

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

**MEMORANDUM OF APPEAL**

**APPEAL NO. 17 OF 2023**

(Under Section 16(g) read with Section 18(1) of the National Green  
Tribunal Act, 2010)

**IN THE MATTER OF:**

**ANSAL HOUSING LTD.**

...APPELLANT

VERSUS

**MoEF&CC & Ors.**

...RESPONDENTS

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APPELLANT

THROUGH



**AMAN GUPTA  
ADVOCATE FOR THE APPELLANT  
S-367 (BASEMENT)  
GREATER KAILASH - I  
NEW DELHI - 110 048**

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**PLACE: NEW DELHI**

**DATED: 7/12/2023**

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**REJOINDER TO THE REPLY FILED ON BEHALF OF RESPONDENT  
NO. 3 AND RESPONDENT NO. 4 DATED 10.11.2023**

**MOST RESPECTFULLY SHOWETH:**

1. The present Rejoinder is filed on behalf of the Appellant to the Reply dated 10.11.2023 filed on behalf of Respondent No. 3 and 4 to the Appeal filed by the Appellant against the Impugned Order dated 26.01.2023 passed by Respondent No. 3.
2. At the outset, the Appellant denies every allegation, contention and averments made in said reply as if each one of them are dealt in seriatim and categorically denied unless any part thereof is hereinafter expressly admitted.

**PRELIMINARY SUBMISSION**

3. The Reply filed on behalf of Respondent No. 3 and Respondent No. 4 is premised on a fundamentally incorrect submission that the Appellant has constructed a total build up area of 28,158 sq. mtr. The said submission is completely incorrect and is in fact completely contrary to the Inspection Report dated 13.04.2018 filed by the Respondents as Annexure R-3/1. The said inspection report dated 13.04.2018 filed and relied upon by the Respondents nowhere returns a finding that a build up area of 28,158 sq. mtr. has been constructed. On the contrary, the total area found to be constructed by the committee in the said Inspection Report was only 12,699 sq. mtr. even the Occupation Certificate filed as part of the said Annexure, including the commercial complex totals to 14,934 sq. mtr. as such the figure of 28,158 sq. mtr. is without any basis and the appeal filed by the Appellant deserves to be allowed on this ground alone.
4. The Respondent No. 3 & 4 have incorrectly proceeded on the basis that the subject project is covered by Entry 8A of the Schedule 2 of EIA notification 2006 which is in respect of Building and Construction projects wherein the minimum build-up area required for an EC (Environmental Clearance) is 20,000 sq. mtr. The subject project is admittedly for a residential plotted colony for an area less than 50 ha. The subject project is therefore covered under 8(B) of the Schedule to notification EIA 2006 where an EC was required if the total Built up was more than 1,50,000 sq. mtr. and not 20,000 sq. mtr. as wrongly sought to be projected in the reply by the Respondents.

**PARA-WISE REPLY**

1. The contents of Para.1 are matter of record. Suffice, it is to state that the impugned order dated 26.01.2023 is unlawful and deserves to be set aside based on the grounds as raised in the Appeal.
2. The contents of the Para. 2 are incorrect and denied. It is denied that the facts stated in the subject Appeal are submitted in a distorted manner to mislead this Hon'ble Tribunal. All the necessary facts pertaining to the dispute in question and necessary to show the illegality of the Impugned Order dated 21.06.2023 are set out in detail and supported with necessary documents filed along with the Appeal.
3. The contents of Para. 3 as stated are incorrect and therefore denied. It is pertinent to state that the request for withdrawal of Application for EC was not moved on 17.09.2018. The said Application in fact for the first time was moved on 05.11.2016 itself. The said request was further re-agitated vide communication dated 18.09.2017 and 01.10.2018, addressed to Respondent No. 3 and 4. The said request were made on the basis that the project was not only less than 50 ha. but the build-up area that the Appellant was going to construct was far lesser than 1,50,000 sq. mtr. The requirement of EC parameters in Para. 2 of EIA Notification 2006 read with Item 8(B) of the Schedule to the EIA Notification is that the project should be at least of 50 ha. and the total

build-up area should be more than 1,50,000 sq. mtr. for a township and area development project. The first communication dated 05.11.2016 clearly states the sequence of events which led to applying for the withdrawal of the Application for EC. In the same very Application, it was also brought forth that the total area of the project is not only less than 50 ha. but the build-up area would not be greater than 1,50,000 sq. mtr. and rather, the Appellants scope of construction is even less than 20,000 sq. mtr. In view of the same, a specific request was made to close the abovementioned Application and withdraw the said proposal. The Respondent No. 3 & 4 have gravely erred in not deciding the said Application despite the reminders in respect of the same being sent on at least two other occasions. The Respondent plea that the initial proposal for construction of common facilities being 50,360 sq. mtr. itself renders the Appellant liable for obtaining prior clearance under EIA notification 2006 is completely misconceived since, firstly, the Appellant has expressly withdrawn the proposal to construct the common facilities; and secondly, an EC requirement under Item 8(B) in township and area development projects is mandated where the build-up area is more than 1,50,000 sq. mtr.

4. In reply to the contents of Para. 4, it is stated that the Respondents never shared the said inspection report dated 18.06.2018 with the Appellants and this is the first opportunity where the copy of the said Inspection

Report has been shared. It is further stated that the said report reaffirms the Appellants stand that the total construction found at the site was only 12,699 sq. mtr. There is no finding of construction of 28,158 sq. mtr. as wrongly being averred by the Respondents in the Inspection Report. The basis on which the said Site Inspection Report suggests a violation of EIA Notification is on the basis that the area "to be constructed" by the Appellant was allegedly more than the required for exemption. It has been categorically being stated in the undertaking given by the Appellant on 11.06.2018 that it shall not construct beyond 20,000 sq. mtr. and till date there is no finding of any breach of the said undertaking by the authority.

It is further incorrect that Respondent No. 4 in the Minutes of 174<sup>th</sup> meeting has made any detailed deliberations in respect of the matter. Respondent No. 4 has completely ignored the repeated request made by the Appellant to withdraw its Application for grant of EC on the ground that the project was on a land which was less than 50 ha. and that, on a conscious call being taken by the Appellant, the build-up area to be constructed was far less than 1,50,000 sq. mtr. as apparent from the said Minutes of the Meeting, Respondent No. 4 merely extracted the excerpts from the Site Visit Report and did not apply any independent mind or considered the contentions of the Appellant and despite there being no finding of construction beyond 1,50,000 sq. mtr. or even

beyond 20,000 sq. mtr., in a pedantic manner, held the appellant to be in violation of EIA notification 2006.

It is further submitted that the contentions of the Respondents that the undertaking submitted vide communication dated 11.06.2018, the Appellant will not construct beyond 20,000 sq. mtr. was in any manner breached or that a construction of 28,158 sq. mtr. was raised by the Appellant is factually incorrect and without any basis and a complete misreading of the Site Visit Report. The contents of the Para. 3 of the preliminary submissions may be read as a part of the forgoing reply and the same are not repeated herein for the sake of brevity.

5. The contents of para. 5 are incorrect and denied. It is denied that any Show-cause dated 15.05.2019 or of any other date was duly served upon the Appellant in fact no such intimation of a hearing to be conducted by SEIAA was ever served upon the Appellant, neither any such notice or its receipt is filed on the record by the Respondents herein, as such there was no occasion for the Appellants to respond to any notice issued by SEIAA notwithstanding the same, it is further stated that the present proceedings and the order 21.06.2023 does not emanate out of the alleged show cause notice dated 15.05.2019 and therefore cannot be relied upon by the Respondents in order to show due adherence with principles of natural justice while passing the impugned order. The first Notice received by the Appellant from SEIAA was in fact dated

13.01.2020 wherein SEIAA directly informed Appellant regarding its recommendation to HSPCB for commencement of prosecution against the Appellant. Even the said Notice makes no mention of any Show Cause Notice dated 15.05.2019. Copy of the Notice dated 13.01.2020 is annexed hereto and marked as **ANNEXURE A-8**.

6. In reply to the contents of Para. 6, it is stated that the same are categorically incorrect and therefore denied. It is incorrect that the total build-up area of 15,459 sq. mtr., in lieu of any commercial complex has already been built upon by the Appellant and an additional area of 12,699 sq. mtr. towards residential area has been constructed. It is the categorical case of the Appellant that the total area that has been constructed on-site as on the present date and in fact the date on which the inspection was conducted was much lesser than 20,000 sq. mtr. and was infact for a total area of 16,280.662 sq. mtr. that too after considering the new criteria of calculating the FAR which include the basement area as well. The same has been explained in detail in the Communication from the Appellant in its Communication dated 01.10.2018. The Respondents are incorrectly alleging that a commercial complex of total area of 15,459 sq. mtr. has been constructed rather from the statement of the area constructed submitted vide letter dated 11.06.2018, 12,699.244 sq. mtr. area is inclusive of the residential build-up area as well as the single commercial unit being constructed. As such

it is incorrect to state that a total area of 28,158 sq. mtr. has been constructed. There is no finding of the site visit committee or any other evidence which has been adduced by the Respondents which shows that a commercial complex of 15,459 sq. mtr. is constructed or a total area more than 20,000 sq. mtr. has been constructed or that the categorical undertaking given by the Appellant vide letter dated 11.06.2018 wherein it was undertaken by the Appellant that in case if it is going to construct beyond 20,000 sq. mtr. then it will apply for EIA has in any way been breached or that subsequent to the date of undertaking, any fresh construction has taken place. It is apparent from the present para. that the Respondents are merely proceeding on a false assumption that the Appellant would have constructed an additional area of 50,360 sq. mtr. towards the common facilities, however, the facts remain, that the said common facilities were never constructed by the Appellant and the said plot of Land has not been constructed upon.

7. The contents of Para. 7 are incorrect and denied. It is denied that the Appellant has on account of any recklessness or irresponsible acts created any stress or any uncertainty among the buyers or that the same has escalated the cost of the project due to non-compliance with any EIA Notification Guidelines. The said facts apart from being completely false are also irrelevant for the purposes of the present Appeal as they do not touch upon any of the matters pertaining to the environment.

8. The contents of para. 8 are completely incorrect and denied. The alleged criteria based on which Respondent No. 3 has supposedly imposed the Environmental Compensation Cost, alleging an unauthorized construction of 28,158 sq. mtr. is both hypothetical and also irrelevant for the purposes of the calculation of Environmental Compensation. As already stated above, the permissible build-up area for a Category B project was upto 1,50,000 sq. mtr. and therefore, there is no violation in terms of the EIA Notification which requires Respondent No. 3 to impose any Environmental Compensation whatsoever. Secondly, there is no assessment of an Environment Degradation which has been done on an empirical or evidentiary basis by the Respondents. The Respondents has merely on a Pedantic basis taken incorrect figures and applied an inapplicable formula to arrive at a hypothetical and exaggerated figure of Rs. 7.50 crore which is not at all payable by the Appellant. This is without prejudice to the Appellant's argument, that the Appellant was never given the opportunity of hearing or an opportunity to explain the discrepancies based on which Respondents have proceeded in the matter. Had the Appellant been given the an opportunity, the discrepancy in terms of the alleged unauthorized construction of 28,158 sq. mtr. based on which the said compensation has been made would have been immediately pointed out by the Appellant. Furthermore, even assuming though not accepting that a

construction of 28,158 sq. mtr. was raised the same would still not make the Appellant liable for any environmental compensation since, the project falls under Category B of the EIA Notification 2006 wherein, the EIA requirement only kicks in when the total build-up area is more than 1,50,000 sq. mtr. and therefore, even a construction of 28,158 sq. mtr. in any case is irrelevant for justifying the imposition of the Environment Compensation Cost & Penalty.

9. The contents of para. 9 wherein the Respondents have sought to place reliance on the Judgement of *Goel Ganga Developers India Private Ltd. V. Union of India through Secretary Ministry of Environment and Forest & Ors.* is highly misplaced and incorrect. The ratio of the said judgment is not at all applicable in the present case for the reason that there is no illegal activity or an environmental degradation which has resulted out of any act or omission on the part of Appellant herein. Rather, the Appellant has voluntarily restricted its construction in the project to total build up area of less than 20,000 sq. mtr. the Appellant is ready for an on-the-spot inspection, on the site, by an independent agency as may be appointed by this Hon'ble Tribunal, even as on date. There is no construction beyond 20,000 sq. mtr. raised by the Appellant, though it is the categorical stand of the Appellant that it was even otherwise permitted to construct up till the area of 1,50,000 sq. mtr. without the requirement of EC under the EIA Notification 2006. The Judgment of

*Goel Ganga Developers India Private Ltd.*(supra) is also inapplicable for the reason that there is no determination of and not even a finding which has been returned by Respondents No. 3 or 4 that any Environmental Degradation which has taken place in the present matter. Without there being any objective finding in respect of any Environmental Degradation the Respondents No. 3 & 4 cannot merely apply a formula in a case which was decided on the basis of its distinct facts and circumstances. The Respondents reserves its right to distinguish the case of *Geol Ganga Developers India Private Ltd.* (supra) from the present case at the time of the hearing of the matter.

10. In reply to the contents of the Para. 10, it is stated that the reliance placed on the judgment of *VSR Infratech Pvt. Ltd. V. State of Haryana and Ors.* in Appeal No. 2 of 2023 decided vide order dated 22.02.2023 is also inapplicable in the facts of the present case. In the present case, the Respondents are in categorical violation of the principles of Natural Justice wherein, no opportunity of hearing has been given to the Appellant and an order has been passed behind the Appellants back based on hypothetical facts and assumptions, not bearing out of the records of the present matter. In fact, the figure of the 28,158 sq. mtr. which has been relied upon and made the basis by the respondents to impose the alleged penalty itself has no basis or evidence anywhere on

the record and is also contrary to the Site Visit Report on which the Respondents itself places heavy reliance upon.

#### **RESPONSE TO THE REPLY ON MERITS**

1. The contents of the Para. 1 are incorrect and denied and the contents of the para. 1 of the original Appeal are reiterated and reaffirmed. It is incorrect that the Environmental Compensation Cost and Penalty sought to be imposed on the Appellant is rightly being imposed and that there is any unauthorized construction for an area measuring 28,158 sq. mtr. It is further pertinent to mention that in respect of the alleged violation the Respondents already initiated an action against the Appellant company and Respondent No. 4 had recommended only prosecution in that case and on the recommendation of Respondent No.4, Respondent No. 3 already directed initiation of prosecution proceedings filed by (Haryana State Pollution Board) HSPCB before the Special Environment Court, Kurukshetra, being Case No. 4 of 2021. The said prosecution proceedings have been initiated and are currently pending before the appropriate court. At the time of said recommendation in 2020, there was no recommendation made by Respondent No.4 to Respondent No. 3, in respect of any Environmental Compensation Cost since, there was no finding of Environmental Degradation at the first place. As such, Respondent No. 3 has grossly

erred in taking a Suo Moto Cognizance that too without any intimation to the Appellant and calculating a hypothetical Environmental Compensation without there being any finding of Environmental Degradation and infact considering completely incorrect figures in respect of the construction which has been taken place at the site.

2. In reply to contents of Para. 2 it is stated that the reliance upon the alleged issuance of Show-cause notice dated 15.05.2019 is completely incorrect and misplaced. Since the proceedings were initiated through the said Show-cause Notice dated 15.05.2019 have already culminated into an order whereby, Criminal Proceedings were initiated against the Appellant Company. The same Show-cause notice cannot be made the further basis of the present proceedings wherein the Impugned Order dated 21.06.2023 has come to pass that to after almost 4 years of the initial recommendation made by Respondent No. 4 to Respondent No. 3.
3. The present order is clearly born out from a fresh proceeding with has culminated out of a fresh cognizance is wrongly sought to be associated with the earlier proceedings which has already concluded with initiation of criminal proceedings being Case No. 4 of 2021 which is currently sub-judice. The Respondents are therefore wrongly relying upon the Show-cause Notice dated 15.05.2019 to paint an incorrect and false -picture before this Hon'ble Court that any opportunity for the

hearing has been afforded to the Appellant in the present case. Once the proceedings in respect to the Show-cause Notice dated 15.05.2019 has culminated into a prosecution being filed by (Haryana State Pollution Board) HSPCB before the Special Environment Court, Kurukshetra, being Case No. 4 of 2021 any fresh proceeding or penalty which is sought to be imposed upon the Appellant amount to double jeopardy and also violation of Principles of Natural Justice and more particularly the doctrine of audi alteram partem.

3. The contents of Para.3 are incorrect and denied, and the contents of Para.3 of original Appeal are reiterated and reaffirmed. It is denied that riggers of Category 8(B) for requirement of EC are attracted in the present case. Category 8(B) specifically mention that the requirement of the EC would be triggered if the construction is more than 1,50,000 sq. mtr. since the present matter pertains to development of a residential colony lesser than 50 ha. and the Appellant being the developer restricting is scope of construction less than 1,50,000 sq. mtr. (Even less than 20,000 sq. mtr.) there was no requirement for the Appellant to obtain an EC at the first place. The Appellant being the developer, on the first opportunity, immediately applied for withdrawal of its Application for EC. Instead of deciding the said Application, the Respondent No. 4 proceeded to hold that since the initial proposal itself

was for Application of EC, therefore, EC remains a mandatory requirement. Further, there is no specific finding by any statutory authority or even the Site Visit Report submitted at the instance of Respondent No. 4, that there was either a construction of 50,360 sq. mtr. in lieu of the common facilities proposed or even a build-up area of 28,158 sq. mtr. as alleged by the Respondent No. 3 and 4 herein. The Site Visit Report dated 13.04.2018 nowhere records that there was a construction of 28,158, sq. mtr. rather, the Site Visit Report only records an existing the construction of 12,699 sq. mtr. As such, there was no occasion either for Respondent No.3 or Respondent No. 4 to initiate any action against the Appellant much less the action which includes imposition of an exorbitant penalty of Rs. 7.50 crores towards Environmental Degradation that to where there is no finding in respect of any harmful Environment is cause by the Appellant.

4. The contents of para. 4 are incorrect and denied and the contents of para. 4 of the original appeal is reiterated and reaffirmed.
5. The contents of para. 5 are incorrect and denied and the contents of para. 4 of the original appeal is reiterated and reaffirmed. It is denied that the Appellant vide letter dated 04.07.2018 requested for any deferment of hearing on the ground of submission of any new

document but only made a request for deferment of hearing due to the difficulty of its officials to appear on the appointed date and mentioned that the officials along with the necessary documents would appear on a subsequent date. The said argument on part of Respondents is anyways inconsequential since the Appellant again vide Letter dated 01.10.2018 resubmitted the entire set of documents. In the said Letter dated 01.10.2018, the Appellant has again made a reference to its previous communication dated 11.06.2018. The copy of the Receipt of the said Letter dated 01.10.2018 resubmitting the entire set of documents by the Appellant to Respondent No. 4 is annexed hereto and marked as **ANNEXURE A-9**. Therefore, it is humbly stated that all the requisite documents were already provided by the Appellant to Respondent No. 4 vide letter dated 11.06.2018 and the same were resubmitted on 01.10.2018. The said Documents are sufficient to show that no construction beyond 20,000 sq. mtr. has been raised by the Appellant on the said project. There is no contrary evidence or document which has been filed by Respondent No. 3 or Respondent No. 4 to justify their finding that there was any unauthorized construction by the Appellant on the said site or that there was a total construction of 28,158 sq. mtr. being raised by the Appellant. Rather, the documents filed by the Respondents only supports the case of the Appellant.

6. The contents of Para. 6 are incorrect and denied and the contents of para. 6 of the original Appeal is reiterated and reaffirmed.
7. The contents of Para. 7 being admitted, require no response.
8. The contents of Para. 8 are incorrect and denied and the contents of para. 8 of the original Appeal are reiterated and reaffirmed.
9. The contents of Para. 9 are incorrect and denied and the contents of para. 9 of the original Appeal are reiterated and reaffirmed. It is categorically denied that the rights of the Appellant to be heard have not been infringed by Respondent No. 3 vide order dated 21.06.2023.
10. The contents of Para. 10 are incorrect and denied and the contents of Para. 10 of the original Appeal are reiterated and reaffirmed.
11. The contents of Para. 11 are incorrect and denied. It is again denied that the common facility area amounting to 50,360 sq. mtr. either raised or was to be raised by the Appellant and it is also denied that the Appellant has already constructed a total area of 28,158 sq. mtr. which included the Commercial and Residential complexes. It is the categorical stand of the Appellant, which has not been rebutted by the Respondents based on any factual finding or document that there is a construction raised by the Appellant beyond a total build-up area of 16,280.662 sq. mtr.

there is no basis for the figure of 28,158 sq. mtr. The same is completely hypothetical and based on an incorrect reading of the Site Visit Report.

12. The contents of Para. 12 are incorrect and denied and the contents of para. 12 of the original Appeal are reiterated and reaffirmed.

13. The contents of para. 13 being admitted, requires no response.

14. The contents of para. 14 being admitted, requires no response.

15. The contents of para. 15 are incorrect and denied and the contents of para. 15 of the original Appeal are reiterated and reaffirmed.

16. The contents of para. 16 are incorrect and denied and the contents of para. 16 of the original Appeal are reiterated and reaffirmed.

17. The contents of para. 17 are incorrect and denied and the contents of para. 17 of the original Appeal are reiterated and reaffirmed.

18. The contents of para. 18 are incorrect and denied and the contents of para. 18 of the original Appeal are reiterated and reaffirmed.

19. The contents of para. 19 is on merits, requires no response.

20. In reply to the contents of para. 20 again it is stated that the site inspection report dated 18.06.2018 nowhere returns a factual finding

that an unauthorized construction of build-up area of 28,158 sq. mtr. has been raised. The Site Visit Report relied upon by Respondent No.3 and 4 only records that the total area being constructed at the site, which included the commercial as well as the residential complex included the total construction of 12,699 sq. mtr. only. The same concurs with the information provided by the Appellant to Respondent No. 4 vide its communication dated 11.06.2018 along with a further undertaking that in case it proceeds with further construction beyond 20,000 sq. mtr., it will apply for an EC. Since the Appellant has till date being compliant of the said undertaking, there was no requirement for the Appellant for applying for a fresh EC as such the entire proceeding based on which the impugned order dated 21.06.2023 is based on an incorrect and fallacious reading of the Site Visit Report and therefore the said order is required to be quashed on this ground alone. It is further stated that the Environmental Compensation Cost or Penalty Respondent No. 3 has been imposed in an arbitrary and pedantic manner, without any application of mind and in absence of any material to justify the same.

21.The contents of para. 21 being admitted, requires no response.

22.The contents of para. 22 being admitted, requires no response.

23. The contents of para. 23 are incorrect and denied and the contents of para. 23 of the original Appeal are reiterated and reaffirmed.

24. The contents of para. 24 being admitted, requires no response.

25. The contents of para. 25 are incorrect and denied and the contents of para. 25 of the original Appeal are reiterated and reaffirmed.

26. The contents of para. 26 are incorrect and denied and the contents of para. 26 of the original Appeal are reiterated and reaffirmed.

27. In reply to Para. 27 it is stated that the Appeal was filed with a minor delay of only 3 days which was adequately explained by the Appellant in its Application for Condonation of Delay. The said Application seeking Condonation of Delay of 3 days is already allowed by this Hon'ble Tribunal vide its dated 13.10.2023.

28. The contents of prayer clause are denied. It is denied that the Appellant shall be directed to deposit the due penalty and Environmental Compensation Cost before hearing on the merits. All the prayers as sought by the Appellant in its subject Appeal are maintainable and this Hon'ble Tribunal may be pleased to allow the same being just and proper and in the interest of Justice.

**PRAYER**

In light of the facts and circumstances of the present Case as stated in the Appeal as well as the present Rejoinder, this Hon'ble Tribunal may be pleased to:

- (i) allow the prayers as prayed-for by the Appellant in the Appeal,
- (ii) pass any further order which this Hon'ble Tribunal may deem fit and proper in the facts of the present Case.

**THROUGH**

A handwritten signature in black ink, appearing to read 'Aman Gupta'.

**AMAN GUPTA**  
**ADVOCATE FOR THE APPELLANT**  
**S-367 (BASEMENT)**  
**GREATER KAILASH - I**  
**NEW DELHI - 110 048**  
**MOB: 9999245866**  
**Email:aman.law@gmail.com**

**PLACE: NEW DELHI****DATED: 7/12/2023**

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

MEMORANDUM OF APPEAL

APPEAL NO. 17 OF 2023

(Under Section 16(g) read with Section 18(1) of the National Green  
Tribunal Act, 2010)

IN THE MATTER OF :

ANSAL HOUSING LTD.

...APPELLANT

VERSUS

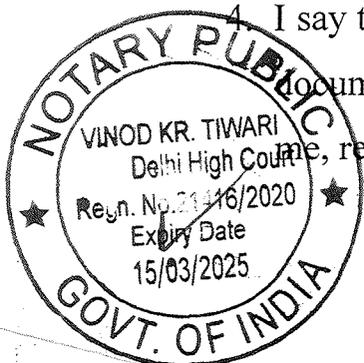
MoEF&CC & Ors.

...RESPONDENTS

**AFFIDAVIT**

I, Achint Gupta, S/o Shri Ashok Gupta, aged about 31 years, working for M/s Ansal Housing Ltd. at 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi – 110001, do hereby solemnly affirm and state on oath as follows:

1. I am the Authorized Representative of the Appellant Company and duly authorized to swear and affirm this affidavit in support of the present Rejoinder.
2. I am well aware and sufficiently conversant with the facts of the Rejoinder and have also examined all relevant documents and records in the relation thereto.
3. I say that the statements made in the above Rejoinder are true to my knowledge based on record and information received which I believe to be correct.
4. I say that there is no false statement or concealment of any material facts, documents or record and I have included information that is according to me, relevant for the present Rejoinder.



**DEPONENT**

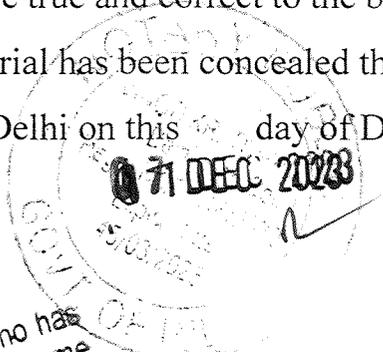
VERIFICATION

I, the above-named deponent do hereby verify that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed there from.

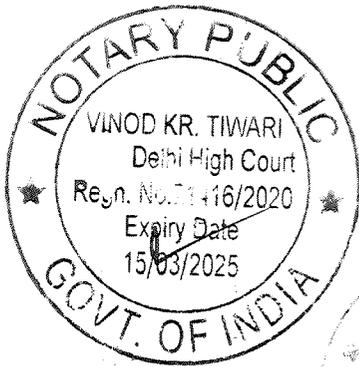
Verified at New Delhi on this 07 day of December 2023



*Aman Gupta*  
I identified the Deponent who has signed/thumb impression before me



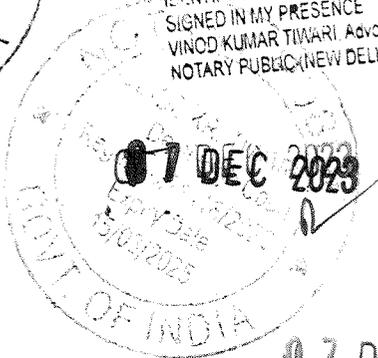
07 DEC 2023



CERTIFIED THAT THE CONTENTS EXPLAINED TO THE DEPONENT EXECUTANT WHO IS SEENIED PERFECTLY TO UNDERSTAND AFFIRMED & DEPOSED BEFORE ME AT NEW DELHI

IDENTIFY THE EXECUTANT/DEPONENT WHO HAS SIGNED IN MY PRESENCE  
VINOD KUMAR TIWARI, Advocate, Reg. No. 21416/2020  
NOTARY PUBLIC (NEW DELHI)

*Aman Gupta*  
87  
87



07 DEC 2023

Memo No: SEIAA/HR/2020/

Date:

To

The Chairman,  
Haryana State Pollution Control Board,  
C-11, Sector-6, Panchkula

Annexure - A8

24

**Subject:** Prosecution for violation of MOEF GOI Notification No.1533 (E) dated 14.09.06 By M/s Ansal Housing & Construction Ltd. for construction of Residential Plotted Colony (97.773 Acres) Village Kasba Karnal, Sector 36, District Karnal, Haryana.

Sir,

Please refer to the subject noted above.

[1] The MoEF & CC, GoI, in exercise of the powers conferred by section 5 of the Environment (Protection) Act, 1986 issued EIA notification No.1533 (E) dated 14.09.06, which directs that from the date of its publication, the required construction of new projects or activities, or on expansion or modernization of existing projects or activities listed in the schedule to this notification shall be undertaken in any part of India only after the prior environmental clearance from the Central Government or as the case may be, by the State Environment Impact Assessment Authority duly constituted by the Central Government under sub-section (III) of the said Act.

There is also provision in the Environment (Protection) Act, 1986 for taking legal action against the violators.

[2] M/s Ansal Housing & Construction Ltd (Regd. Office) 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi submitted an application in Form I, Form 1A & Conceptual Plan vide letter No. nil dated 08.08.2014 addressed to Member Secretary, SEIAA, Haryana for seeking Environmental Clearance for Construction of Residential Plotted Colony (97.773 Acres) Village Kasba Karnal, Sector 36, District Karnal.

[3] The State Expert Appraisal Committee (SEAC) appraised this project in its 111<sup>th</sup> meeting held on 08.09.2014 and the Terms of Reference were approved. The Environment Impact Assessment/Environment Management Plan was submitted by the project proponent vide letter dated 20.01.2015. The project was considered in 120<sup>th</sup> and 129<sup>th</sup> meetings of SEAC held on 06.11.2015 and 14.03.2016, during the consideration of the projects it was revealed that the project proponent had already started construction work which amounts to violation of Environment (Protection) Act, 1986 in compliance of EIA Notification dated 14.09.2006. The project proponent requested vide letter dated 18.09.2017 to de-list their project. The project was again considered in 160<sup>th</sup> meeting of SEAC held on 06.11.2017 and it was decided to constitute a sub-committee for site visit comprising of Sh. G.R. Goyal, Chairman, SEAC and Sh. A.K. Bhatia, Member SEAC. The sub-committee submitted its report on dated 18.06.2018. The project was again considered in 171<sup>st</sup>, 172<sup>nd</sup> and 174<sup>th</sup> meetings of SEAC held on 18.06.2018, 02.07.2018 and 07.08.2018 and it was observed that the project proponent violated the conditions of EIA Notification dated 14.09.2006 by starting the construction without getting the environment Clearance. SEAC recommended this project to SEIAA for initiating prosecution action as per EIA Notification 14.09.2006.

[4] The State Environment Impact Assessment Authority (SEIAA) considered the project in its 21<sup>st</sup> meeting held on 23.11.2019. It was noted that the SEAC

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in its recommendation has reported that the project proponent has already started construction work of the residential plotted colony which amounts to violation of Environment (Protection) Act 1986.

25

[5] In view of the above, SEIAA Haryana recommends to initiate credible action on the violation by invoking powers under Section 19 of the Environment (Protection) Act, 1986 for taking necessary legal action under Section 15 of the Act for the period for which the violation has taken place against M/s Ansal Housing & Construction Ltd (Regd. Office) 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi for commencing construction of Construction of Residential Plotted Colony (97.773 Acres) Village Kasba Karnal, Sector 36, District Karnal, without obtaining prior Environmental Clearance under EIA notification 14-09-2006. It is also requested to provide the evidence of credible action taken against the project proponent so that further decision in this matter may be taken by Authority.

-sd-

Chairman

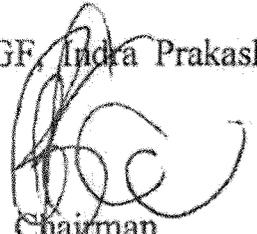
SEIAA, Haryana

Endst. No. SEIAA/HR/2020/ 18

Dated 13/01/2020

A copy of above is forwarded to the following for information:

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. M/s Ansal Housing & Construction Ltd (Regd. Office) 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi.



Chairman  
SEIAA, Haryana





**ANSAL HOUSING & CONSTRUCTION LTD.**
**An ISO 9001:2015 Company**

Registered Office : 606, 6<sup>th</sup> Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001  
 Ph.: +91-11-23317466, Fax : +91-11-23350847 www.ansals.com e-mail : ahcl@ansals.com  
 Head Office : Ansal Plaza Mall, 2<sup>nd</sup> Floor, Sector-1, Vaishali, Ghaziabad, (U.P.)-201010 Ph.: 91-0120-3854000  
 CIN:L45201DL1983PLC016821

AHCL/Sr.GM(S)/2018

01 October, 2018

The Director (IA Division),  
 Ministry of Environment & Forest,  
 Govt. of India, Indra Paryavaran Bhawan,  
 Zor Bagh Road -New Delhi

**Sub:** REQUEST FOR WITHDRAWAL OF PROPOSAL FOR ENVIRONMENTAL CLEARANCE FOR THE PROPOSED RESIDENTIAL PLOTTED COLONY LOCATED AT KASBA KARNAL SECTOR-36 DISTT. KARNAL, HARYANA.

Sir,

Please refer letter no. SEIAA/HR/2018/1151-1292 dated 14-9-2018 regarding the transfer of pending category "B" construction project proposals received for environment clearance under EIA notification dated 14-09-2006.

We wish to state that we had submitted the Environment Clearance Application (Form I, Form 1A and Conceptual Plan along with necessary Annexures) pertaining to our above said project to SEIAA, Haryana.

The subject project is covering area less than 50 Ha and/or ultimate Built-Up area of the project is not greater than 20000 Sq-m. Therefore, Environmental Clearance for the project is not required as specified in Schedule 8(a)/8(b) of Gazette Notification dated 14.9.2006

**In this regard, it is stated that the area of said project is much less than the criteria mentioned in the above para for obtaining Environmental Clearance.**

Further we want to inform you that we had submitted all the requisite documents & layout asked by committee members during the site inspection on dated 13-4-2018 & their memo no. SEAC/HR/2018/583 dated 6-6-2018 vide our letter no. AHCL/Sr. GM/2018 dated 11-06-2018 giving all supporting documents clearly stating that no future construction will be done by AHCL except the details submitted along with this letter (copy enclosed) for above said Residential Plotted Colony. It is pertinent to mention here that all the requisite documents were submitted by the PP to their consultant.



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Ph.: +91-11-23317466, Fax : +91-11-23350847 www.ansals.com e-mail : ahcl@ansals.com  
Head Office : Ansal Plaza Mall, 2<sup>nd</sup> Floor, Sector-1, Vaishali, Ghaziabad, (U.P.)-201010 Ph.: 91-0120-3854000  
CIN:L45201DL1983PLC016821

Now, it is incumbent upon the applicant/PP to point out certain wrong observation made and noted in the minutes of meeting held on 7 August, 2018 of the State Expert Appraisal Committee in their 174<sup>th</sup> meeting under the chairmanship of Sh. G.R Goyat, Chairman, SEAC, at Panchkula.

The contents of the relevant minutes are not reproduced herein for the sake of brevity, but the same are annexed along with this representation/request for ready reference.

The observation and conclusion made in the 174<sup>th</sup> meeting of the SEAC is contrary to the facts that PP is not submitting details/ desired information even after repeated directions by sub-committee. The PP as early as on dated 18-9-2017 submitted its application for seeking withdrawal of their application for environment clearance.

That all documents and undertaking of the representative of the company is already handed over by the applicant company to the SEAC as details already given above. The documents clearly gives the total area developed/constructed by the applicant company till date.

It is further stated in our letter dated AHCL/Sr.GM(S)/2018 dated 11 June 2018 that PP has only constructed total area of 12699.22 sq-m which is inclusive of the area developed under commercial complex-1, however, after internal review we found that basement area had not been added erroneously, which is 3581.42 sq-m, however, even if we include that basement area our total area constructed in the colony is 16280.662 sq-m (built up area), which is way below the prescribed category under 8(a) and 8(b). The PP has already given undertaking that they will not construct the commercial complex-II and III. The minutes of the meeting was recorded on the wrong premise that applicant company have already developed commercial complex -1 and are in process of developing remaining two complexes. The minutes also wrongly observed that the PP has already constructed flats although the fact of matter is that this is the total area developed inclusive of flats, commercial complex-1 and any other development done by the PP till date.

The calculation of the same has already provided in the letter dated 11.06.2018. Further, any construction done by individual buyer on the plot sold or any construction done on land handed over to Housing Board Haryana for purpose of development of EWS plots would also not be

T.C



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CIN:L45201DL1983PLC016821

considered as development done by the PP and so would not be added in the outer limit as prescribed in notification.

On the basis of the above observation, the committee found that PP has violated the conditions of the EIA notification dated 14.09.2006 and referred the matter to SEIAA for initiating prosecution action as per the EIA notification, 2006.

It is, therefore, requested to close the above-mentioned application for granting Environmental Clearance and we wish to withdraw the proposal.

You are requested not to initiate any legal action against us in the matter as we have no intentions to violate the EIA Notification, 2006.

Thanking you,  
Yours faithfully,

For ANSAL HOUSING & CONSTRUCTION LTD.

**Copy to:** SEIAA, Paryatan Bhawan, Panchkula, Haryana.

List of enclosures.

- 1 Copy of request letter vide letter no. AHCL/VP(S)/2017 dated 18.09.2017 for withdrawal of EC. & copy of reply to SEAC through letter no. AHCL/Sr. GM(S)/2018 dated 11.06.2018 including area detail constructed by PP as an annexure -B
- 2 Copy of Part completion issued by DTCP Haryana.
- 3 Copy of occupation certificate in respect of commercial site.
- 4 Copy of occupation certificate of residential plots i.e total area 5808.93 sq-m.
- 5 copy of transfer of EWS plots to Housing Board Haryana.
- 6 copy of 174<sup>th</sup> M.O.M. received from SEAC Haryana.



# ANSAL HOUSING & CONSTRUCTION LTD.

An ISO 9001:2008 Company

Registered & Head Office : 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001  
 Ph.: +91-11-43577100 Fax: +91-11-23350847 www.ansals.com e-mail: ahcl@ansals.com  
 CIN: L45201DL1983PLC016821

AHCL / VP(S) / 2017

Dated: 18/09/2017

Secretary,  
 State Expert Appraisal Committee, Haryana  
 Bay No. 55-58, Prayatan Bhawan,  
 Sector -2, Panchkula,

**SUB: ENVIRONMENT CLEARANCE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL PLOTTED COLONY (97.773 ACRES), VILLAGE KASBA KARNAL, SECTOR 36, DISTRICT KARNAL BY M/S ANSAL HOUSING AND CONSTRUCTION LIMITED – FINAL SHOW CAUSE NOTICE.**

Please refer to your letter No. F.No. HR/SEAC/09/2156 dated 16/08/2017.

License No. 183 of 2007 dated 31/05/2007 was granted for setting up of Residential Plotted colony at VILLAGE KASBA KARNAL, SECTOR 36, DISTRICT KARNAL on the land measuring 97.773 acres in sector 36 Karnal by Directorate of Town and country planning Haryana.

It is submitted that the project lies under para 8(b) Township and Area Development project as per MOEF notification dated 14/09/2006, wherein EC is required to be taken, if the area of the project is greater than 50 hectares. The subject project covers an area of 97.773 acres of land, which is less than 50 hectares. Hence EC for the project is not required to be obtained as per MOEF notification dated 14/09/2006.

In view of the above, you are requested to delist the project at your end.

Thanking You,

Yours faithfully,

For M/s Ansal Housing and construction Ltd.

(AUTHORISED SIGNATORY)

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T.C


**ANSAL HOUSING & CONSTRUCTION LTD.**

An ISO 9001:2008 Company

 Registered & Head Office: 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001  
 Ph: +91-11-43577100 Fax: +91-11-26350847 www.ansals.com e-mail: ahcl@ansals.com

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AHCL/Sr.GM (S)/2018

11 June, 2018

To  
 The Member,  
 State Expert Appraisal Committee,  
 HARYANA.

**Sub: Submission of requisite documents asked by Sub committee during the site inspection on dated 13-4-2018 for Residential Plotted Colony project located at Sec. -36 Karnal, Haryana.**

Dear Sir

Please refer your site visit dated 13/04/2018 of the above said project & Memo no. SEIAA/HR/2018/582 dated 06/06/2018. We have already given all the related documents to your good self after completing the site visit. However we are again submitting the desired documents as given in your letter as required.

**1 Detailed area development of utility services-**

Road Network, Sewerage line & Electric HT/LT layout as attached.

**2 Area of commercial, offices etc already constructed at site (as inspected during the site visit) and built up plotted colony.**

Please find attach the details as per annexure A for commercial area developed by project proponent. Copy of the O.C. attached for your reference.

**3 Area of plot which has been built up by the project proponent.**

Please find attach annexure B for plots built up by the Project Proponent.

**4 Any other construction which has been done/to be done by the project proponent.**

We also confirm that no future construction will be done by AHCL in future as communicated to you during your site visit.

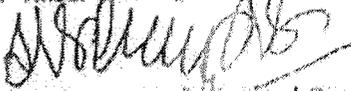
This is for your information & further action please.

Thanking you,

Yours faithfully,

For ANSAL HOUSING & CONSTRUCTION LTD.,

For Ansal Housing & Construction Ltd.

  
 (ADITYA KUMAR GUPTA)  
 Sr. G.M. (SERVICES)

  
 13/6/18



## ANNEXURE - B

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BUILT UP HOUSE DETAIL AT ANSAL TOWN KARNAL (AS PER SANCTION)			
S.NO.	HOUSE NO.	BUILT UP AREA (SQ-M)	BALCONY AREA (SQ-M)
1	A-54(4 BHK)	412.53	12.6
2	A-26(3 BHK)	330.53	11.859
3	A-27(3 BHK)	330.53	11.859
4	A-28(3 BHK)	330.53	11.859
5	A-29(3 BHK)	330.53	11.859
6	A-30(3 BHK)	330.53	11.859
7	A-31(3 BHK)	330.53	11.859
8	C-74(2 BHK)	241.17	11.81
9	C-75(2 BHK)	241.17	11.81
10	C-76(2 BHK)	241.17	11.81
11	C-77(2 BHK)	241.17	11.81
12	C-78(2 BHK)	241.17	11.81
13	C-81(2 BHK)	241.17	11.81
14	C-82(2 BHK)	241.17	11.81
15	C-128(2 BHK)	274.5	11.81
16	C-129(2 BHK)	235.206	11.81
17	C-130(2 BHK)	235.206	11.81
18	C-131(2 BHK)	235.206	11.81
19	C-133(2 BHK)	235.206	11.81
20	C-139(2 BHK)	235.206	11.81
21	C-141(2 BHK)	274.5	11.81
		5808.93	249.094
	COMMERCIAL -1NO.	6765.767	124.547
	TOTAL AREA	12699.244	

Per Ansal Housing &amp; Construction Ltd.



Authorized Signat.



DR Bhatia on 13/4/2018 out Annual Report KARNAL

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BUILTUP HOUSE DETAIL KARNAL AS/ SAN. DRG			
S.NO.	HOUSE No.	BUILT UPAAREA SQM.	BALCONY AREA SQM.
1	A-56 (4 BHK)	412.53'	12.60
2	A 26 (3BHK)	330.53	11.859
3	A 27 (3 BHK)	330.53	11.859
4	A 28 (3 BHK)	330.53	11.859
5	A 29 (3 BHK)	330.53	11.859
6	A 30 (3 BHK)	330.53	11.859
7	A 31 (3 BHK)	330.53	11.859
8	C 74 (2 BHK)	241.17 243.51	11.81
9	C 75 (2 BHK)	241.17 "	11.81
10	C 76 (2 BHK)	241.17 "	11.81
11	C 77 (2 BHK)	241.17 "	11.81 11.76
12	C 78 (2 BHK)	241.17 "	11.81 11.81
13	C 81 (2 BHK)	241.17 "	11.81 11.76
14	C 82 (2 BHK)	241.17 "	11.81 11.81
15	C 128 (2 BHK)	274.50	11.81
16	C 129 (2 BHK)	235.206	11.81
17	C 130 (2 BHK)	235.206	11.81
18	C 131 (2 BHK)	235.206	11.81
19	C 133 (2 BHK)	235.206	11.81
20	C 139 (2 BHK)	235.206	11.81
21	C 141 (2 BHK)	274.50	11.81
		5808.93	249.09
	COMMERCIAL - 1NO	6765.767	50 % = 124.545
		5808.93+6765.767+124.54	12699.242
		5	

This is certified that we shall not do Any Further construction in future. If we do construction beyond 20000 sqm then we will apply for EIA.

Thanking you

Yours Faithful  
Nitesh Sharma  
N.P. SHARMA  
S & L.H.P.  
T.C

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**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail: tcepharyana5@gmail.com  
website: http://tcepharyana.gov.in

L.O.D.

[See Rule 16 (2)]

To

✓ Ansal Housing and Construction Pvt. Ltd.,  
15 DGF, Indr. Prakash, 21 Barakhamba Road,  
New Delhi.

Memo No. LO-981 Vol-II JE (VA)-2017/10256 Dated: 17-05-2017

**Subject:** Grant of part completion certificate for License no. 183 of 2007 dated 31.05.2007 to develop an area of 97.773 acres of residential plotted colony in revenue estate of Kasba Karnal, Sector-36, Karnal.

Refer your application dated 12.08.2014, requesting to grant part completion certificate in respect of Residential Plotted Colony being developed over an area measuring 97.773 acres bearing Licence No. 183 of 2007 dated 31.05.2007 falling in the revenue estate of village Kasba Karnal, Sector-36, Karnal.

Chief Engineer, HUDA, Panchkula vide memo no. 10896 dated 21.08.2015 informed that the services with respect to Residential Plotted Colony in part area by Ansal Housing and Construction Pvt. Ltd., in their residential plotted colony in an area of 97.773 acres in the revenue estate of village Kasba Karnal, Sector-36, Karnal have been got checked and reported laid at site and are operational/functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. Senior Town Planner, Panchkula vide memo no. 5605 dated 08.12.2014 has confirmed the report of Engineering wing of HUDA.

In view of these report, it is hereby certified that the required development works in the said Residential Plotted Colony at Karnal comprising of Licence mentioned above for 97.773 acres as indicated on the enclosed layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture, etc. The part completion certificate is granted on the following terms and conditions:-

1. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HUDA system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Karnal.
2. That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement of details of HSPCB/Environment Department at such time, the external services are provided by HUDA/State Government as per their scheme.
3. Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That the roof top rain harvesting system shall be maintained properly and kept operational all the time to come.

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5. That in case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HUDA water supply line.
6. That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
7. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc for a period as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter upon transfer all such roads open spaces, public parks and public health services like water supply, sewerage and drainage shall be free of cost to the Government or the Local Authority as directed.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower within a colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licensed colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 13.01.2011 and the conditions imposed by CA HUDA, Panchkula in the letter annexed as Annexure A-1.
11. That you shall be required to obtain final completion certificate after laying out the colony as per approved layout plan and completion of Internal Development Works as per approved specifications and design as required under section 3(6) of the Haryana Development and Regulation of Urban Area Act, 1975.
12. That you shall get the licence renewed as laid down under rule 13 of the Haryana Development and Regulation of Urban Area Rules, 1976 till the grant of final completion certificate.
13. That you shall complete the construction of community buildings as per provisions of clause 3(3)(iv) of Act No. 6 of 1975.
14. That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
15. That your completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

DA/Asd/...

(T.L. Satyaprakash, IAS)  
Director, Town & Country Planning  
Haryana Chandigarh  
Dated: \_\_\_\_\_

Order No. HCS/1/2011-JE/VAI-2017/

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

1. Administrator, HUDA, Panchkula.
2. Town Planner, Panchkula.
3. Town Planner, Karnal.
4. Assistant Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. Head Office, Website updation.

(VIJAY KUMAR)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

8/10

OCCUPATION-CERTIFICATE

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From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(F)/OC-805/PA/2016/6133

Dated: 30.08.16

Subject: Grant of occupation certificate in respect of Residential House on  
Plot No. A-26, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. A-26 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
Total covered area	:	330.53 Sq Mtrs.
Mumty	:	11.859 Sq Mtrs.

*J. Singh*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Encl No:- STP(F)/OC-805/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 329 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

*J. Singh*  
TC

OCCUPATION-CERTIFICATE

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-799/PA/2016/ 6189

Dated:- 30.08.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. A-27, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. A-27, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
Total covered area	:	330.53 Sq Mtrs.
Mumty	:	11.859 Sq Mtrs.

  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Encl No:- STP(P)/OC-799/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 324 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.



OCCUPATION-CERTIFICATE

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From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-800/PA/2016/ 6191

Dated:- 30.08.16

Subject:

Grant of occupation certificate in respect of Residential House on  
Plot No. A-28, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. A-28, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
Total covered area	:	330.53 Sq Mtrs.
Mumty	:	11.359 Sq Mtrs.

*P. Prasad*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Enclst No: STP(P)/OC-800/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 325 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

*J. T. C.*

OCCUPATION-CERTIFICATE

38

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-804/PA/2016/ 6115

Dated:- 30.08.16

Subject:

Grant of occupation certificate in respect of Residential House on  
Flat No. A-29, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

References:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. A-29, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second Floor	:	90.97 Sq Mtrs.
Total covered area	:	<u>330.53 Sq Mtrs.</u>
Mumty	:	11.859 Sq Mtrs.

*Prasad*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Endst No:- STP(P)/OC-804/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 331 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

*Prasad*

OCCUPATION-CERTIFICATE

39

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-803/PA/2016/ 6112

Dated:- 30.08.

Subject: Grant of occupation certificate in respect of Residential House on  
Plot No. A-30, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. A-30 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	<u>90.97 Sq Mtrs</u>
Total covered area	:	330.53 Sq Mtrs.
Mumty	:	11.859 Sq Mtrs.

*Handwritten Signature*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Enclst No:-STP(P)/OC-803/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 326 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

*Handwritten Mark*  
TC

OCCUPATION CERTIFICATE

40

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-802/PA/2016/ 6142

Dated:- 30.08/8

Subject: Grant of occupation certificate in respect of Residential House on  
Plot No. A-31, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference: Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. A-31, Sector-36, Ansal Housing & Construction Ltd., District Karnal,

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 11,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
Total covered area	:	330.53 Sq Mtrs.
Mumty	:	11.859 Sq Mtrs.

*Prasad*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Enclst No:- STP(P)/OC-802/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 332 dated 03.03.2016.

1  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

40

[See Code 4.10(2), (4) and (5)]  
**FORM OF OCCUPATION-CERTIFICATE**

From

Senior Town Planner,  
 Cum-Chairman, Building Composition Committee,  
 Panchkula.

To

Ansal Housing & Construction Ltd.  
 15 UGF, Indra Prakash, 21 Barakhamba Road,  
 New Delhi- 110001.

Subject:

Memo No. STP(P)/OC-1208/PA/2017/ 1960 Dated:- 12/5/17  
 Grant of occupation certificate in respect of Residential House on Plot  
 No. A-58, Sector-36, Ansal Housing & Construction Ltd., Karnal.

Reference:-

Your application dated 29.11.2016 & 03.01.2017.

Whereas Ansal Housing & Construction Ltd have applied for the issue of an  
 occupation certificate in respect of the building described below:-

Site No.: -A-58, Sector-36,

City:- Ansal Housing & Construction Ltd., Karnal.

The components of the said building alongwith area for which occupation  
 certificate is being granted are as under:-

Ground Floor	:	137.51	Sq.M.
First Floor	:	137.51	Sq.M.
Second Floor	:	137.51	Sq.M.
Total	:	412.53	Sq.M.
Muraty	:	12.60	Sq.M.

I hereby grant permission for the Occupation Certificate of the said building  
 with following condition:-

1. The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 1,73,052/- (Rs. One Lacs Seventy Three Thousand & Fifty Two Only) and charges for increased FAR amounting Rs. 63,393/- (Rs. Sixty Three Thousand Three Hundred & Ninety Three Only) in favour of Commissioner, Municipal Corporation, Karnal, subject to audit and reconciliation of accounts.
2. This occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

*Anand*  
 Senior Town Planner, cum-Chairman,  
 Building Composition Committee,  
 Panchkula.

Endst No: STP(P)/OC-1208/PA/2017/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 59587 dated 05.04.2017 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 86 dated 12.01.2017.

Senior Town Planner, cum-Chairman,  
 Building Composition Committee,  
 Panchkula.

*Tic*

Regd Post

OCCUPATION CERTIFICATE

Senior Town Planner  
Cum-Chairman, Building Composition Committee,  
Panchkula.

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 2, Barakhamba Road,  
New Delhi-110001.

Memo No. STPP/LC-30/PA/2016/ 3017

Dated- 28/9/16

Subject: Grant of occupation certificate in respect of Commercial Site on the area measuring 1.310 Acres in Residential plotted Colony measuring 97.773 Acres (Plot No. 183 of 2007 dated 31.05.2007) in Sector-36, Karnal.

Reference: Your application dated 09.02.2016.

Whereas you have applied for the issuance of an occupation certificate as per rule under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of Commercial Site on the area measuring 1.310 acres in Residential plotted Colony measuring 97.773 Acres (Plot No. 183 of 2007 dated 31.05.2007) in Sector-36, Karnal.

The permission for the occupation of the building prescribed below is hereby granted after condoning of the violations and receipt of the composition amount amounting Rs. 54,845/-Rs. Fifty Four Thousand Eight Hundred & Forty Five only. Subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Composition Authority of the portion of the building for which occupation certificate has not been granted & occupied. This would also attract action under the applicable law.

The components of the said building alongwith area as per report of District Town Planner, Karnal for which occupation certificate is being granted are as under:-

Basement Floor	:	3,581.42	Sq Mtrs
1st Floor	:	2,439.842	Sq Mtrs
2nd Floor	:	2,479.814	Sq Mtrs
3rd Floor	:	1,526.564	Sq Mtrs
Family/Machine Room Etc.	:	169.15	Sq Mtrs.

  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Encl: 01- STPP/LC-30/PA/2016/-

Dated:-

For: The above is forwarded to the following for information please.

1. Chief Engineering Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2030/2016 vide which clearance from Public Health point of view has

2. District Engineer, Karnal w.r.t. his office memo No. 1123 dated

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.



OCCUPATION-CERTIFICATE

43

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-814/PA/2016/ 6118

Dated:- 30.08.18

Subject: Grant of occupation certificate in respect of Residential House on Plot No. C-74, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

Reference:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. C-74, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	<u>81.17 Sq Mtrs.</u>
Total covered area	:	243.51 Sq Mtrs.
Munty	:	11.81 Sq Mtrs.

*[Signature]*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Endst No:- STP(P)/OC-814/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 304 dated 02.03.2016.

1  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

*[Signature]*

OCCUPATION-CERTIFICATE

44

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UOF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-797/PA/2016/ 6124

Dated: 30.08.16

Subject:

Grant of occupation certificate in respect of Residential House on  
Plot No. C-75, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. C-75, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 41,342/- (Rs. Forty One Thousand Three Hundred & Forty Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
Total covered area	:	243.51 Sq Mtrs.
Munty	:	11.76 Sq Mtrs.

*[Signature]*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Encl: No.-STP(P)/OC-797/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 328 dated 03.03.2016.

1  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

✓  
T.C.

Regd Post

OCCUPATION-CERTIFICATE

45

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-806/PA/2016/ 6174

Dated:- 01.07.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-76, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. C-76, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 41,342/- (Rs. Forty One Thousand Three Hundred & Forty Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
Total covered area	:	243.51 Sq Mtrs.
Mumty	:	11.81 Sq Mtrs.

*P. Prasad*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Enclat No: STP(P)/OC-806/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 322 dated 03.03.2016.

1  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

*P. Prasad*  
T.C

Regd Post

OCCUPATION-CERTIFICATE

46

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-807/PA/2016/ 6130

Dated:- 30.03.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-77, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. C-77 Sector-36, Ansal Housing & Construction Ltd., District Karnal,

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/ [Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only] subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
Total covered area	:	243.51 Sq Mtrs.
Munty	:	11.76 Sq Mtrs.

*[Signature]*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Encls: No:-STP(P)/OC-807/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 330 dated 03.03.2016.

/  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

*[Signature]*  
T.C.C.

Regd Post

OCCUPATION-CERTIFICATE

47

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-808/PA/2016/ 6/97

Dated:- 30.08.16

Subject:

Grant of occupation certificate in respect of Residential House on  
Plot No. C-78, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference:- Your application dated 16.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. C-78, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
Total covered area	:	243.51 Sq Mtrs.
Murity	:	11.81 Sq Mtrs.

  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Enclat No: STP(P)/OC-808/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 327 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

T.C

OCCUPATION CERTIFICATE

48

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Frakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-801/PA/2016/6136

Dated:- 30.08.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-81, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. C-81 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
Total covered area	:	243.51 Sq Mtrs.
Mumty	:	11.76 Sq Mtrs.

*Approved*  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Enclst No.-STP(P)/OC-801/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 321 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

J.C.

OCCUPATION-CERTIFICATE

49

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula.

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Baralharaba Road,  
New Delhi- 110001.

Memo No. STP(F)/OC-809/PA/2016/ 6177

Dated:- 01.09.16

Subject: Grant of occupation certificate in respect of Residential House on  
Plot No. C-82, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. C-82 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	<u>81.17 Sq Mtrs.</u>
Total covered area	:	243.51 Sq Mtrs.
Munty	:	11.81 Sq Mtrs.

  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

Enclst No:-STP(F)/OC 809/PA/2016/-

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 323 dated 03.03.2016.

Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

  
TIC



**OFFICE OF THE DISTRICT TOWN PLANNER, KARNAL**

1<sup>st</sup> Floor, HUDA Complex, Sector-12, Karnal-132001

Website : www.tcp.haryana.gov.in

☎ : 0184-2267528

E-mail : dtpp.karnal.tcp@gmail.com

To

Ansal Housing & Construction Ltd,  
15, UCF, Indra Parkush, 21, Barakhamba Road,  
New Delhi-110001.

Memo No.: 3071

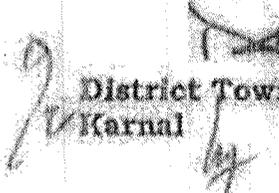
Dated: 14/09/2016

**Sub:** Revalidation of approved building plan of plot no. C-128 in Residential Licensed Colony Licence No. 183 dated 31.05.2007 (LC-981) at Ansal Town, Sector-36, Karnal.

**Ref:-** Your application dated 09.08.2016 & incontinuation of this office memo no. 4188 dated 02.09.2014.

Your application for revalidation of the subject cited plot has been considered for revalidation of the building plan approved vide this office memo no. 4188 dated 02.09.2014 under the same terms & conditions already laid in the memo dated 02.09.2014. However, after applicability of Haryana Building Code 2016 w.e.f 01.07.2016, the provisions of Haryana Building Code will be applicable instead of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, Rule 1965 as laid down in condition no. 1 of the said memo. The remaining terms & conditions will remain the same. The said plans have been revalidated for a further period of two year i.e. upto 01.09.2018 and the original copy of the approved building plan received with the application is returned in original after revalidation.

DA/As above:

  
 District Town Planner  
 Karnal

  
 T.C.



**OFFICE OF THE DISTRICT TOWN PLANNER, KARNAL**

1<sup>st</sup> Floor, HUDA Complex, Sector-12, Karnal-132001

Website : www.tcpharyana.gov.in

Ph: 0114-2267528

E-mail : dtp.karnal.tcp@gmail.com

To

Ansal Housing & Construction Ltd.  
15, UGF, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001.

Memo No.: 539

Dated: 14-3-16

Sub:

Revalidation of approved building plan of plot no. C-129 in Residential Licensed Colony Licence No. 183 dated 31.05.2007 (LC-981) at Ansal Town, Sector-36, Karnal.

Ref:

Your application dated 08.03.2016 & incontinuation of this office memo no. 1102 dated 19.03.2014.

Your application for revalidation of the subject cited plot has been considered for revalidation of the building plan approved vide this office memo no. 1098 dated 19.03.2014 under the same term & conditions already laid in the memo dated 19.03.2014. The said plan have been revalidated for a further period of two year i.e. upto 18.03.2018 on the same terms & conditions.

DA/As above:

(Hitesh Sharma)  
District Town Planner  
Karnal

*Handwritten initials*  
T.C.



**OFFICE OF THE DISTRICT TOWN PLANNER, KARNAL**

1<sup>st</sup> Floor, HUDA Complex, Sector-12, Karnal-132001

Website : www.tcp.haryana.gov.in

☎: 0184-2267528

E-mail : dtp.karnal.tcp@gmail.com

To

Ansal Housing & Construction Ltd.  
15, UGP, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001.

Memo No.: 537

Dated: 14-3-16

**Sub:** Revalidation of approved building plan of plot no. C-130 in Residential Licensed Colony Licence No. 133 dated 31.05.2007 (LC-981) at Ansal Town, Sector-36, Karnal.

**Ref:-** Your application dated 08.03.2016 & incontinuation of this office memo no. 1102 dated 19.03.2014.

Your application for revalidation of the subject cited plot has been considered for revalidation of the building plan approved vide this office memo no. 1100 dated 19.03.2014 under the same term & conditions already laid in the memo dated 19.03.2014. The said plan have been revalidated for a further period of two year i.e. upto 18.03.2018 on the same terms & conditions.

DA/As above:

  
(Hitesh Sharma)  
District Town Planner  
Karnal





**OFFICE OF THE DISTRICT TOWN PLANNER, KARNAL**

1<sup>st</sup> Floor, HUDA Complex, Sector-12, Karnal-132001  
Website : www.dcp.haryana.gov.in

HF: 0184-2267528

E-mail :dip.karnal.tcp@gmail.com

To

Ansal Housing & Construction Ltd.  
15, UGF, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001.

Memo No.: 540

Dated: 14-3-16

Sub:

Revalidation of approved building plan of plot no. C-131 in Residential Licensed Colony Licence No. 183 dated 31.05.2007 (LC-981) at Ansal Town, Sector-36, Karnal.

Ref:-

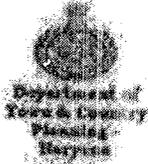
Your application dated 08.03.2016 & incontinuation of this office memo no. 1102 dated 19.03.2014.

Your application for revalidation of the subject cited plot has been considered for revalidation of the building plan approved vide this office memo no. 1104 dated 19.03.2014 under the some term & conditions already laid in the memo dated 19.03.2014. The said plan have been revalidated for a further period of two year i.e. upto 18.03.2018 on the same terms & conditions.

DA/As above:

*Hitesh Sharma*  
(Hitesh Sharma)  
District Town Planner  
Karnal

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T.C*



**OFFICE OF THE DISTRICT TOWN PLANNER, KARNAL**

1<sup>st</sup> Floor, HUDA Complex, Sector-12, Karnal-132001

Website : www.topharyana.gov.in

☎: 018443267528

✉-mail :dtp.karnal.tcp@gmail.com

To

Ansal Housing & Construction Ltd.  
15, UHF, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001.

Memo No.: 536

Dated: 14-3-16

Sub:

Revalidation of approved building plan of plot no. C-133 in Residential Licensed Colony Licence No. 183 dated 31.03.2007 (LC-981) at Ansal Town, Sector-35, Karnal.

Ref:-

Your application dated 08.03.2016 & incontinuation of this office memo no. 1102 dated 19.03.2014.

Your application for revalidation of the subject cited plot has been considered for revalidation of the building plan approved vide this office memo no. 1106 dated 19.03.2014 under the same term & conditions already laid in the memo dated 19.03.2014. The said plan have been revalidated for a further period of two year i.e. upto 18.03.2018 on the same terms & conditions.

DA/As above:

  
(Hitesh Sharma)  
District Town Planner  
Karnal

TC



**OFFICE OF THE DISTRICT TOWN PLANNER, KARNAL**

1<sup>st</sup> Floor, HUDA Complex, Sector-12, Karnal-132001

Website : www.tepharyana.gov.in

☎ : 0104-2267028

✉ : dtp.karnal.tcp@gmail.com

To

Ansal Housing & Construction Ltd.  
15, UGF, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001.

Memo No.: 538

Dated: 14-3-16

Sub:

Revalidation of approved building plan of plot no. C-139 in Residential Licensed Colony Licence No. 183 dated 31.05.2007 (LC-981) at Ansal Town, Sector-36, Karnal.

Ref:-

Your application dated 08.03.2016 & incontinuation of this office memo no. 1102 dated 19.03.2014.

Your application for revalidation of the subject cited plot has been considered for revalidation of the building plan approved vide this office memo no. 1102 dated 19.03.2014 under the same term & conditions already laid in the memo dated 19.03.2014. The said plan have been revalidated for a further period of two year i.e. upto 18.03.2018 on the same terms & conditions.

DA/As above:

*Hitesh Sharma*  
(Hitesh Sharma)  
District Town Planner  
Karnal

*G.T.C*

To

Ansal Housing & Construction Ltd.  
15, UGF, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001.

Memo No.: 3073

Dated: 14/09/2016

**Sub:** Revalidation of approved building plan of plot no. C-141 in Residential Licensed Colony Licence No. 183 dated 31.05.2007 (LC-981) at Ansal Town, Sector-36, Karnal.

**Ref:-** Your application dated 09.08.2016 & in continuation of this office memo no. 4186 dated 02.09.2014.

Your application for revalidation of the subject cited plot has been considered for revalidation of the building plan approved vide this office memo no. 4186 dated 02.09.2014 under the same terms & conditions already laid in the memo dated 02.09.2014. However, after applicability of Haryana Building Code 2016 w.e.f 01.07.2016, the provisions of Haryana Building Code will be applicable instead of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, Rule 1965 as laid down in condition no. 1 of the said memo. The remaining terms & conditions will remain the same. The said plans have been revalidated for a further period of two year i.e. upto 02.09.2018 and the original copy of the approved building plan received with the application is returned in original after revalidation.

DA/As above:

  
District Town Planner  
Karnal



Housing

Board

Haryana

OFFICE OF THE

EXECUTIVE ENGINEER S.O. No. - 16, SECTOR-3, KARNAL.  
(Tel. 0184-2221220 Fax. No.0184-2221511)

No. JIBH/DD/2011/

4679-80

Dated:-

12/8/11

The Town Planner,  
Housing Board Haryana,  
Panchkula.

Sub: Transfer of 50% EWS plots in Sector-36 at Karnal.

The possession of 94 Nos. EWS plots in Sector 36, Karnal has been taken over from District Town Planner, Karnal (photocopy of possession) enclosed. The photocopy of lay out plan showing the position of plots is also enclosed herewith.

This is for information and further necessary action.

DA/ As above

Executive Engineer,  
Housing Board Haryana,  
Karnal.  
Dated:

Encl.No. JIBH/DD/2011/

Copy of this above is forwarded to the Chief Engineer, JIBH/Panchkula for information and necessary action please.

Executive Engineer,  
Housing Board Haryana,  
Karnal.

Sub: Possession of EWS Plots M/s Ansal Housing and Construction Ltd. in 36, Karnal.

The possession of 94 nos. EWS Plots in Sector-36 Karnal have been by M/s Ansal Housing and Construction Ltd. vide there letter dated 27.05.2011 enclosed).

The Detail of Plots is as under:-

Plot Nos.	E-119 to E-212
Total Units	94 Nos.
Sizes of each plots.	5.0 M X 10.0 M = 50.00 Sq. M.
Total Area of Plots	4, 700 Sq. M.

Possession Handed Over

*Jal Parkash*  
10/8/2011  
Jal Parkash (J.E) O/o  
District Town Planner, Karnal

Possession Taken Over

*Sh. Gulshan Kumar*  
20/8/2011  
Sh. Gulshan Kumar (J.E.) O/o  
Executive Engineer, Housing Board,  
Karnal

*G.C.*

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Haryana  
District  
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Karnal  
J/Accy/HDM  
XEA  
27/6/11  
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From District Town Planner  
Karnal

To Executive Engineer,  
Housing Board, Karnal

Memo No: 2942

Dated: 8/6/11

Sub: Transfer of 50% EWS plots to Housing Board, Haryana.

Ref: Ansal Housing and Construction Ltd. letter dated 27.05.2011 (copy enclosed).

Vide letter under reference, Ansal Housing and Construction Ltd. has intimated that 94 EWS plots in Ansal Housing and Construction Ltd. Sector-3 Karnal are ready to hand over to your Deptt. The terms and conditions will remain as below:-

1. The Housing Board Haryana shall make the payment to the colonizer within a period of three months from the date of receiving of the possession of the said plots, failing which the transfer of possession shall be considered as null and void.
2. The colonizer shall execute the sale deed for the said plots within a period of one month from the receipt of payment.

So, you are requested to take the possession of the EWS plots at the earliest.

Letter given by  
the Mr. K. K.  
Karnal  
27/6/11

Handwritten notes and signatures in the left margin.

District Town Planner  
Karnal

Dated:

Copy is forwarded to the following for information and necessary action

1. Director General, Town & Country Planning, Haryana, Chandigarh.
2. Chief Administrator, Housing Board Haryana.
3. Senior Town Planner Ranchkula.
4. Managing Director, Ansal Housing and Construction Ltd., 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi-110001.

Handwritten notes and dates in the bottom left margin.

District Town Planner  
Karnal

Handwritten signature at the bottom right.



# ANSAL HOUSING & CONSTRUCTION LTD.

An ISO 9001:2008 Company

Registered & Head Office: 11, UDF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001  
Ph: +91-11-43577100 Fax: +91-11-23350847 www.ansals.com e-mail: ahnl@ansal.com

Dated: May 27, 2011

The District Town Planner,

JECM [Signature]

Sub: Licence No 183, dated 31-5-07 for Residential Plotted Colony at Sector 36, Kashi Karnal, Karnal - Handing over of 50% EWS Plots to the Housing Board Haryana.

District Town Planner KARNAL  
Diary No. 205  
Date 26/5/11

Dear Sir, :

We wish to state that there are 187 EWS Plots in our above Plotted Colony, Ansal Town, Karnal. In compliance with the guidelines of the Department we are hereby handing over 94 of the above plots for development by the Housing Board Haryana. The details of the said plots are as under as marked in the attached 3 copies of Approved Revised Layout Cum Demarcation Plan of the Colony:

Plot Nos:	E-110 to E-212
Total Units	94 Nos
Sizes of each plot:	6.0 M x 10.0 M = 60.0 Sq. M.
Total Area of the Plots:	4,700 SQ. M.

Kindly acknowledge and take over the same.

Thanking you,  
Yours faithfully,  
For Ansal Housing & Construction Ltd.

Authorized Authority.

Encls: 3 copies of Approved Demarcation Plan as above.

[Handwritten initials]

Minutes of the 174<sup>th</sup> Meeting of the State Expert Appraisal Committee, constituted for considering Environmental Clearance of Projects (B category) under Government of India Notification dated 14.09.2006 and amendments thereof held on 07<sup>th</sup>, 08<sup>th</sup> and 09<sup>th</sup> August, 2018 under the Chairmanship of Sh. G.R. Goyat, Chairman, SEAC at Panchkula

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List of participants is annexed as *Annexure-A*.

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 173<sup>rd</sup> Meeting were discussed and approved without any modification.

It was informed that in this meeting 30 number projects are to be taken up for scoping, appraisal and grading as per agenda circulated and one case whose site visit report submitted by the sub-committee was also taken up as additional agenda item.

Secretary, SEAC further informed that in addition to 18 cases which are to be taken up in 175<sup>th</sup> meeting of the SEAC to be held on 13<sup>th</sup> and 14<sup>th</sup> August, 2018, 09 more cases were received from SEIAA upto 07.08.2018. Keeping in view the pendency of cases in SEAC and the expiry of the present SEAC terms, it was unanimously decided as an exceptional case all the cases received upto 07.08.2018 can be taken as additional agenda items.

174.01 Environmental Clearance for the proposed construction of Residential Plotted Colony (97.773 Acres), Village Kasba Karnal, Sector-36, District Karnal by M/s Ansal Housing & Construction Limited

Project Proponent : Mr. Manoj Kumar  
Consultant : EQMS

The project proponent submitted the case for obtaining Environmental Clearance to the SEIAA, Haryana on 08.08.2014 as per check list approved by the SEIAA/SEAC.

The Terms of Reference were approved in the 111<sup>th</sup> meeting of the SEAC held on 08.09.2014 and conveyed to the project proponent vide letter No. 1631 dated 12.09.2014 with the following conditions:

1. HT line is passing through the project area. The category of the HT Line should be indicated along with Right of Way to be left clear to all the construction activity as per requirement of Electricity Rules.
2. There is an existing link road passing through project area. It may be clearly defined along with the land width.
3. For shelter belt of three lines adequate space should be left all around the periphery of the project area and this should be shown on the scaled map.

The project proponent submitted the EIA report on 20.01.2015 on the basis of Terms of Reference approved by the Committee. The case could not be taken up in the SEAC as the term of SEIAA/SEAC was elapsed on 21.03.2015. Therefore, the case was transferred to Ministry of Environment and Forest, Government of India in the month of March, 2015. This case could not be taken up by the MoEF and was again transferred to SEIAA on 31.08.2015 after the reconstitution of SEIAA/SEAC on 21.08.2015.

Thereafter the case was taken up for appraisal in the 120<sup>th</sup> meeting of the SEAC held on 06.11.2015. The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP. The observations of the 120<sup>th</sup> meeting were conveyed to the project proponent vide letter No. 193 dated

*[Handwritten signature]*

16.11.2015. The PP submitted the reply vide letter dated 04.02.2016. Thereafter, the case was taken up for appraisal in the 129<sup>th</sup> meeting of the SEAC held on 14.03.2016.

During discussion, it was revealed that project proponent has already started construction work which amounts to violation of Environmental Protection Act, 1986 in compliance of EIA Notification dated 14.09.2006. It was observed by the Committee that the project proponent has not given the exact status of the construction so far carried out at site. Therefore, PP was directed to submit an affidavit from the Director of the Company giving the exact status of the Construction with graphical details of the same along with the Resolution of Board of Directors as per the Office Memorandum No. J-11013/41/2006.IA.II(i) dated 16th November, 2010 issued by Ministry of Environment and Forest, Government of India.

Further the Project Proponent was directed to stop the construction at site immediately in compliance of the Office Memorandum No. J-11013/ 41/ 2006.IA.II(i) dated 27.06.2013 issued by the MoEF, GOI.

The observations of 129th meeting were issued to the PP vide letter No. 780 dated 25.03.2016. Final Show Cause Notice was issued to the project proponent vide letter No. 2156 dated 16.08.2017. The PP their letter dated 18.09.2017 requesting for delisting of their case as under:

"It is submitted that the project lies under para 8(b) Township and Area Development project as per MoEF Notification dated 14.09.2006, wherein EC is required to be taken, if the area of the project is greater than 50 hectares. The subject project covers an area of 97.773 Acres of land, which is less than 50 hectares. Hence EC for the project is not required to be obtained as per MoEF Notification dated 14.09.2006.

Thereafter, the case was taken up in the 160th meeting of the SEAC held on 06.11.2017. It was decided to constitute a Sub-Committee for site visit: The sub-committee will consist of the following:

1. Sh. G.R. Goyat, Chairman
2. Sh. A.K. Bhatia, Member (Coordinator)

The site has since been visited by the Sub-Committee had submitted its report on 18.06.2018. The report of the Sub-Committee was placed before the Committee in the 171st meeting of the SEAC held on 18.06.2018. The Sub-Committee report was read out to all the Members of the Committee and deliberated in detail. The Committee has accepted the report of the Sub-Committee in total.

The Committee after detailed discussion is of the unanimous view that the case may be placed for appraisal in the 172nd meeting of the SEAC.

The Project proponent vide letter dated 04.07.2018 (Copy placed on file at CP-67 ) requested for deferment of their case for the next meeting. The Committee unanimously acceded the request of the PP and decided to list the project in the next meeting of the SEAC. Notice will be issued by the Secretary, SEAC.

Thereafter, the case was taken up in the 174<sup>th</sup> meeting of the SEAC to be held on 07.08.2018.

The brief of the case is that the PP applied for Environment Clearance on 07.08.2014 for an built up area of 289577.58 Sq. Meters and terms of reference was approved in the 111<sup>th</sup> meeting of the SEAC held on 03.09.2014 and the same were conveyed to the project proponent vide letter No.2631 dated 12.09.2014. On the basis of Terms of Reference approved by the SEAC, Haryana, project proponent submitted the EIA/EMP on 20.01.2015 for an area of 261430.265 Sq. Meters. It was revealed

EC  
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from the site visit report that PP is not submitting details/desired information even after repeated directions by Sub-Committee and assurances given by him and the area constructed/to be constructed by the project proponent is more than the required for exemption and the PP requires Environmental Clearance.

The brief of the site visit report is as under:

1. The PP has started development and construction of plotted colony without getting EC from the competent authority on the pretext that the area of the project (plotted colony) is less than 50 hectares.
2. The PP has already constructed the commercial complex-1 and remaining are proposed to be constructed. The total area of all the commercial complexes are 15459 Sq. Meters as per EIA Report. The PP has already constructed the flats and details as provided by PP is 12699 Sq. Meters (Copy of which placed on the case file from CP-30-64).
3. The total area under common facility like school, community centre, religious building, taxi stand is 50360 Sq. Meters as mentioned in EIA Report are supposed to be constructed by PP. Although PP has given assurance that no further construction will be done but could not provide credible documents to support the claim.
4. The PP has obtained the approval for construction of various sites, plots and other facilities from other from DTCP, the documents provided include O/C for 14934 Sq. Meters and approval for construction in 17 plots (enclosed). In addition, the construction activity has been done on other plots for which PP was unable to supply the records. It was promised by Sh. N.P. Sharma that remaining information/documents will be sent within one week time. But after repeated telephone calls and written request, the information was not provided. Final notice was sent to PP to provide all the information No. 583 dated 06.06.2018. After lapse of 26 days, no response was received from the PP.

Therefore the PP has violated the conditions of EIA Notification dated 14.09.2006 by starting the construction without getting the EC (Original site visit report placed on file at CP-30-31).

The Committee after detailed discussion was of the unanimous view that the case be referred to the SEIAA for initiating prosecution action as per EIA Notification, 2006.

**174.02 Environmental Clearance for the proposed Residential Plotted Colony at Village Piwara, Sec-19, Rewari, Haryana by M/s Ansal Housing & Construction Ltd.**

Project Proponent : Mr. Manoj Kumar  
Consultant : EQMS

The project was submitted to the SEIAA, Haryana on 29.08.2014. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. The Terms of Reference were approved in the 113<sup>th</sup> Meeting of the SEAC held on 09.10.2014 and conveyed to the project proponent vide letter No. 1776 dated 17.10.2014. The

Further PP was directed to submit the following documents along with EIA Report:

1. Copy of License No. 184/2007 issued on 30.05.2007 which has been revalidated upto 31.03.2015 vide letter dated 31.03.2014.
2. Copy of Zoning Plan approved vide letter dated 11.08.2008.

The PP submitted the EIA/EMP vide letter dated 31.08.2015. The case was taken up for appraisal in the 124<sup>th</sup> meeting of the SEAC held on 23.12.2015. The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP. The Committee was of the unanimous view that the consultant should inform the Committee/Secretary, SEAC in advance so that next cases in the seniority can be fixed in the meeting.

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The observations of 124th meeting were conveyed to the PP vide letter No. 489 dated 11.01.2016. The project proponent vide letter dated 20.10.2016 submitted a request for withdrawal of their case with the following:

"It is intimated that the Minutes of meetings of SEIAA, published on the website indicates that the Plotted Development Project does not require Environmental Clearance, if project area is less than 50 ha. and builtup area is less than 150000 Sq. Meters.

It in this regard, it is stated that the area of said project is much less than the criteria mentioned in the above para. It is, therefore, requested to close the above mentioned application for granting Environmental Clearance and we wish to withdraw the proposal."

Thereafter, the case was taken up in the 144th meeting of the SEAC held on 10.11.2016. The project proponent neither attended the meeting nor requested for adjournment. The Committee decided to issue 30 days notice to the PP.

The observations of 144th meeting were issued to the PP vide letter No. 1638 dated 24.11.2016. Final Show Cause Notice was issued to the project proponent vide letter No. 2132 dated 16.08.2017. The PP their letter dated 18.09.2017 requesting for delisting of their case as under:

"It is intimated that the Minutes of meetings of SEIAA, published on the website indicates that the Plotted Development Project does not require Environmental Clearance, if project area is less than 50 ha. and builtup area is less than 150000 Sq. Meters.

It in this regard, it is stated that the area of said project is much less than the criteria mentioned in the above para. It is, therefore, requested to close the above mentioned application for granting Environmental Clearance and we wish to withdraw the proposal."

Thereafter, the case was taken up in the 160th meeting of the SEAC held on 06.11.2017. It was decided to constitute a Sub-Committee for site visit. The sub-committee will consist of the following:

1. Sh. S.C. Mann, Member(Coordinator)
2. Sh. R.K. Sapra, Member

The sub-committee shall submit its report within 15 days from the issue of the letter by the Secretary SEAC.

The site has since been visited by the Sub-Committee had submitted its report on 18.06.2018. The report of the Sub-Committee was placed before the Committee in the 171st meeting of the SEAC held on 18.06.2018. The Sub-Committee report was read out to all the Members of the Committee and deliberated in detail. The Committee has accepted the report of the Sub-Committee in total.

The Committee after detailed discussion is of the unanimous view that the case may be placed for appraisal in the 172nd meeting of the SEAC.

The Project proponent vide letter dated 04.07.2018 (Copy placed on file at CP-43 ) requested for deferment of their case for the next meeting. The Committee unanimously acceded the request of the PP and decided to list the project in the next meeting of the SEAC. Notice will be issued by the Secretary, SEAC.

Thereafter, the case was taken up in the 174<sup>th</sup> meeting of the SEAC to be held on 07.08.2018.

It was revealed from the site visit report that during inspection it was observed by the Sub-Committee that plotted colony was already under construction. Total built up area is 175608.75 Sq. Meters (covered under EIA Notification 14.09.2006 being >150000 Sq. Meters) as per approved building plans. The construction have been done in violations of the provisions of EIA Notification dated

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14.09.2006 as the project proponent has not obtained prior Environmental Clearance so far (Original site visit report placed on file at CP-41).

The Committee after detailed discussion was of the unanimous view that the case be referred to the SEIAA for initiating prosecution action as per EIA Notification, 2006.

**174.03 Environmental Clearance for construction of Commercial Colony located in the revenue estate of village Parwala Khurspur, Sector-109, District Gurugram, Haryana by M/s Bale Babu Estate Pvt. Ltd.**

Project Proponent : Mr. Vivek Bhambri  
 Consultant : Aplinka Solutions

The project was submitted to the SEIAA, Haryana on 06.06.2018. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter, the case was taken up for appraisal in the 172nd meeting of the SEAC held on 02.07.2018.

The Project proponent requested for deferment of their case for the next meeting. The Committee unanimously acceded the request of the PP and decided to list the project in the next meeting of the SEAC. Notice will be issued by the Secretary, SEAC.

Thereafter, the case was taken up in the 174<sup>th</sup> meeting of the SEAC to be held on 07.08.2018.

During presentation, the Committee was informed that it is a proposed construction of commercial colony located at Village Pawala and Khusrupur, Sector 109, District Gurgaon, Haryana. The estimated cost of the project is Rs. 200 Crores. Total Plot area is 6.387 Acres (25,847.27 Sq. Meters) and net plot area is 5.88 Acres ( 23,828.433 Sq. Meters). Total built up area will be approximately 70,999.22 Sq. Meters. Basement area of 29,300.55 Sq. Meters has been proposed. The project will comprise of one tower of commercial and office building (2B+G+5). The maximum height of the building is approx. 26.4 meters. It was also informed that the green area development has been kept as 30 % (i.e. 7,148.53 Sq. Meter approximately) of the net plot area. 832.83 Sq. Meters of the net total plot area would be earmarked for plantation in the form of shelter belt around the periphery of the project area and in the form of avenue line on either side of the roads. 5315.70 Sq. Meters of the net plot area under herbs/shrubs/climbers/lawns, parks. The total water requirement for the project will be 209KLD (i.e. 71 KLD of fresh water & 138 KLD of recycled treated water). The waste water generation will be 172 KLD which will be treated upto tertiary level in STP having total capacity of 230 KLD. The STP treated water will be used for flushing, cooling, horticulture and other misc. purposes.

The Air quality data shows exceeding baseline in respect of PM<sub>10</sub> and PM<sub>2.5</sub> parameters which ranges approximately from 194.21 µg/m<sup>3</sup> and 146.09 µg/m<sup>3</sup> respectively. Incremental air pollution in respect of PM<sub>10</sub> is 0.12 µg/m<sup>3</sup>. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

It was informed by the project proponent that the power requirement for the project will be 3,500.65 kW. Parking requirement for the project as per Haryana Bye Laws is 834 ECS but the parking proposed to be provided in the project is 899 ECS. There will be total solid waste generation of 1,836.32 Kg/day. Out of this the bio-degradable waste 1101.792 Kg/day will be composted in 2 Nos. of Organic Waste Converter provided within the project premises and the manure produced will be used for horticulture and green development. The calculations of the same are in accordance with the

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Sl. No	Reference No	Address	Weight	Additional Info.	Quantity	Amount
1	Registered Letter RD983657375IN	LIC OF INDIA MANDALI 175001	40	Prepaid Amount : 27.00	1	0.00
2	Registered Letter RD983556031IN	THE DIRECTOR (IA) DIVISION NEW DELHI 110005	30	Prepaid Amount : 22.00	1	0.00
3	Registered Letter RD983556028IN	THE DIRECTOR (IA) DIVISION NEW DELHI 110005	313	Prepaid Amount : 72.00	1	0.00
4	Registered Letter RD983556014IN	MR SUNIL NEW DELHI 110005	226	Prepaid Amount : 77.00	1	0.00
5	Registered Letter RD983556065IN	RAHUL KHANNA BARYATI 122001	40	Prepaid Amount : 27.00	1	0.00
6	Registered Letter RD983555994IN	ANITA KHANDEWAL RAJASTHAN 301001	30	Prepaid Amount : 27.00	1	0.00
7	Registered Letter RD983555995IN	MR RAVI SHANKAR L PUNJAB	30	Prepaid Amount : 27.00	1	0.00
8	Registered Letter RD983555977IN	RAM PAL SINGH U PUNJAB	30	Prepaid Amount : 22.00	1	0.00
9	Registered Letter RD983555969IN	MRS NEHA GOYAL U PUNJAB	40	Prepaid Amount : 27.00	1	0.00
10	Registered Letter RD983656000IN	HARI RAJ SINGH U PUNJAB	30	Prepaid Amount : 27.00	1	0.00

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