **Teemage Builders Private Limited** SEZ, Village: Behrampur, Balola & Bandhwari, Tehsil: Sohna, Gurgaon - 122101, Haryana PAN NO.: AADCT6964E GSTIN/UIN : 06AADCT6964E1Z7 State Name : Haryana, Code : 06	Terms of Delivery F.O.R.	

Sl No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	**Fly Ash**	2621	**35.140 MTS**	1,300.00	MTS	**45,682.00**
	Less : Output IGST					2,284.10
	ROUND OFF					(-)0.10
	Total		**35.140 MTS**			**₹ 47,966.00**

GP Realfors Pvt. Ltd.
Special Economic Zone
Village Beharampur, Balola & Bandhwari
Tehsil Sohna, Gurgaon
SECURITY
Date 12-2-19
Time In 11.30 am Time Out
Gate Entry No 2137 Vehicle No HR55K 7272
Checked By Total

Amount Chargeable (in words) *E. & O.E*

Indian Rupees Forty Seven Thousand Nine Hundred Sixty Six Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
2621	45,682.00	5%	2,284.10	2,284.10
Total	**45,682.00**		**2,284.10**	**2,284.10**

Tax Amount (in words) : **Indian Rupees Two Thousand Two Hundred Eighty Four and Ten paise Only**

Company's PAN : **AAECA0120G**

Declaration
Certify that the Particulars given above are true and correct.

for Ashtech Industries Pvt.Ltd.

Authorised Signatory

SUBJECT TO ALL DISPUTES ARE SUBJECT TO GREATER NOIDA JURISDICTION

This is a Computer Generated Invoice

Ashtech Industries Pvt.Ltd.
(Formerly Known As Ashtech Marketing Pvt. Ltd.)
CIN NO.: U74899DL2002PTC116862
NTPC Road, NTPC Dadri,
Gautam Budh Nagar,
Uttar Pradesh
GSTIN/UIN: 09AAECA0120G1ZB
State Name : Uttar Pradesh, Code : 09
E-Mail : flyash@ashtechgroup.in

Invoice No. **18190109654**	Dated **21-Nov-2018**
Delivery Note	Mode/Terms of Payment **100% Advance**
Supplier's Ref. **AUG-2018/DEL/229**	Other Reference(s)
Buyer's Order No. **AUG-2018/DEL/229**	Dated **24-Aug-2018**
Despatch Document No.	Delivery Note Date
Despatched through **Bulker**	Destination **Gurgaon**
Bill of Lading/LR-RR No.	Motor Vehicle No. **UP 14ET 9946**

Consignee
Teemage Builders Private Limited
SEZ, Village: Behrampur,
Balola & Bandhwari, Tehsil: Sohna,
Gurgaon - 122101, Haryana
PAN NO.: AADCT6964E
GSTIN/UIN : 06AADCT6964E1Z7
State Name : Haryana, Code : 06

Buyer (if other than consignee)
Teemage Builders Private Limited
SEZ, Village: Behrampur,
Balola & Bandhwari, Tehsil: Sohna,
Gurgaon - 122101, Haryana
PAN NO.: AADCT6964E
GSTIN/UIN : 06AADCT6964E1Z7
State Name : Haryana, Code : 06

Terms of Delivery
F.O.R.

Sl No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	**Fly Ash**	2621	**33.880 MTS**	1,300.00	MTS	**44,044.00**
	Output IGST					**2,202.20**
	Less : ROUND OFF					**(-)0.20**
	Total		**33.880 MTS**			**₹ 46,246.00**

Amount Chargeable (in words) *E. & O.E*
Indian Rupees Forty Six Thousand Two Hundred Forty Six Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
2621	44,044.00	5%	2,202.20	2,202.20
Total	**44,044.00**		**2,202.20**	**2,202.20**

Tax Amount (in words) : **Indian Rupees Two Thousand Two Hundred Two and Twenty paise Only**

Company's PAN : **AAECA0120G**
Declaration
Certify that the Particulars given above are true and correct.

for Ashtech Industries Pvt.Ltd.
Authorised Signatory

SUBJECT TO ALL DISPUTES ARE SUBJECT TO GREATER NOIDA JURISDICTION
This is a Computer Generated Invoice

23-11-18
8:50 AM
1588
Dharampal
UP14ET 9946

TAX INVOICE

(ORIGINAL FOR RECIPIENT)

Ashtech Industries Pvt.Ltd. (Formerly Known As Ashtech Marketing Pvt. Ltd.) CIN NO. U74899DL2002PTC116862 NTPC Road, NTPC Dadri, Gautam Budh Nagar, Uttar Pradesh GSTIN/UIN: 09AAECA0120G1ZB State Name : Uttar Pradesh, Code : 09 E-Mail : flyash@ashtechgroup.in	Invoice No. **18190110447**	Dated **10-Dec-2018**
	Delivery Note	Mode/Terms of Payment **100% Advance**
	Supplier's Ref. **AUG-2018/DEL/229**	Other Reference(s)
Consignee **Teemage Builders Private Limited** SEZ, Village: Behrampur, Baloia & Bandhwari, Tehsil: Sohna, Gurgaon - 122101, Haryana PAN NO.: AADCT6964E GSTIN/UIN : 06AADCT6964E1Z7 State Name : Haryana, Code : 06	Buyer's Order No. **AUG-2018/DEL/229**	Dated **24-Aug-2018**
	Despatch Document No.	Delivery Note Date
	Despatched through **Bulker**	Destination **Gurgaon**
	Bill of Lading/LR-RR No.	Motor Vehicle No. **UP 14GT 7152**
Buyer (if other than consignee) **Teemage Builders Private Limited** SEZ, Village: Behrampur, Baloia & Bandhwari, Tehsil: Sohna, Gurgaon - 122101, Haryana PAN NO.: AADCT6964E GSTIN/UIN : 06AADCT6964E1Z7 State Name : Haryana, Code : 06	Terms of Delivery **F.O.R.**	

Sl No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	**Fly Ash**	2621	**39.120 MTS**	1,300.00	MTS	50,856.00
	Output IGST					2,542.80
	ROUND OFF					0.20
	Total		**39.120 MTS**			**₹ 53,399.00**

Amount Chargeable (in words) *E. & O.E*

Indian Rupees Fifty Three Thousand Three Hundred Ninety Nine Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
2621	50,856.00	5%	2,542.80	2,542.80
Total	**50,856.00**		**2,542.80**	**2,542.80**

Tax Amount (in words) : **Indian Rupees Two Thousand Five Hundred Forty Two and Eighty paise Only**

Company's PAN : **AAECA0120G**

Declaration

Certify that the Particulars given above are true and correct.

for Ashtech Industries Pvt.Ltd.

Authorised Signatory

SUBJECT TO ALL DISPUTES ARE SUBJECT TO GREATER NOIDA JURISDICTION

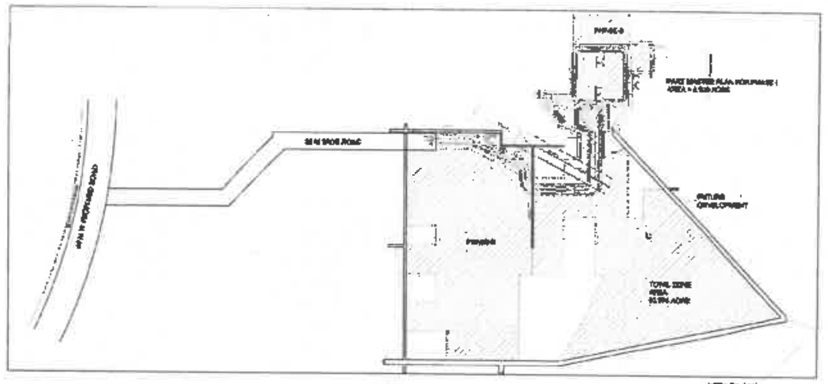
This is a Computer Generated Invoice

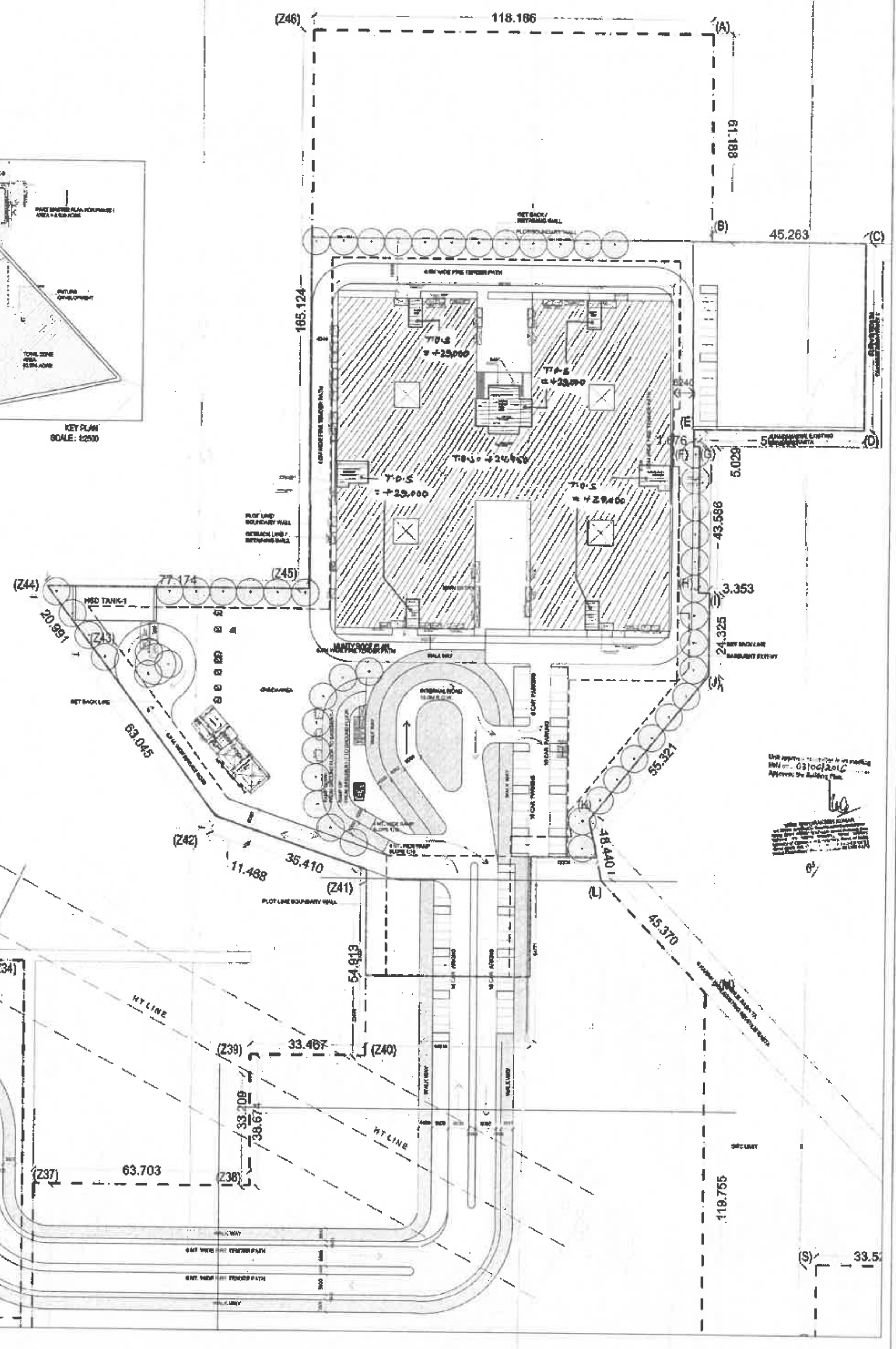
ANNEXURE 4J: Approved Master Plan of 2016

IT SEZ - GURGAON				
Office Block, Parking, Insulation Ground Food Court				
Building Classification as per NBC Group 'E'- Business				
Sub-division 'E-4'				
Total Site				
	sq. mt.			
Site Area – 62.674 Acre	[illegible]			
Ground coverage @ 40%	[illegible]			
FAR @2.5 (Permissible now)	[illegible]			
Phase-I				
	sq. mt.			
Site Area – [illegible] Acre	[illegible]			
Ground coverage @ 40%	11,[illegible]			
FAR @2.5 (Permissible now)	[illegible]			
Parking				
Car parking required as/ zoning (PCU @ 40 sq. mt.)	1[illegible]			
Required parking on surface (5% of total car parking)	[illegible]			
Proposed Car parking on surface (PCU)	[illegible]			
Proposed Car parking in basement (PCU)	[illegible]			
Population:-				
Considering 10sq.m per person (NBC)	[illegible]			
Add 10% extra for visitor	[illegible]			
Total Population	[illegible]			
Organised green area				
Total organised green area planned (15.00%)	[illegible]			
ACHIEVED AREAS				
Tower	No. of floors	Area / Floor (sq.mt.)	Ground Coverage (sq.mt.)	Ground Coverage (in percentage)
1 (G+5)	Ground	8074.834	8379.113	33.48
	I	7992.103		
	II	7986.545		
	III	7986.545		
	IV	7986.545		
	V	7986.545		
Total Proposed Area (FAR) (sq.mt.)		48012.317		
Total ground coverage (sq.mt.)			8379.113	

17.87% of Total Permissible FAR.

PROPOSED PARKING IN BASEMENT		
S.No	Basement level	Proposed ECS @ 35 sq.m. / ECS
1	-1	[illegible]
2	-2	436
3	-3	435
TOTAL(ECS) =		[illegible]





NOTES

1. Dimensions are not to be scaled.
2. All dimensions are in MM.
3. All electrical installations shall be as per provisions of NBC.
4. Fire fighting safty provisions will be as per relevant NBC Provisions.
5. Boundary wall and gate as per standards.
6. All buildings will have 100% power back up.
7. Buildings are 100% Mechanically Ventilated.
8. Extended basement slab is designed to take fire tender load.

Issues

No.	Date	By	Description
R0	01/08/2016	Arcop	Submission dwg.

Revisions

KEY PLAN

(DINESH CHAUHAN) STP (M) HQ

(Rajesh Kaushik) DTP (HQ)

(BALWANT SINGH) S.D.

LANDSCAPE
rhaa
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Architect's Signature

Owners' Signature
For G.P. Realtors Pvt. Ltd.
Authorised Signatory

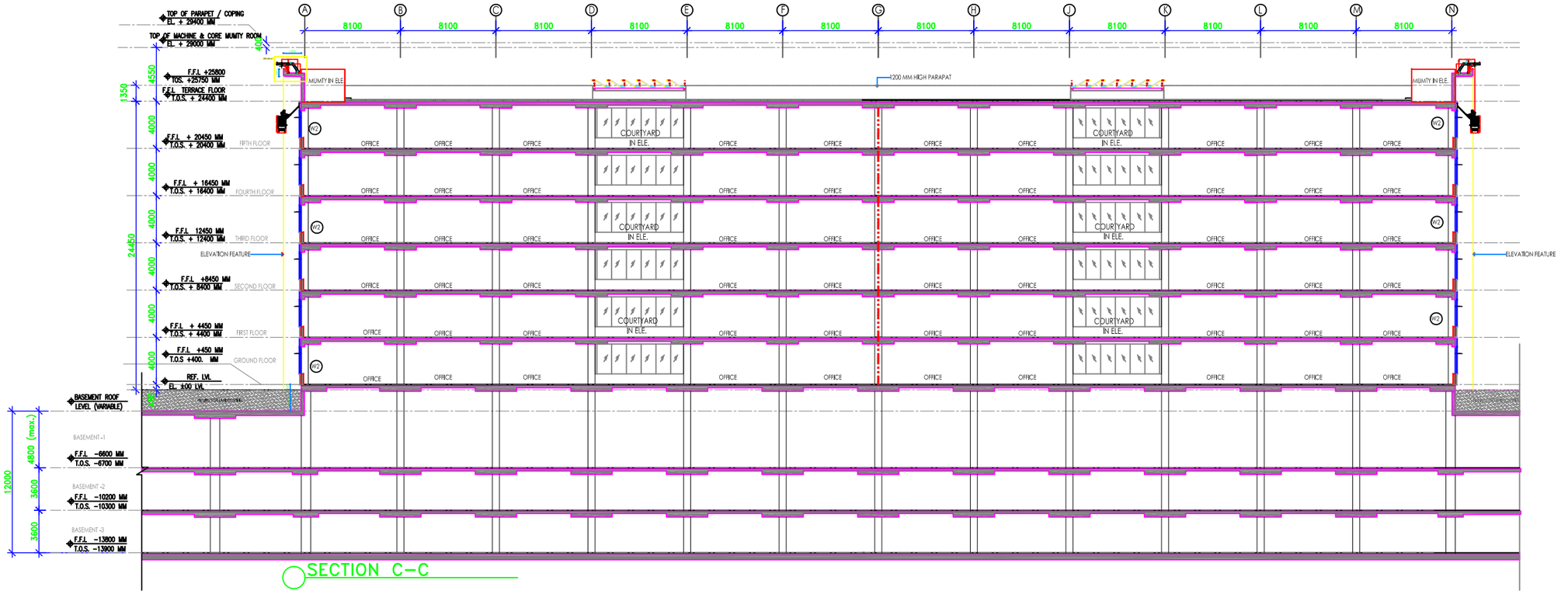
Clients :
M/S G.P. REALTORS PVT. LTD.
5TH FLOOR, ORCHID CENTER
GOLF COURSE ROAD, SECTOR 53,
GURGAON, 122002

Job Title
PROPOSED RITES SEZ,
At Revenue Estate of Village Behrampur, Bandwari and Balola, Tehsil-Sohna, Gurgaon.
Area=[illegible] sq.m (Z20)(sheet)

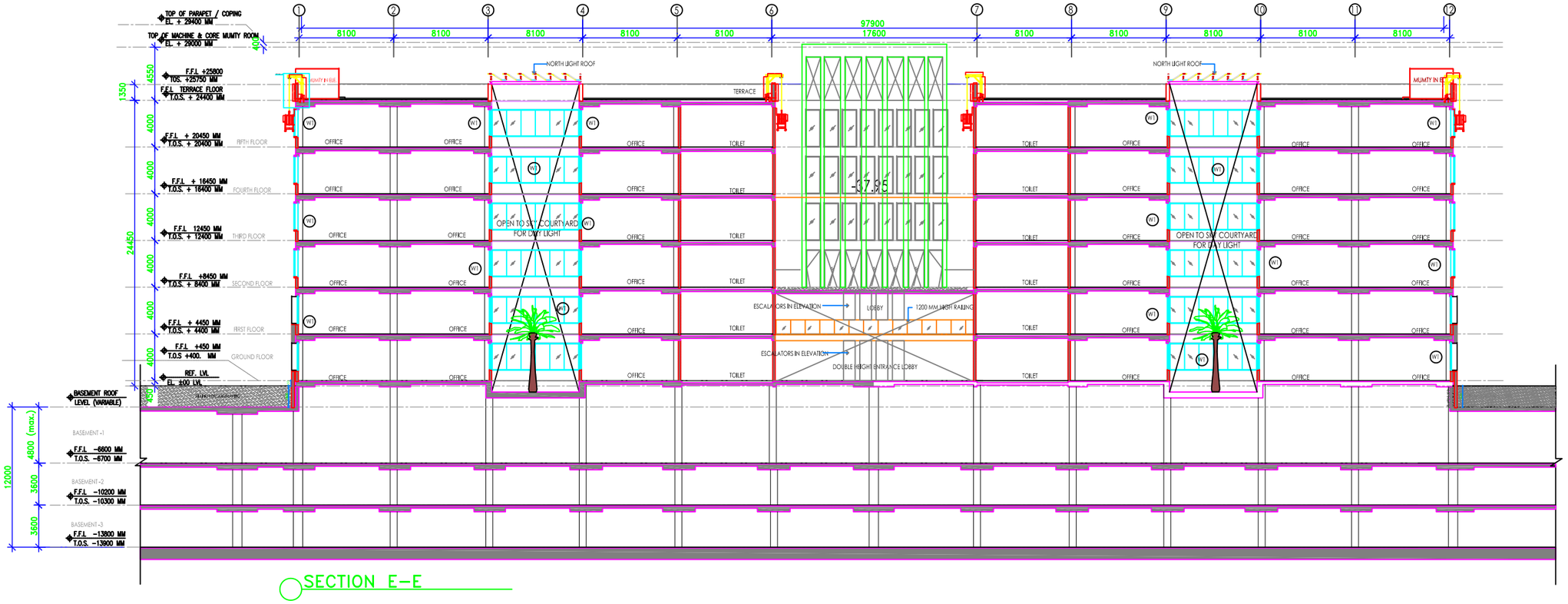
Drawing Title
MASTER PLAN

Job No		Drawing No.
2014/28		IT-AR-101
Drawn	Checked	
POONAM	Pankaj	
Date	Scale	Revisions
29/05/2015	1:250	R0

ANNEXURE 4K: Elevation of Tower-1



SECTION C–C



SECTION E–E

CLIENT

KEY PLAN

NORTH

ISSUE / REVISION	DATE	NO

Notes/Remarks:

Contractor must verify all dimensions on drawings and on site. All errors or omissions must be reported to architect. Dimensions must not be measured directly on the drawings. This drawing can be use for construction only after being issued for construction.

All loose furniture & equipments shown on the drawing is indicative,only to explain the design intent.

Refer Separate Detailed/Enlarged drawings for the following Areas :
-Toilet
-Kitchen/Pantry
-Staircase

Design/Dimensions in Detail drawings will supersede the Design/Dim given on this drawing

Refer following drgs. along with this drg.
-Structural Drawings.
-Mechanical, Electrical and Plumbing Drawings.
-Landscape Drawings.

# Indicates Drop in Floor Finish

THE ARCOP GROUP

ARCHITECTURE:
ARCOP

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PROJECT:
Proposed IT/ITES SEZ at Gurgaon

DRAWING TYPE
SCHEMATIC DRAWING

DRAWING'S TITLE
TOWER I
SECTIONS

scale : 1:200	project no : 2014/30
date : 18-04-2015	drawing no : IT-AR-321
drawn by : PS	
verified by : PS	
approved by : AS	file name :

ANNEXURE- 5- Ecology and Biodiversity Report

Introduction

The proposed project is an "IT/ITES" which is located at Villages Behrampur, Bhandwari and Balola, Gurgaon, Haryana is being developed by M/s G.P Realtors Pvt. Ltd. The total plot area of the project is 1,79,392.81 sqm and a built-up area of 1,03,807.64 sqm.

The site is earmarked for Notified SEZ Area as per Gurgaon-Manesar Master plan 2021.The Ministry of Commerce & Industry (MoCI) has issued the notification to develop this area as SEZ. Hence no change in land-use is envisaged. The Land is owned by M/s G.P Realtors Pvt. Ltd.

The Asola Wildlife Sanctuary on Haryana side is at 3.58 Km ENE from the site boundary and its ESZ is at 3.42 Km ENE from the site boundary.

Buffer Zone:

In the buffer zone, the data of trees, shrubs, palm, thorny plants, and grasses were collected from various secondary sources. The secondary data was also collected for Asola Wildlife Sanctuary. The details are given below.

List of tree species

Table 45. List of tree species

S. No.	Botanical Name	Common Name
1	*Acacia arabica*	Babool
2	*Acacia catechu*	Khair
3	*Aegle marmelos*	Bael
4	*Albizia lebbeck*	Siris tree
5	*Alstonia scholaris*	Chitwan
6	*Artocarpus heterophyllus*	Kathal
7	*Azadirachta indica*	Neem
8	*Bauhinia purpurea*	Kachnar
9	*Bombax ceiba*	Semal
10	*Butea monosperma*	Flame of the forest
11	*Butia capitata*	Butia Palm
12	*Callistemon lanceolatus*	Bottle brush
13	*Cassia fistula*	Amaltas
14	*Dalbergia sissoo*	Shisham
15	*Delonix regia*	Gulmohar
16	*Diospyros melanoxylon*	Tendu

17	*Eucalyptus globulus*	Safeda
18	*Ficus benghalensis*	Banyan
19	*Ficus elastica*	Rubber fig
20	*Ficus glomerata*	Gular
21	*Ficus infectoria*	Pakad
22	*Ficus religiosa*	Peepal
23	*Kigelia pinnata*	Balamkhir
24	*Lagerstroemia speciosa*	Pride of India
25	*Mangifera indica*	Aam
26	*Mimusops elengi*	Mahua
27	*Moringa oleifera*	Drumstick
28	*Morus alba*	White mulberry
29	*Polyalthia longifolia*	Pseudo Ashok
30	*Pongamia pinnata*	Karanj
31	*Psidium guajava*	Amrud
32	*Pterocarpus indicus*	Narra
33	*Pterospermum acerifolium*	Kanak champa
34	*Schleichera oleosa*	Kusum
35	*Syzygium cumini*	Jamun
36	*Tamarindus indica*	Tamarind
37	*Tectona grandis*	Teak
38	*Terminalia arjuna*	Arjun
39	*Ziziphus jujube*	Ber

(Source: Data of forest Department)

List of shrubs, Herbs and other ornamental Plants

Table 46. List of shrubs, herbs and other ornamental plants

S. No.	Botanical Name	Common name
1	*Bellis perennis*	Guldavari
2	*Borassus flabellifer*	Wine Palm

3	*Bougainvillea glabra*	Bougainvillea
4	*Butia capitata*	Butia Palm
5	*Caesalpinia pulcherrima*	Peacock flower
6	*Calotropis gigantea*	Safed aak
7	*Canna indica*	Indian shot
8	*Cassia biflora*	Desert Cassia
9	*Cestrum nocturnum*	Raat rani
10	*Chlorophytum comosum*	Spider plant
11	*Chrysanthemum morifolium*	Chrysanths
12	*Combretum indicum*	Rangoon creeper
13	*Cycas revoluta*	Sago palm
14	*Cynodon dactylon*	Doob Grass
15	*Dahlia hortensis*	Dahlia
16	*Datura stramonium*	Datura
17	*Dracaena plants*	Dracaena
18	*Dypsis lutescens*	Areca palm
19	*Euphorbia pulcherrima*	Poinsettia
20	*Gardenia jasminoides*	Cape jasmine
21	*Hamelia patens*	Firebush
22	*Hibiscus rosa-sinensis*	Gudhal
23	*Hippeastrum reginae*	Amaryllis
24	*Hydrangea macrophylla*	French hydrangea
25	*Juniperus chinensis*	Chinese Juniper
26	*Mussaenda philippica*	Queen Sirikit
27	*Nerium indicum*	Kaner
28	*Ocimum basilicum*	Basil
29	*Phoenix dactylifera*	Date palm
30	*Plumeria rubra*	Frangipani
31	*Rhapis excelsa*	Lady palm

32	*Roystonea regia*	Royal Palm
33	*Salvia splendens*	Scarlet sage
34	*Sansevieria trifasciata*	Snake Plant
35	*Schefflera arboricola*	Dwarf umbrella tree
36	*Spathiphyllum spp.*	Peace lily
37	*Thevetia peruviana*	Kaner
38	*Thuja occidentalis*	Arborvitae

Fauna in the Buffer Zone:

The buffer zone is full of diversity of birds & animals as in buffer zone Asola Wildlife Sanctuary is there which is famous for its migratory birds.

All the species are given below.

Table 47. Fauna of buffer zone

TYPE	COMMON NAME	ZOOLOGICAL NAME	SCHEDULE
Amphibians:			
1	Common Toad	*Bufo bufo*	IV
2	Frog	*Rana tigrina*	IV
Reptiles:			
3	Indian garden lizard	*Calotes versicolor*	IV
4	House lizards	*Hemidactylus flaviviridis*	-
5	Krait	*Bungarus caeruleus*	II
6	Chameleon	*Chamaeleo calyptratus*	-
7	Indian Cobra	*Naja naja*	II
8	**Bengal monitor**	***Varanus bengalensis***	**I**
9	Russell's viper	*Daboia russelii*	II
10	Indian Rat snake	*Ptyas mucosa*	II
Mammals:			
11	Five striped palm squirrel	*Funambulus pennanti*	IV
12	Rhesus Macaque	*Macaca mulatta*	II
13	Cat	*Felis catus*	-

14	Dog	*Canis lupus familiaris*	-
15	Cow	*Bos taurus*	-
16	**Common Mongoose**	***Herpestes edwardsii***	**II**
18	**Jackal**	***Canis aureus***	**II**
19	Indian fox	*Vulpes bengalensis*	II
20	Jungle cat	*Felis chaus*	II
21	Grey langur	*Presbytis entellus*	II
22	Nilgai	*Boselaphus tragocamelus*	III
23	Indian hog deer	*Axis porcinus*	III
24	Sambar deer	*Rusa unicolor*	III
25	Dhole	*Cuon alpinus*	II
26	Indian hedgehog	*Paraechinus micropus*	IV
27	Striped hyena	*Hyaena hyaena*	III
28	Indian crested porcupine	*Hystrix indica*	IV
29	Common langoor	*Presbytis entellus*	II
30	Hyena	*Crocuta crocuta*	III
Aves:			
31	Asian Koel	*Eudynamys scolopaceus*	IV
32	Baya	*Ploceus philippinus*	V
33	Black drongo	*Dicrurus macrocercus*	IV
34	Black Kite	*Milvus migrans*	IV
35	**Black Partridge**	***Francolinus francolinus***	**II**
36	Bulbul	*Pycnonotus cafer*	IV
37	Cattle egret	*Bubulcus ibis*	IV
38	Crow	*Corvus splendens*	IV
39	Great egret	*Ardea alba*	IV
40	Hoopoes	*Upupa epops*	IV
41	Jungle babbler	*Turdoides striata*	IV
42	Koel	*Eudynamys scolopaceus*	IV

43	Little Cormorant	*Microcarbo niger*	IV
44	Myna	*Acridotheres tristis*	IV
45	Paddy field pipit	*Anthus rufulus*	IV
46	**Peafowl**	***Pavo cristatus***	**I**
47	Pigeon	*Columba livia*	IV
48	Red vented Bulbul	*Pycnonotus cafer*	IV
49	Rose-ringed parakeet	*Psittacula krameri*	IV
50	Shikra	*Accipiter badius*	IV
51	*Weavers*	*Ploceidae*	IV
52	White-throated kingfisher	*Halcyon smyrnensis*	IV
53	Woodpecker	*Dendrocopos cathpharius*	IV
Butterflies			
54	Lime butterfly	*Papilio demoleus*	--
55	Mottled emigrant	*Catopsilia pyranthe*	--
56	Common crow	*Euploea core*	--
57	Plain tiger	*Danaus chrysippus*	--
58	Glassy tiger	*Parantica aglea*	--
59	Peacock pansy	*Junonia almana*	--
60	Tawny coaster	*Acraea violae*	--
61	Common jay	*Graphium doson*	--
62	Common rose	*Pachliopta aristolochiae*	--
63	Common grass yellow	*Eurema hecabe*	--
Insects			
64	Wasps	*Vespa orientalis*	-
65	Ant	*Formicidae*	-
66	Dragonfly	*Agrian sp*	-
67	Honey Bee	*Apis indica*	-
68	Spider	*Araneae*	-

(Source: Data from forest Department)

Flora of Asola Wildlife Sanctuary

TREES

Table 48. List of trees species of Asola Wildlife Sanctuary

S. No	Botanical Name	Common Name
1	*Acacia auriculiformis*	Earleaf Acacia
2	*Acacia catechu*	Katha
3	*Acacia leucophloea*	Ronjh
4	*Acacia modesta*	Phulahi
5	*Acacia nilotica*	Babul
6	*Acacia senegal*	Gum Arabic
7	*Acacia tortilis*	Umbrella Thorn
8	*Albizia lebbeck*	Siris
9	*Alstonia scholaris*	Devil's Tree
10	*Anogeissus pendula*	Dhau
11	*Azadirachta indica*	Neem
12	*Balanites aegyptiaca*	Hingot
13	*Balanites roxburghii*	Desert date
14	*Bauhinia purpurea*	Kaniar
15	*Butea monosperma*	Dhak
16	*Cassia fistula*	Amaltash
17	*Delonix regia*	Gulmohar
18	*Derris indica*	Pongam
19	*Diospyros cordifolia*	Bistendu
20	*Erythrina indica*	Coral tree
21	*Erythrina variegate*	Indian Coral
22	*Euphorbia neriifolia*	Indian Spurge
23	*Fernando aadenophyllun*	Katsagon
24	*Ficus virens*	White Fig
25	*Holoptelea integrifolia*	Churel Papri

26	*Jacaranda mimosifolia*	Blue Jacaranda
27	*Maytenus senegalensis*	Confetti
28	*Morus alba*	White Mulberry
29	*Neolamarckia cadamba*	Kadam
30	*Pongamia pinnata*	Pungam Oil
31	*Prosopis juliflora*	Vilayati Babul
32	*Salvadora persica*	Pilu
33	*Syzygium cumini*	Jamun

SHRUBS

Table 49. List of shrubs of Asola Wildlife Sanctuary

S. No	Botanical Name	Botanical Name
1	*Abrus precatorius*	Coral Bead vine
2	*Adhatoda vasica*	Bansa
3	*Adhatoda zeylanica*	Undershrub
4	*Asparagus racemosus*	Shatavari
5	*Capparis sepiaria*	Heens
6	*Capparis sepiaria*	Undershrub
7	*Carissa spinarum*	Jangli karaunda
8	*Datura metel*	Indian Thorn Apple
9	*Dichrostachys cinerea*	Sickle Bush
10	*Grewia tenax*	Hassaniya
11	*Ipomea carnea*	Bush Morning Glory
12	*Jatropha gossypifolia*	Bellyache Bush
13	*Lantana camara*	Yellow Sage
14	*Opuntia dillenii*	Eltham Indian Fig
15	*Oxystelma esculentum*	Dudha Alata
16	*Plumbago zeylanica*	Chitrak
17	*Solanum xanthocarpum*	Yellow-berried Nightshade

18	*Tabernaemontana divaricata*	Crape Jasmine
19	*Withania somnifera*	Ashwagandha
20	*Wrightia tinctoria*	Sweet Indrajao
21	*Ziziphus mauritiana*	Ber

ANNUALS

Table 50. Annuals of Asola Wildlife Sanctuary

S. No	Botanical Name	Common Name
1	*Achyranthes aspera*	Prickly Chaff Flower
2	*Aerva scandens*	Climbing Wool Plant
3	*Boerhavia diffusa*	Hogweed
4	*Calotropis procera*	Giant Swallow Wort
5	*Euphorbia hirta*	Asthma Weed
6	*Glinus lotoides*	Lotus Sweet Juice
7	*Peristrophe bicalyculata*	Missi
8	*Portulaca grandiflora*	Moss Rose
9	*Solanum surattense*	Yellow-berried Nightshade
10	*Tridax procumbens*	Coat Buttons
11	*Triumfetta rhomboidea*	Chiriyari
12	*Withania somnifera*	Asgandh
13	*Xanthium strumarium*	Common Cocklebur

TWINERS AND CLIMBERS

Table 51. Twiners and climbers of Asola Wildlife Sanctuary

S. No	Botanical Name	Common Name
1	*Coccinia cordifolia*	Kanduri
2	*Ipomoea pilosa*	Hairy Little Bell
3	*Mukia maderaspatana*	Headache Vine
4	*Rivea hypocrateriformis*	Midnapore Creeper
5	*Telosma pallida*	Telosma Vine

GRASSES

Table 52. Grasses of Asola Wildlife Sanctuary

S. No	Botanical Name	Common Name
1	*Cynodon dactylon*	Bahama Grass
2	*Desmostachya bipinnata*	Daabh
3	*Dichanthium annulatum*	MarvelGrass
4	*Eragrostis poaeoides*	Lovegrass
5	*Melanocenchrus ciliaris*	Foxtail Buffalo Grass
6	*Paspalum distichum*	Water Couch
7	*Saccharum spontaneum*	Kans
8	*Setaria verticillata*	Whorled Pigeon Grass
9	*Sporobolus diander*	Tussock Dropseed

Fauna of Asola Wildlife Sanctuary

Table 53. Fauna of Asola Wildlife Sanctuary

S. No	Zoological Name	Common Name	Schedule
1	*Boselaphus tragocamelus*	Nilgai	III
2	***Felis chaus***	**Jungle Cat**	**II**
3	*Paradoxurus hermaphroditus*	Palm civet	II
4	*Pteropus conspicillatus*	Flying Fox	-
5	*Hystrix indica*	Indian Porcupine	IV
6	*Pteropus coromandra*	Indian Pipistrelle	-
7	*Pteropus personatus*	Fulvous Fruit Bat	V
8	*Rattus rattus*	Ship Rat	V
9	*Suncus murinus*	Grey Musk Shrew	-
10	*Bandicota bengalensis*	Lesser Bandicoot Rat	-
11	***Panthera pardus***	**Leopard**	**I**
12	***Canis aureus***	**Jackal**	**II**
13	***Macaca mulatta***	**Common monkey**	**II**
14	***Presbytis entellus***	**Langoor**	**II**

REPTILES			
15	*Lampropholis guichenoti*	Common Skink	-
16	***Varanus bengalensis***	**Monitor Lizard**	**I**
17	*Calotes versicolor*	Garden Lizard	-
18	*Sitana ponticariana*	Fan-throated Lizard	-
19	*Hemidactylus flaviviridis*	Yellow bellied House Gecko	-
20	***Naja naja***	**Indian Cobra**	**II**
21	***Bungarus caeruleus***	**Common Krait**	**II**
22	*Lycodon capucinus*	Wolf Snake	-
23	***Ptyas mucosus***	**Rat Snake**	**II**
24	*Eryx johnii*	Common Sand Boa	-
25	*Echis carinatus*	Saw-scaled Viper	IV
26	***Vipera russelii***	**Russell's viper**	**II**
AMPHIBIANS			
27	*Bufo bufo*	Common Toad	IV
28	*Rana catesbeiana*	Bullfrog	IV
29	*Bufo bufo*	Indian Skipper Frog	-
30	*Bufo stomaticus*	Marbled Toad	-
BUTTERFLIES			
31	*Hasora chromus*	Common Banded Awl	IV
32	*Eurema brigitta*	Small Grass Yellow	IV
33	*Colotis amata*	Salmon Arab	IV
34	*Arhopala perimuta*	Tailless Lime Blue	IV
35	*Danarus chrysippus*	Plain Tiger	IV
36	*Junonia orithya*	Blue Pansy	IV
DRAGONFLIES			
37	*Gomphus vulgatissimus*	Common Clubtail	-
38	*Neurothemis tullia*	Pied Paddy Skimmer	-

39	*Trithemis aurora*	Crimson Marsh Glider	-
40	*Diplacodes trivialis*	Ground Skimmer	-

AVIFAUNA

Table 54. Avifauna of Asola Wildlife Sanctuary

S. No	Zoological Name	Common Name	Schedule
1	*Tachybaptus ruficollis*	Little Grebe	IV
2	*Microcarbo niger*	Little Cormorant	IV
3	*Bulbulcus ibis*	Cattle Egret	IV
4	***Falco peregrinus***	**Peregrine Falcon**	**I**
5	*Francolinus pondicerianus*	Grey Francolin	-
6	*Megalaima zeylanica*	Brown-headed Barbet	IV
7	*Megalaima Haemacephala*	Coppersmith Barbet	IV
8	*Psittacula eupatria*	Alexandrine Parakeet	-
9	***Pavo cristatus***	**Indian Peafowl**	**I**
10	*Spilopelia chinensis*	Spotted Dove	IV
11	*Prinia sylvatica*	Jungle Prinia	-
12	*Pycnonotus jocosus*	Red Whiskered Bulbul	IV
13	*Copsychus saularis*	Oriental Magpie Robin	IV
14	*Saxicola caprata*	Pied Bushchat	-
15	*Geokichla citrina*	Orange-headed Thrush	-
16	*Sarcogyps calvus*	Red Headed Vulture	IV
17	***Francolinus francolinus***	**Black Partridge**	**II**
18	*Merops orientalis*	Green Bee-eater	**-**
MIGRATORY BIRD			
19	*Pitta brachyuran*	Indian Pitta	IV
20	*Emberiza stewarti*	White-capped Buntings	IV
21	*Marmaronetta angustirostris*	Marbled Teal	IV
22	*Ciconia nigra*	Black Stork	IV

23	*Eumyias thalassinus*	Verditer Flycatcher	IV
24	*Leptoptilos dubuis*	Greater Adjutant Stork	IV
25	*Haliastur indus*	Brahminy Kite	-
26	*Buteo hemilasius*	Upland Buzzard	-
27	*Aquila heliacal*	Imperial Eagle	-
28	*Tringa ochropus*	Green Sandpiper	IV
29	*Otus bakkamoena*	Scops Owl	IV
30	*Ficedula parva*	Red-breasted Flycatcher	IV
31	*Sylvia hortensis*	Orphean Warbler	-
32	*Phylloscopus collybita*	Common Chiffchaff,	-
33	*Phylloscopus inornatus*	Yellow-browed Warbler	-
34	*Phylloscopus subviridis*	Brook's Leaf Warbler	-
35	*Phylloscopus trochiloides*	Greenish Warbler	-
36	*Phylloscopus occipitalis*	Western Crowned Leaf Warbler	-
37	*Luscinia svecica*	Bluethroat	-
38	*Phoenicurus ochruros*	Black Redstart	-
39	*Monticola cinclorhynchus*	Blue-capped Rock Thrush	-
40	*Turdus atrogularis*	Dark-throated Thrush	-
41	*Emberiza buchanani*	Grey Necked Bunting	IV

ENDANGERED SPECIES

Schedule I species found in Asola Wildlife Sanctuary are ***Panthera pardus, Macca mulatta, Presbytis entellus, Francolinus francolinus, Varanus bengalensis* & *Pavo cristatus*.**

Schedule II found in Asola Wildlife Sanctuary are ***Canis aureus, Vulpes bengalensis, Felis chaus, Herpestes edwardsii, Naja naja, Viper russelii, Bungarus caeruleus*** **and** ***Ptyas mucosus*.** As per the Wildlife department of Haryana, conservation plans need to be prepared for the schedule I & II species present in the buffer zone.

ANNEXURE- 6. Copy of mail dated 30th March, 2021 received from DWLO Gurugram & Inspection Report of Inspector of Wildlife Sultanpur National Park, Gurugram

----- Forwarded message -----
From: DWLO GURUGRAM <dwloggn@gmail.com>
To: "rk_sapraus@yahoo.com" <rk_sapraus@yahoo.com>
Sent: Tuesday, 30 March, 2021, 01:16:28 pm IST
Subject: Fwd: Reconstitution of Committee for Assessment and Recovery of compensation in the matter of O.A. No. 976 of 2019 titled as Gurinder Singh & Ors V/s Union of India

---------- Forwarded message ---------
From: **DWLO GURUGRAM** <dwloggn@gmail.com>
Date: Wed, Mar 24, 2021 at 1:54 PM
Subject: Reconstitution of Committee for Assessment and Recovery of compensation in the matter of O.A. No. 976 of 2019 titled as Gurinder Singh & Ors V/s Union of India
To: PCCF Wildlife <pccfwlhry@gmail.com>, <pccf.cww-hfd@hry.gov.in>, CCF Wildlife Gurugram <cfwlgurgaon@gmail.com>

Kind Attention to Sh. Vishal Kaushik-ACF


img20210324_134...

वन विभाग वन्य प्राणी हरियाणा

कार्यालय मण्डलीय वन्य प्राणी अधिकारी, वन्य प्राणी मण्ड़ल, गुरूग्राम
फोरेस्ट कम्पलैक्स, सोहना रोड, गुरूग्राम–122001, फोन न0 0124–2222272, फैक्स न0 0124–2222272
E-Mail: dwloggn@gmail.com

क्रमांक 1080
दिनांक 24/03/2021

सेवा में,

प्रधान मुख्य वन संरक्षक एवं
मुख्य वन्य प्राणी वार्डन,
हरियाणा, पंचकूला

विषयः– Reconstitution of Committee for Assessment and Recovery of compensation in the matter of O.A. No. 976 of 2019 titled as Gurinder Singh & Ors V/s Union of India

सन्दर्भः– आपके कार्यालय का पृ0 क्रमांक 373–75 दिनांक 03.03.2021 तथा 2843–44 दिनांक 17.03.2021

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उपरोक्त विषय के सम्बन्ध में श्री राजेश कुमार– वन्य प्राणी निरीक्षक, सुलतानपुर राष्ट्रीय उद्यान द्वारा उनके पत्र क्रमांक 401 दिनांक 22.03.2021 के माध्यम से भेजी गई रिपोर्ट अनुलग्नक सहित आपको आवश्यक कार्य हेतू भेजी जाती है।

मण्डलीय वन्य प्राणी अधिकारी,
गुरुग्राम।

पृ0 क्रमांक 1081 दिनांक 24/03/2021

इसकी एक प्रति मुख्य वन संरक्षक (व0प्रा0) गुरूग्राम को उपरोक्त सन्दर्भ में आगामी आवश्यक कार्यवाही हेतू प्रेषित है।

मण्डलीय वन्य प्राणी अधिकारी,
गुरुग्राम।

सेवा में,

क्र०-401
दि०-22-03-21

क्षेत्रीय मण्डल प्रभारी अधिकारी,
गुरुग्राम।

विषय:- Reconstitution of Committee for Assessment and Recovery of compensation in the matter of O.A. No.- 976 of 2019 titled as Gurinder & others V/s Union of India.

सन्दर्भ:- आपका पत्र क्र०-2331 दि०-04/03/2021

क्षेत्रीय जी,

उपरोक्त विषय के रिपोर्ट सांथ संलग्न है और आपकी सेवा में आगामी कार्यवाही हेतु प्रेषित है।

संलग्न- Photo and Report.

Inspector Wild Life
Sultanpur National Park
Gurugram

Urgent

2192
24/03/2021

24/3/21

Inspection Report

Subject:-Reconsitution of committee for Assessment and recovery of compensation in the matter Q.A No. 976 of 2019 titled as Gurinder Singh & Others V/s Union of India.

Ref:- PCCF(WL)&Chief wild life warden Haryana,Panchkula letter No.-373-75 dated.- 03/03/21.

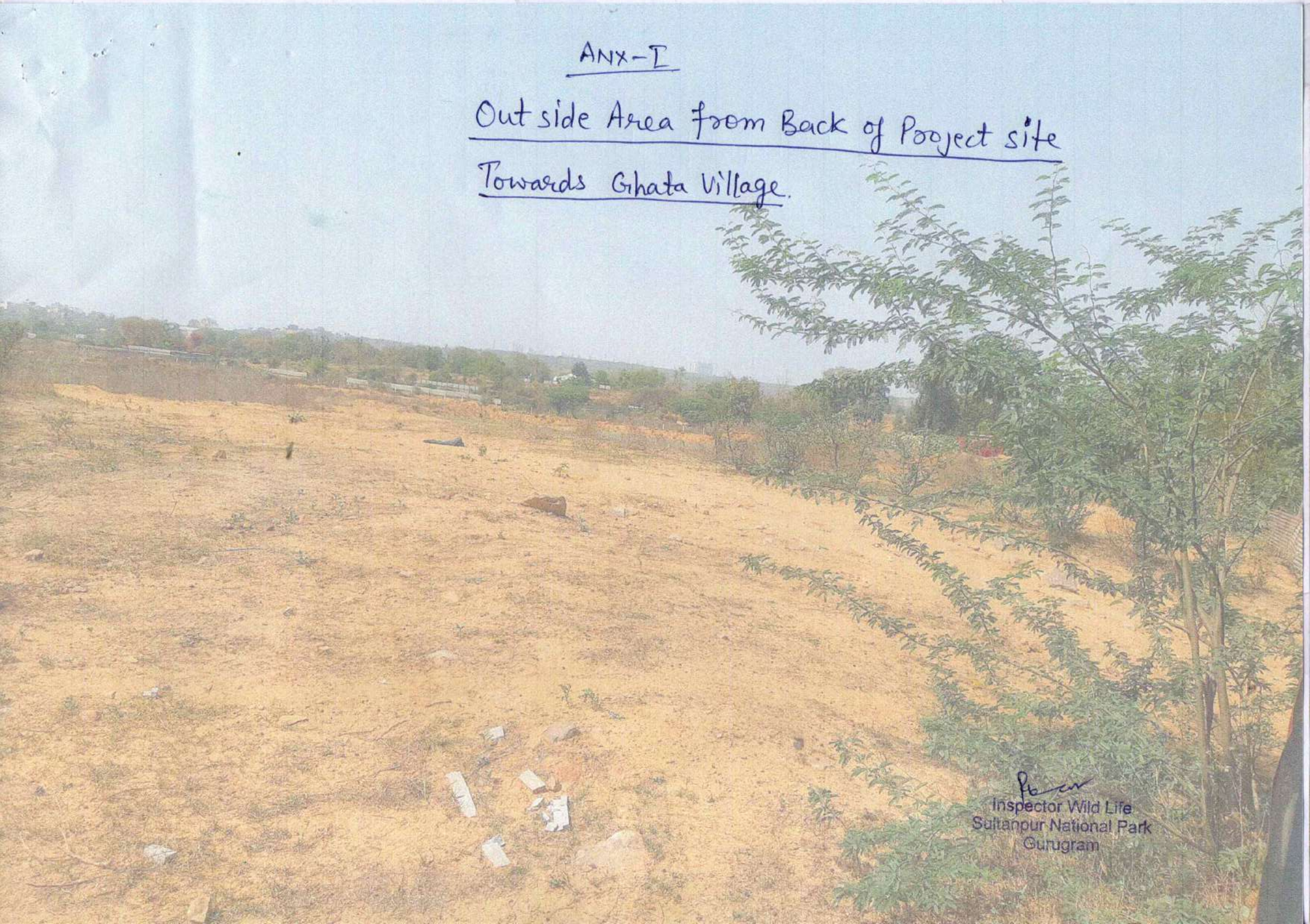
In the above cited subject nobody contacted me till 15/03/2021 because the given mobile no. is incorrect. On 16/03/2021 the person from user agency G.P realtors contacted me. After that on dated 17/03/2021 I visited the site in the evening. This site is surrounded by Arrawali Forest from three side which is nearby 800 meter to 2.5 Km from the site(**photo attached Anx-I**). In between some barren and agriculture land falls. In this evening I notice the presence of Peafowl, Jackal, Grey Partridge, Bee eater, Spotted Owlets and four to five species of butterfly. The user agency already constructed buildings which is not operational (**Photo attached Anx- II**) which means user agency violated the ESZ guidelines as per the provision of OM No.-1-20/2014/WL(pt.) dated 1.05.2015 read with OM No.J.11013/41/2006-1 A.II(1) DATED 2.12.2009 of Ministry of enviroment & forests, Govt. of India,the project located with in 10 KM distance of those National Parks/Wild life Sanctuaries for whom the Eco-sensitive zone has not yet been notified,require wild life clearance from the standing committee of national board of wild life before commencing the work. Erosion of soil along the building due to water course shows the building is constructed or the whole area falls in any natural water course that might have been a feeding channel for Ghata Jheel in rainy season (**Photo attached Anx-III**). On dated 21/03/2021, I again visited the area and just behind the building found some inactive burrows and den that might have been used by Monitor Lizard and Hyena or Jackal and some birds like nest are also seen(**photo attached Anx-IV**).Presence of these all animals house shows the richness of wild animals in this area. They must have been get displaced due to construction & disturbances during construction. The Lizard and Reptiles might have been killed during digging and construction activity. It is not possible to assess the loss of life and displacement caused due to construction activity but the signs like inactive burrow and den shows the presence of more wildlife before construction and the area must have been frequently used by wild animals. To compensate this loss alternative habitat can be created & managed in Arrawali area and surrounding area. So user agency must submit wild life conservation plan to the department.

Inspector Wild Life
Sultanpur National Park
Gurugram

ANX-I

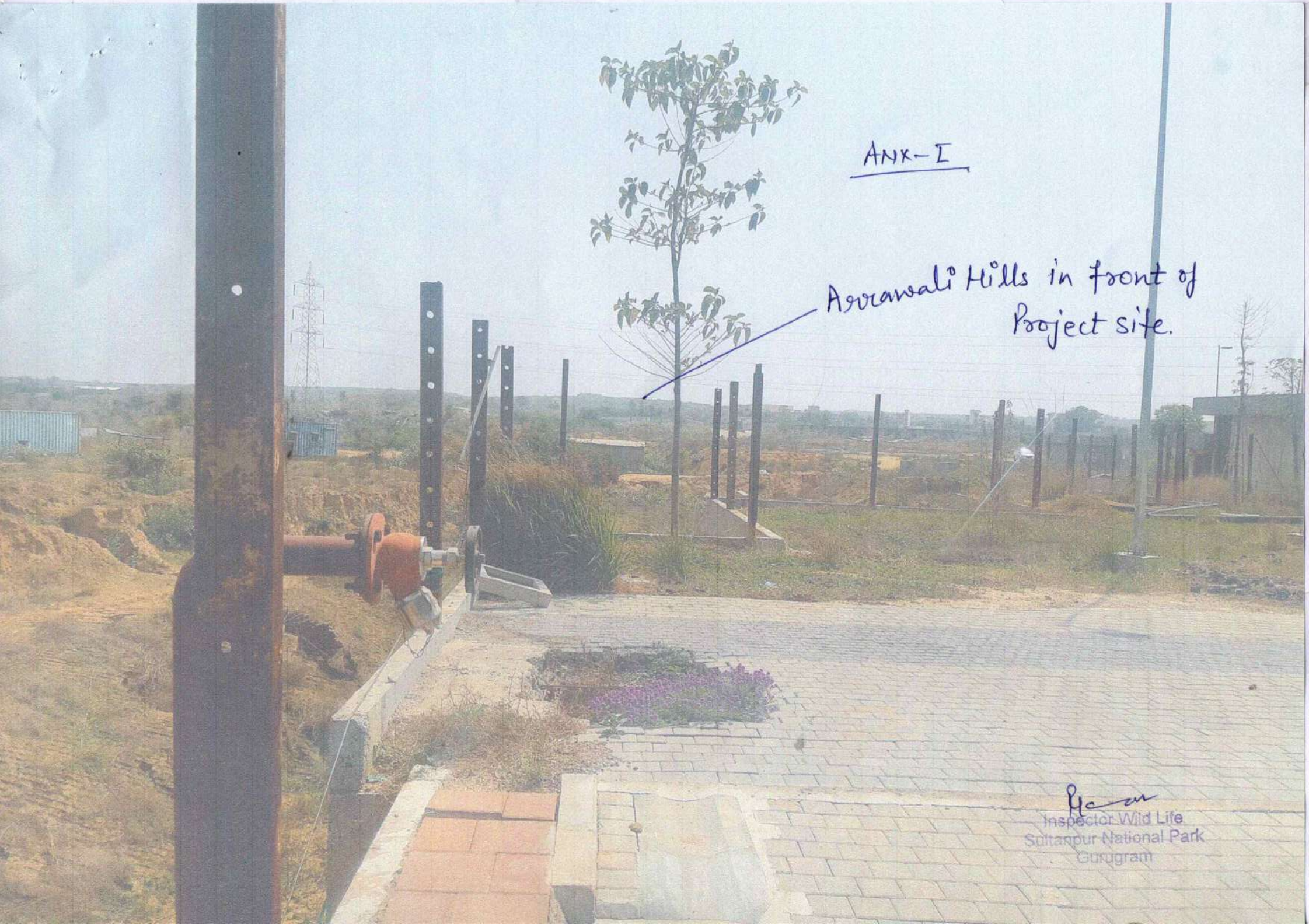
Out side Area from Back of Project site

Towards Ghata Village.



Inspector Wild Life
Sultanpur National Park
Gurugram

ANX-I



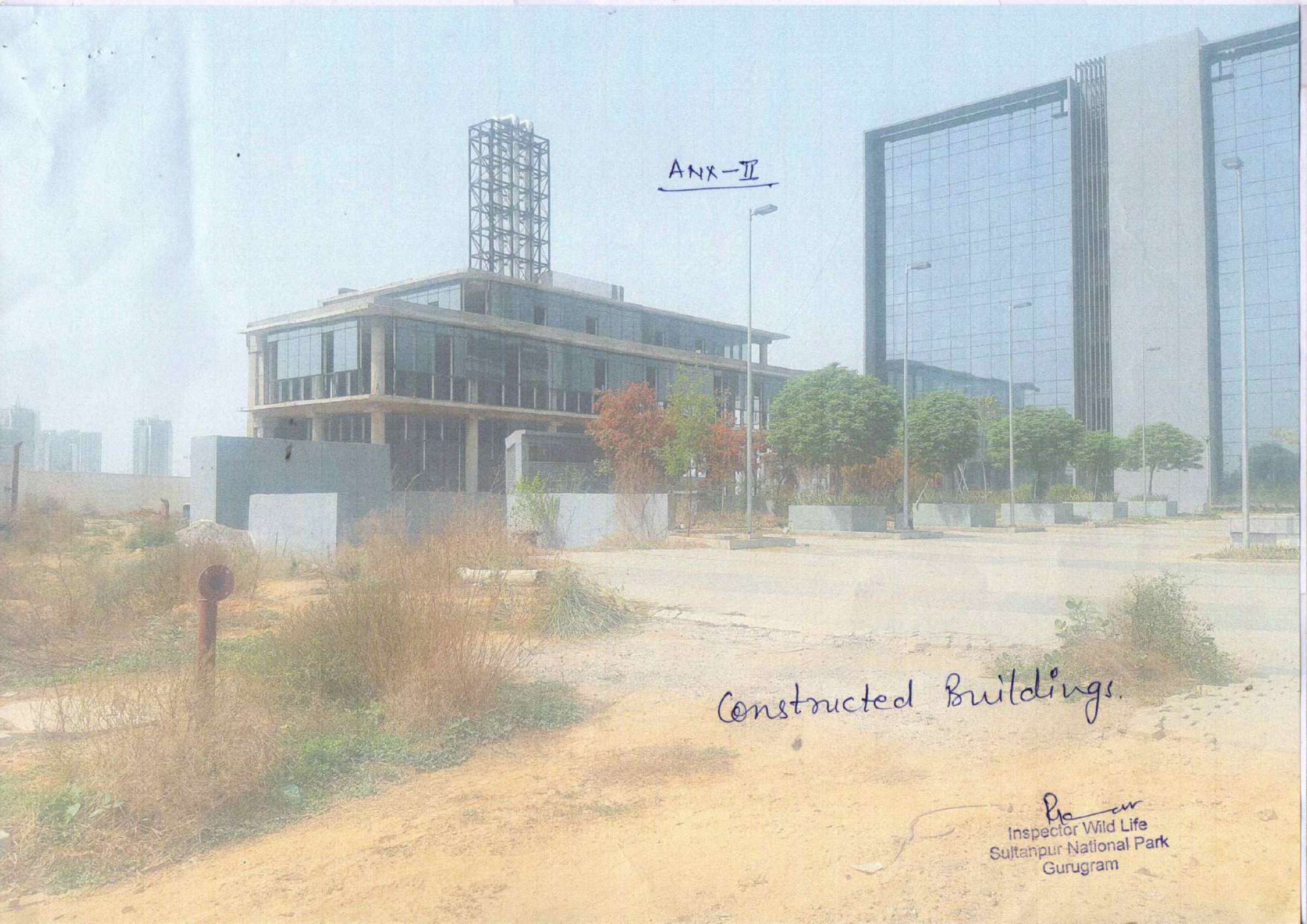
Inspector Wild Life
Sultanpur National Park
Gurugram

ANX-II

Constructed Building at Project site.

Inspector Wild Life
Sultanpur National Park
Gurugram

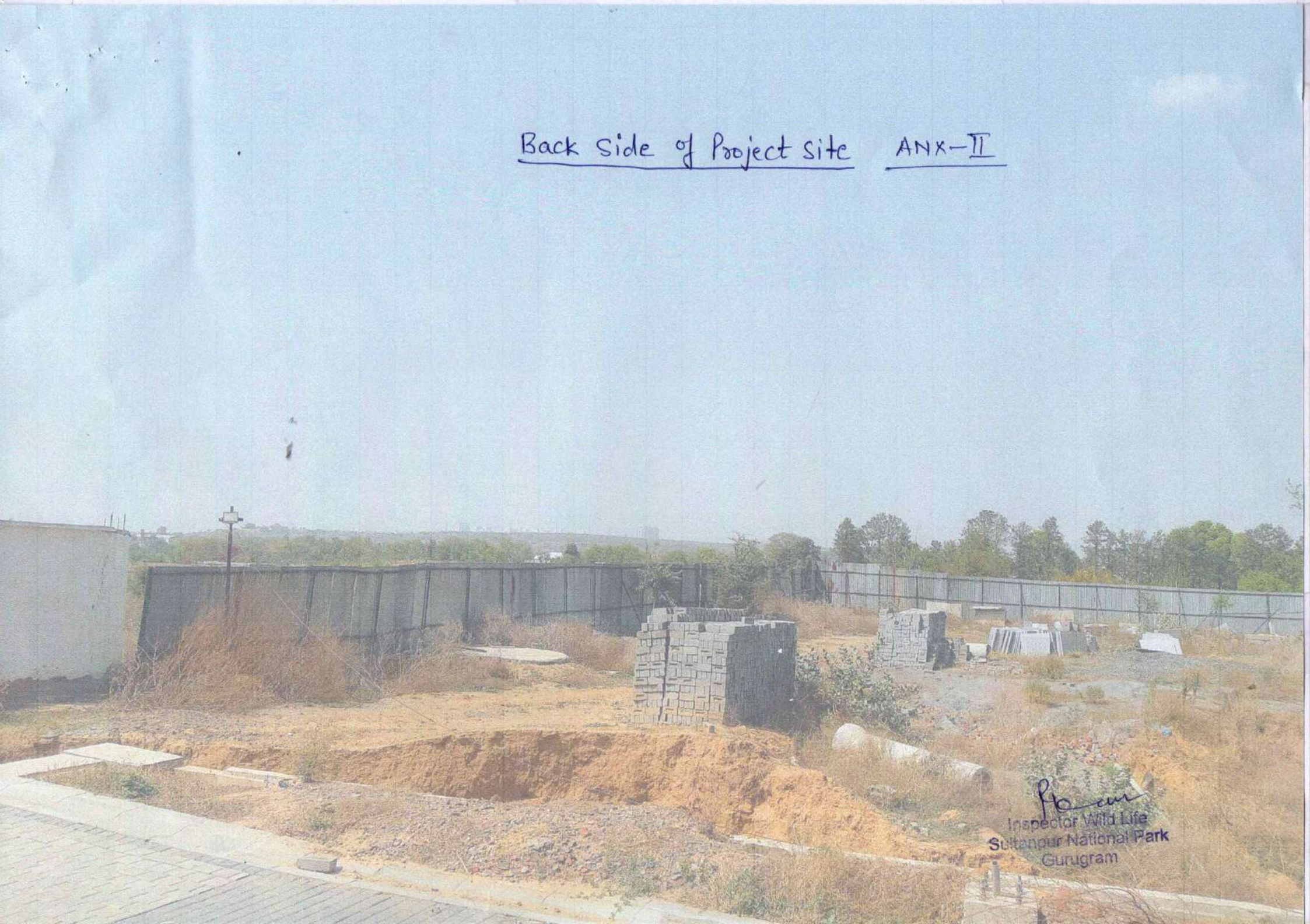
ANX – II



Constructed Buildings.

Inspector Wild Life
Sultanpur National Park
Gurugram

Back Side of Project site ANX-II



ANX – III

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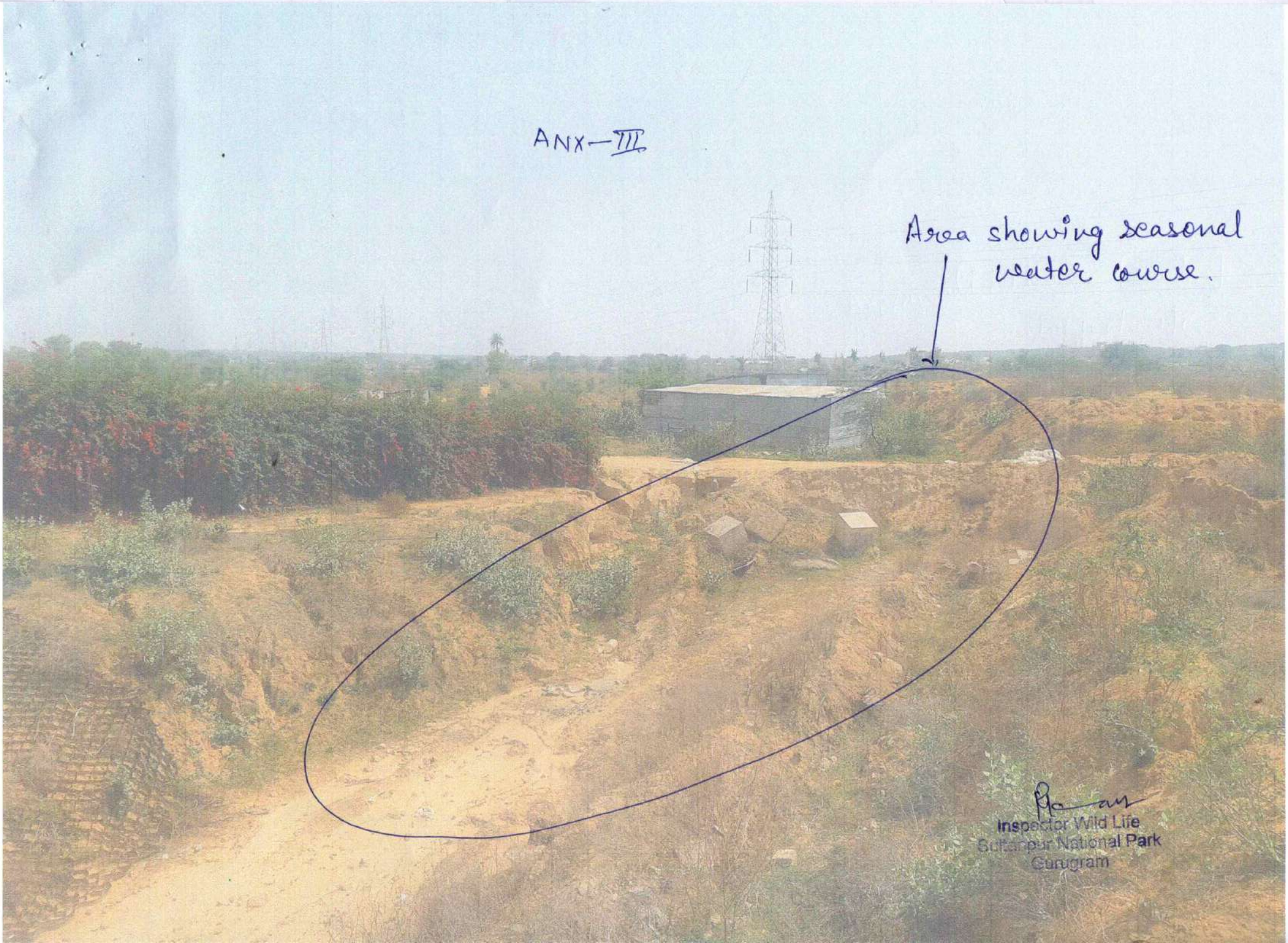
Sultanpur National Park
Gurugram

ANX—III



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ANX-III

ANX–IV

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ANX-IV

Birds Nest Back side of Building.

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ANX – IV

Inactive Burrow of Monitor lizard.

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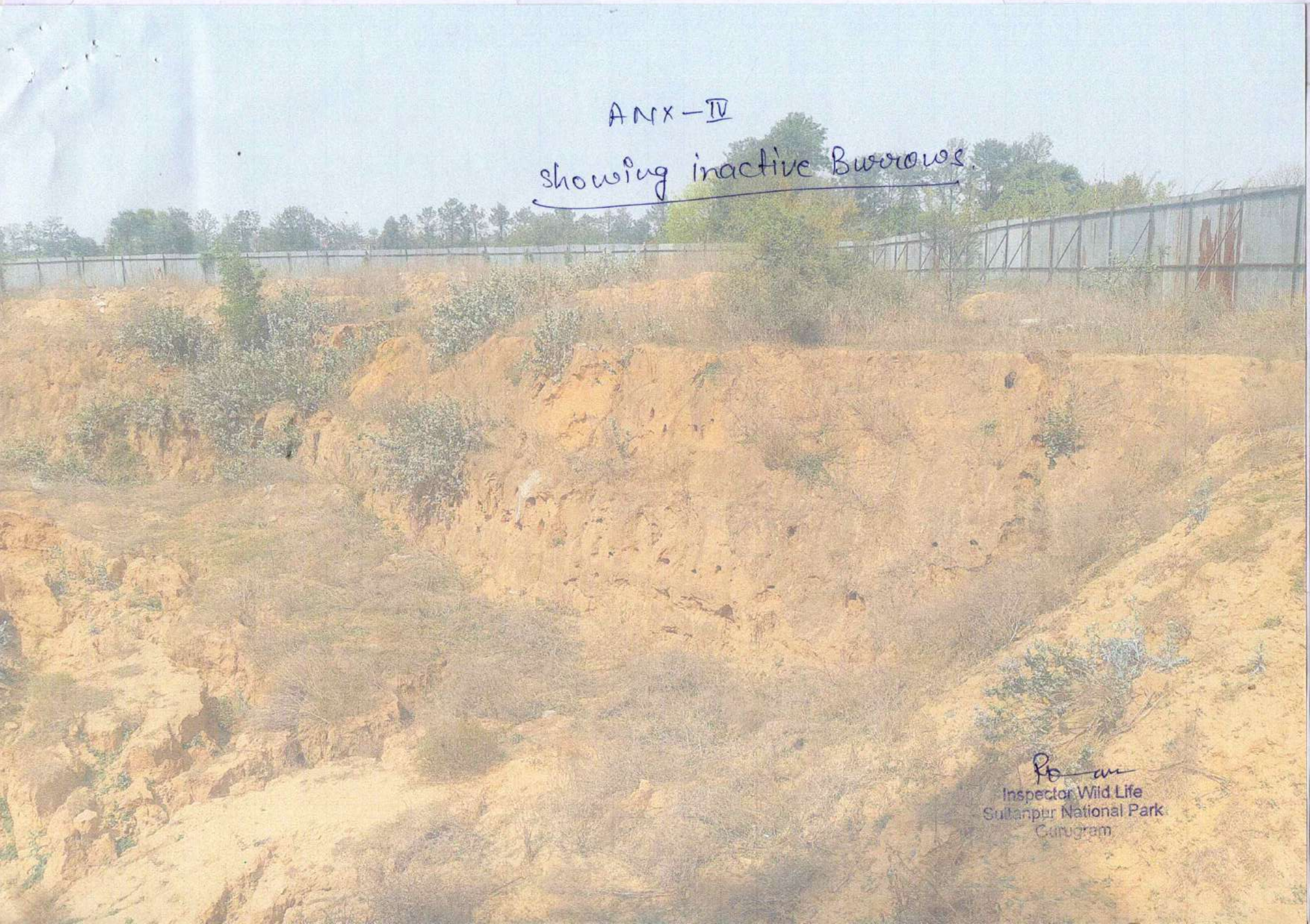
ANX – IV

Inactive Burrows.

Inspector Wild Life
Sultanpur National Park
Gurugram

ANX – IV

showing inactive Burrows.



Inspector Wild Life
Sultanpur National Park
Gurugram