

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

Appeal No. 11/2025

IN THE MATTER OF:-

Harish Kumar

.....Applicant(s)

VERSUS

State of Haryana & Ors.

.....Respondent

INDEX

Sr. No.	Particulars	Page No.
1	Reply on behalf of respondent no.3	1-6
2	Annexure R-1 Copy of Licence	7-11
3	Annexure R-2 Copy of CTE	12-16
4	Annexure R-3 Copy of Environment Clearance	17-32
5	Annexure R-4 Copy of permission letter	33
6	Annexure R-5 CM window complaint	34-35
7	Annexure R-6 Head Office letter	36
8	Annexure R-7 – Copy of Regional Office Report alongwith photos	37-39

Dated: 14.08.2025

Filed By



Rahul Khurana, Advocate
09811894060
Email: rkhuranalegal@gmail.com

BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
Appeal No. 11/2025

IN THE MATTER OF :-

Harish Kumar

.....Applicant(s)

VERSUS

State of Haryana & Ors.

.....Respondent

**Reply on behalf of Respondent No.3 through
Regional Officer, Haryana State Pollution Control
Board, Gurugram Region South**

MOST RESPECTFULLY SHOWETH:-

1. That appellant has filed present appeal under section 16(h) of the National Green Tribunal Act, 2010 challenging the Environment Clearance (EC) dated 06.12.2024 granted by State Environment Impact Assessment Authority (SEIAA) to the respondent no. 4 i.e. M/s Forever Buildtech and others (Project Proponent) for the development of mixed land use colony at village- Hayatpur, sector-84, Gurugram with 90% Residential component and 10% Commercial Component under the TOD policy dated

09.02.2016 over an area of 1,30,500 sq. m built up area. Since, present appeal has been filed challenging the Environmental Clearance granted by SEIAA, Haryana, therefore, same is not maintainable against the answering respondent and liable to be dismissed.

2. That it has been alleged that construction activities by M/s Forever Buildtech and others at village- Hayatpur, sector-84, Gurugram were commenced before obtaining the prior Environmental Clearance.
3. M/s Forever Buildtech (Project Proponent) village- Hayatpur, sector-84, Gurugram has obtained Licence No. 49 of 2024 for development of Mix Land use colony (Residential 90% and Commercial 10%) under TOD policy over an area measuring 4.6875 (**Annexure- R-1**), CTE vide HSPCB/Consent/: 329962325GUSOCTE89171818 Dated 17/01/2025 (**Annexure-2**) and Environmental clearance dated 06/12/2024 (**Annexure R-3**).
4. M/s Forever Buildtech (Project Proponent) village- Hayatpur, sector-84, Gurugram and its nearby area was finalised for the installation of helipad during the visit of Hon'ble Prime Minister. Copy of correspondence between Deputy Commissioner to Dy. Secretary to Prime

Minister, Govt. of India, PMO. New Delhi regarding permission landing of helicopter bearing flying Hon'ble Prime Minister, Govt. of India at rally ground near ellan miracle mall sector-84, Gurugram on 11.03.2024 is attached as **Annexure R-4**.

5. A CM window complaint CMOFF/N/2024/069025 dated 26.06.2024 (**Annexure- R-5**) was received against the project proponent regarding unauthorized commencement of construction activity by the project proponent. In reference to the said complaint, the Chief Environmental Engineer-I, HSPCB vide letter no. HSPCB/CEE-I/2024/92 dated 05.09.2024 (**Annexure- R-6**) asked regional office to visit the site of M/s Forever Buildtech (Project Proponent) village- Hayatpur, sector-84, Gurugram and check whether the unit has started any construction activity.
6. The site was visited by Sh. Vijay Chaudhary, Regional Officer & Sh. Divyanshu, Assistant Environmental Engineer on 09.09.2024. It was reported that L&T had constructed Helipad for visit of Hon'ble Prime Minister on 11.03.2024 on the site of M/s Forever Buildtech (Project Proponent) village- Hayatpur, sector-84, Gurugram

- i.e. near Ellan Miacle Mall, Sector-84, Gurugram. During visit it was observed that project proponent has constructed temporary office building made of portal cabin. Further during visit Project proponent has assured same will be demolished during future course of period. Thereafter status of the same was sent to Head office vide letter no. HSPCB/GRS/2024/2872 dated 09.09.2024 (**Annexure- R-7**).
7. That present reply is being submitted dealing with issue pertaining to answering respondent and liberty is being craved to file detailed reply, as and when required, with the permission of this Hon'ble Tribunal.

Date: 14.08.2025

Place: Gurugram



Krishan Kumar,
Regional Officer, HSPCB
Gurugram Region (S)

Regional Officer
Haryana State Pollution Control Board
Gurgaon Region (South)
HSIIDC Complex, 11th Floor,
IMT Manesar, Gurgaon

BEFORE THE NATIONAL GREEN TRIBUNAL**PRINCIPAL BENCH, NEW DELHI****Appeal No. 11/2025**

IN THE MATTER OF :-

Harish Kumar

.....Applicant(s)

VERSUS

State of Haryana & Ors.

.....Respondent

AFFIDAVIT

I, Krishan Kumar, Regional Officer, Haryana State Pollution Control Board, Gurugram (South) aged about 54 years do hereby solemnly affirm and state as under:-

1. That in the aforesaid official capacity, I am well conversant with the facts and circumstances of the case, therefore, I am competent to swear this affidavit.
2. That I have gone through the contents of accompanying reply which has been drafted under my instructions.
3. That Annexures are true copy of their originals.

NOTARY REGISTERED NO. 138

Date: 14-08-25

Deponent

Regional Officer
Haryana State Pollution Control Board
Gurgaon Region (South)
HSIIC Complex, 111rd Floor,
IMT Manesar, Gurgaon

Verification:

Verified at Gurugram on 14th day of August, 2025 that the contents of affidavit are true and correct to my knowledge and on the basis of information derived from the official record which I believe to be true and no material fact has been concealed therein.



ATTESTED

N.K. DABUR Regd. No. 17896
Advocate & Notary
Distt. Gurugram, Haryana (INDIA)

Deponent

Regional Officer
Haryana State Pollution Control Board
Gurgaon Region (South)
HSIIC Complex, 111rd Floor,
IMT Manesar, Gurgaon

14 AUG 2025

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

Licence No. 49 of 2024

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made there under to Sh. Ram Kumar alias Ram Kawar S/o Sh. Shoram, Sh. Jagdish Yadav, Sh. Naresh Kumar, Sh. Mukesh Kumar Yadav, Sh. Raj Kumar & Sh. Rakesh Kumar Ss/o Sh. Balbir Singh in collaboration with Forever Buildtech Pvt. Ltd., 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001 for development of Mix Land Use Colony (Residential 90% and Commercial 10%) under TOD Policy dated 09.02.2016 over an area measuring 4.6875 acres in the revenue estate of village Hayatpur, Sector-84, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Mix Land Use Colony (Residential 90% and Commercial 10%) under TOD Policy dated 09.02.2016 is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
 - (i) That the licensee will pay the Infrastructure Development Charges amounting to **Rs.4,52,06,978/-** in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - (ii) That area coming under the sector roads and restricted belt/ green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - (iii) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - (iv) That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - (v) That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP, Haryana.
 - (vi) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

Director
 Town & Country Planning
 Haryana, Chandigarh

- (vii) That the licensee has not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- (viii) That the licensee has understood that the development /construction cost of 24 m/18m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- (ix) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- (x) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- (xiii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) That the licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xv) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein applicant company has to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xvi) That the licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- (xvii) That the licensee shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.
- (xviii) That the licensee shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

- (xix) That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xx) That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- (xxi) That the licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- (xxii) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxiii) That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.
- (xxiv) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- (xxv) That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- (xxvi) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- (xxvii) That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan.
- (xxviii) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- (xxix) That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- (xxx) That the licensee shall complete the project as per the policy dated 09.02.2016 and as amended time to time.
- (xxxi) That the licensee shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of the general public.

(xxxii) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

(xxxiii) The licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

3. The licence is valid up to 13/03/2024.

Dated: 14/03/2024.
Place:

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5260/Asstt(RK)/2024/ 9553

Dated: 14-03-2024

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

1. Sh. Ram Kumar alias Ram Kavar S/o Sh. Shoram, Sh. Jagdish Yadav, Sh. Naresh Kumar, Sh. Mukesh Kumar Yadav, Sh. Raj Kumar & Sh. Rakesh Kumar Ss/o Sh. Balbir Singh in collaboration with Forever Buildtech Pvt. Ltd., 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral Agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.



(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....⁴⁹.....Dated.....^{14/03}.....of 2024

Detail of land owned by Ram Kumar alias Ram KawarS/o Shoram 1/2 share, Jagdish, Yadav, Naresh Kumar, Mukesh Kumar Yadav, Raj Kumar and Rakesh Kumar Ss/o Balbir Singh 1/2 share.:-

Village	Rect.No.	Killa No.	Area (K-M)		
Hayatpur	65	1/1/2	1-1		
		9/2	2-13		
		10	8-0		
		11	8-0		
		12	8-0		
	66	20/2	2-0		
		6/1/2/2	0-2		
		6/2/2	2-13		
		6/4	0-10		
		15/2/1	4-11		
		Total	37-10		
					Or 4.6875 acres

Director
Town & Country Planning
Haryana, Chandigarh

(Signature)


HARYANA STATE POLLUTION CONTROL BOARD


**Haryana State Pollution Control Board, 3rd Floor,
HSIIDC Office Complex, IMT Manesar, Gurugram
Email:- hspcbrogrs@gmail.com**

Website: www.hrocmms.nic.in E-Mail - Hqhspcb@hspcb.org.in

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962325GUSOCTE89171818

Dated:17/01/2025

To.

M/s : M/s Forever Buildtech Private Limited

village-Hayatpur Sector -84 Gurugram Manesar urban complex, District Gurugram

Haryana

GURGAON

122051

Sub. : Grant of consent to Establish to M/s M/s Forever Buildtech Private Limited

Please refer to your application no. 89171818 received on dated 2024-12-24 in regional office Gurgaon South.

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

Consent Under	AIR/WATER
Period of consent	17/01/2025 - 05/12/2034
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	67332.0
Total Land Area (Sq. meter)	18969.64
Total Builtup Area (Sq. meter)	130500.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	194.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycle/ Reuse
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l

4. pH	5.5-9.0
5. Total Nitrogen	10 mg/l
6. Total Phosphorus	1 mg/l
7. Faecal Coliform (MPN/100ml)	Less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	4
Height of stack	
1. Attached to Gen Set of 1000 KVA above roof level	6 Meter
2. Attached to Gen Set of 1000 KVA above roof level	6 Meter
3. Attached to Gen Set of 750 KVA above roof level	6 Meter
4. Attached to Gen Set of 500 KVA above roof level	6 Meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Gas or any other fuel approved by CAQM, CPCB, HSPCB	750 KG/Day

VIJAY

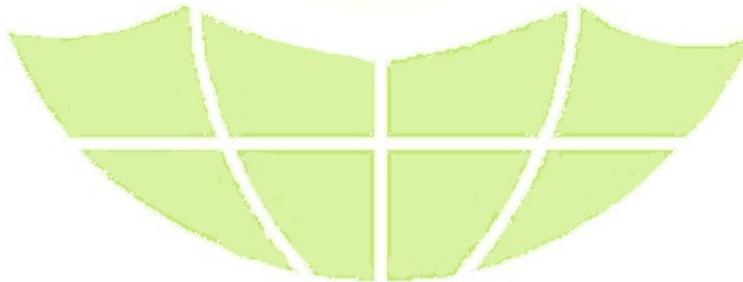
CHAUDHARY

Regional Officer, Gurgaon South*Haryana State Pollution Control Board.*Digitally signed by VIJAY
CHAUDHARY
Date: 2025.01.17 17:51:51
+05'30'**Terms and conditions**

- The industry has declared that the quantity of effluent shall be 194 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 194 KL/Day for Domestic and the same should not exceed .
- The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
- The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
- That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.

5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority (CGWA)/ Haryana Water Resources (Conservation, Regulation and Management) Authority (HWRA) for scientific development of precious resource
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.

22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.
27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.
28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

Specific Conditions**HARYANA STATE****Other Conditions :**

1. CTE so granted is on the basis of detail submitted by the Project Proponent in online application and undertakings, CTE granted is without prejudice to the action to be taken in respect of any violation made by Project Proponent in past & CTE will be deemed revoked & further action will be taken as per law if any violation observed at any stage. 2. Project Proponent will submit online application 90 days before expiry of CTE. 3. Project Proponent will be maintained the daily logbook of Gen Set. 4. Project Proponent will follow the all Acts/Rules/Regulations/orders/directions issued by the HSPCB/CPCB/NGT/CAQM and Hon'ble courts and amended time to time in future otherwise CTE so granted shall be revoked without giving any further notice. 5. A detailed water harvesting plan may be submitted by the project proponent. 6. That in case any additional charges / fees / penalty etc. are found payable towards this CTE as per audit then the same shall be paid by the Project Proponent without any objection immediately as and when demanded by this office. 7. That this CTE will not provide any immunity to Project Proponent from any other Act/Rules/Regulations applicable to the project/land in question. 9. Project Proponent will not change the quantity of effluent/Air emission without prior permission of the Board. 10. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 11. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 12. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 13. Project Proponent will dispose off their waste/spent oil of Gen sets only to authorized recyclers by the HSPCB and oily cloths, gloves and other waste will be handed over to CTSDFs as applicable. 14. Project Proponent will obtain all necessary clearance from all concerned departments/Authorities 15. Project Proponent will obtain copy of registration from HWRA for extraction of ground water. 16. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 17. Project Proponent will not generate and discharge any type trade effluent inside or outside the premises of the Project. 20. Project Proponent will strictly comply with the directions of CPCB vide letter No B17011/7/UPC-IIPWM(SUP)/2022 dated 01.02.2022. 21. Project Proponent will comply all the provisions of PWM Rules, 2016 and as amended from time to time 22. Project Proponent should comply directions of Haryana Govt., Urban Local Bodies Department, vide Haryana Govt. GAZ (EXTRA) Aug.20.2013(SRVN. 22.1935 SAKA) dated 20/08/2013 and not use plastic carry bags in the premises or outside the premises by the Project Proponent or their persons. 23. Project Proponent if found violating any of the provisions of PWM Rules, orders and directions as mentioned and any of the above said conditions, the CTE so granted will stand revoked apart from initiation of legal action against the Project Proponent. 24. Project Proponent will comply all the Act/Rules/Notification/Directions i.e. HOWM Rules, E-waste Rules, PMW Rules, BMW Rules, Battery Rules and MSW Rules etc. 25. The Project Proponent will provide proper sampling arrangements on their stacks and effluent sources as applicable. 26. Project Proponent will not store any type of material/products other than the permission obtained by the Project Proponent. 27. Project Proponent will not store any hazardous type material/product which comes under the preview of HOWM Rules, 2016. 28 Project Proponent will take Consent to Operate before starting the occupation/ operation of the project. 29. The Project Proponent will install the project only on the premises for which Project Proponent has applied for NOC. 30. Project Proponent will comply the conditions mentioned in the letter dated 25-10-2019 of CPCB regarding mechanism for Environmental management. 31. Project Proponent needs to register on dust portal. 32. Project Proponent needs to operate Generator only on approved fuel in compliance with CAQM Direction vide no. 76. 33. Project Proponent will register on Dust App developed by CPCB and install Anti-Smog Guns wherever required as per CPCB/CAQM directions. 34. Project Proponent will comply the guidelines/directions regarding handling of C&D waste and construction issued by CPCB & MoEF time to time. 35. Project proponent should ensure that the project distance from Sultanpur national park (Ramsar Wetland) meet as per notification / guidelines issued by MoEF CC Govt. of India regarding wetland area, if in actual site verification the distance will be found less than prescribed distances in notification, this CTE will be revoked and further actions will be initiate against the project. 36. Unit will strictly comply the MSW Rules, PWM Rules, E-waste Rules, Battery Rules, HOWM Rules and C&D Waste Rules amended time to time. 37. Project Proponent will achieve zero discharge and install latest technology of STP and reuse/recycle of treated effluent. 38. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs. 39. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them. 40. Project Proponent will submit the compliance of conditions of CTE within 90 days.

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



सत्यमेव जयते

527

Annexure R-3

17

File No: SEAC/HR/2024/123

Government of India

Ministry of Environment, Forest and Climate Change

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



Dated 06/12/2024



To,

SH. RAM KUMAR ALIAS RAM KAWAR S/O SH. SHORAM, SH. JAGDISH YADAV, SH. NARESH KUMAR, SH. MUKESH KUMAR YADAV, SH. RAJ KUMAR AND SH. RAKESH KUMAR SS/O SH. BALBIR SINGH IN COLLABORATION WITH M/S FOREVER BUILDTECH PVT. LTD.
13th Floor, Dr. Gopal Das Bhawan , 28, Barakhamba Road, Cannought Place , New Delhi - 110001.
foreverbuidtechenv@gmail.com

Subject: EC for Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 located at village-Hayatpur Sector -84 Gurugram Manesar urban complex, District Gurugram Haryana Sh. Ram Kumar alias Ram Kawar S/o Sh. Shoram, Sh. Jagdish Yadav, Sh. Naresh Kumar, Sh. Mukesh Kumar Yadav, Sh. Raj Kumar, Sh. Rakesh Kumar Ss/o Sh. Balbir Singh in collaboration with by M/s Forever Buildtech Private Limited.

Sir/Madam,

This has reference to your Proposal No. SIA/HR/INFRA2/474637/2024 dated 22.05.2024 subsequent letter dated 29.05.2024, 12.06.2024, 30.08.2024 and 28.10.2024 for obtaining **Environmental Clearance** under Category 8(a) of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of **Rs.2,00,000/- vide DD No.201606 dated 21.05.2024.**(in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF&CC, GoI vide their Notification dated 21.02.2022, in its **294th meeting held on 11.06.2024.**

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3803HR5305367N
(ii) File No.	SEAC/HR/2024/123
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated

(viii) Name of Company/Organization	09.02.2016 by M/s Forever Buildtech Pvt. Ltd. FOREVER BUILDTECH PRIVATE LIMITED
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. It is inter-alia, noted that the project involves in **Environment Clearance for Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 over an area measuring 4.6875 Acres in the revenue estate of village-Hayatpur Sector -84 Gurugram Manesar urban complex, District Gurugram Haryana.**

4. The basic details of project are as under:

Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/474637/2024
2.	Category	8(a) Building / Construction
3.	Latitude	28°24'52.42"N
4.	Longitude	76°57'43.04"E
5.	Plot Area	18,969.64 m ²
6.	Proposed Ground Coverage	10433.30 m ² (@55.0 % of the plot area)
7.	Proposed FAR	68,661.10m ²
8.	Non FAR Area	61,838.9m ²
9.	Total Built Up area	1,30,500 m ²
10.	Total Green Area with %	3,793.928 m ² (@20 % of the total Plot Area)in which block plantation area is 2485.02 m ² (13.1% of total plot area).
11.	Rain Water Harvesting Pits (with size)	5 No. of RWH pits (effective dia. and depth of a Recharge pit 5m and 5m)
12.	STP Capacity	235 KLD
13.	Total Parking	780 ECS
14.	Organic Waste Converter	1 No's
15.	Maximum Height of the Building (m)	183 m
16.	Power Requirement	2,500 KW
17.	Power Backup	4 nos. of DG sets of total power 3,250 kVA (2 nos. x 1000 kVA, 1 no. x 750 kVA and 1 no. x500kVA)
18.	Total Water Requirement	245 KLD
19.	Domestic Water Requirement	226 KLD
20.	Fresh Water Requirement	162 KLD
21.	Treated Water	175 KLD
22.	Waste Water Generated	194 KLD
23.	Solid Waste Generated	1,411 kg/day
24.	Biodegradable Waste	846.6 kg/day
25.	Number of Towers	2 Residential Tower, 1 EWS Building and Commercial Buildings
26.	Dwelling Units	367
27.	Basement	3
28.	Stories	G+43
29.	R+U Value of Material used (Glass)	Component U Value R Value Roof < 0.409R-2.1 External wall < 0.352R-2.35 INR 673.32 Crores
30.	Total Cost of the project:	
	Land Cost	
	Construction Cost	
31.	EMP i) Capital Cost	INR 337 Lakhs

Budget	ii) Recurring Cost	INR 35 Lakhs
32.	EMP Budget outside the Project Site(CER)	Improvement of nearby Govt. School Wild Life Conservation
		INR 91 lakh INR 25 Lakh
33.	Incremental	PM _{2.5}
	Load in	PM ₁₀
	respect of:	SO ₂
		NO ₂
		CO
		0.018µg/m ³
		0.027 µg/m ³
		0.004 µg/m ³
		1.289 µg/m ³
		0.493µg/m ³
34.	Status of Construction	NA, as this is a fresh project
35.	Construction i) Power Back-up	100 kW
	Phase: ii) Water Requirement & Source	50 KL & STP treated water through Private water tankers
	iii) STP (Modular)	1
	iv) Anti-Smog Gun	2

EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/YR)
Sewage Treatment Plant	110.0	10
Rain Water Harvesting System	8.0	2
Solid Waste Management	18.0	5
Environmental Monitoring	30.0	6
Green Area/ Landscape Area	30.0	6
Others (Energy saving devices, miscellaneous)	25.0	6
Socio-Economic		
Government Senior Secondary School, KherkiDaula.	91	
<ul style="list-style-type: none"> · Complete makeover · Construction of toilets · Installation of Solar Panels · Painting of School Building · Replacement of doors and windows · Energy efficient lighting · Smart Classroom equipment 		
Fund allocated for Wild Life Conservation	25	
<ul style="list-style-type: none"> · Plantation of tress · Digging of Ponds. · Construction of feeding Platforms and enclosure. · Awareness generation · Putting artificial nests on tress 		
TOTAL	337.0	35

5. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during **186th Meeting held on 28.10.2024** to **“GRANT ENVIRONMENT CLEARANCE”** to

1. Sh. Ram Kumar alias Ram Kawar S/o Sh. Shoram

2. Sh. Jagdish Yadav

3. Sh. Naresh Kumar

4. Sh. Mukesh Kumar Yadav

5. Sh. Raj Kumar

6. Sh. Rakesh Kumar Ss/o Sh. Balbir Singh (in collaboration with Forever Buildtech Pvt. Ltd. as per License issued by DTCP vide Endst No. LC-5260/Asstt (RK)/2024/9553 dated 14.03.2024 under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest.

Copy To

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

Annexure 1**Specific EC Conditions for (Building / Construction)****1. Specific Conditions**

S. No	EC Conditions
1.1	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
1.2	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
1.3	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
1.4	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
1.5	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.6	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The

S. No	EC Conditions
	Inert waste from the project will be sent to dumping site.
1.7	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
1.8	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.9	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used.
1.10	The PP shall install electric charging points for charging of electric vehicles.
1.11	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
1.12	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc
1.13	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
1.14	The PP shall not carry any construction below the HT Line passing through the project, if any.
1.15	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1.16	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1.17	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
1.18	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1.19	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .

S. No	EC Conditions
1.20	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
1.21	The PP may provide electric charging stations to facilitate electric vehicle commuters.
1.22	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
1.23	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
1.24	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10 cm DBH (diameter above 137 cm above ground level) or more than 31.4 cm in girth.
1.25	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
1.26	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
1.27	The minimum growth of trees should be 03 meters with sufficient canopy.
1.28	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
1.29	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
1.30	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
1.31	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
1.32	Water intensive and/or invasive species should not be used for landscaping.
1.33	The PP shall get project electrification plan approved from the competent authority before operation of the project.
1.34	As proposed total green area is 3793.928 m² (20 % of plot area) in which block plantation area is 2485.02 m² (13.1% of total plot area).
1.35	05 Rain Water Harvesting Recharge Pits shall be provided for ground water recharging as per the CGWB norms.
1.36	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
1.37	The PP shall provide solar power as per HAREDA norms.

S. No	EC Conditions
1.38	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.
1.39	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in).
1.40	The Project Proponent will install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
1.41	The Project Proponent will undertake prescribed mitigation measures during the construction period.
1.42	EMP budget of Rs 25 lakhs will be allocated for Wild life conservation for which action plan will be drawn and submitted after consultation with the Wildlife Department, Haryana.
1.43	The PP will adopt a nearby government school for improvement of infrastructure with a budget of Rs 91 lakhs.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
1.5	The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along

S. No	EC Conditions
	with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
1.10	The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or

S. No	EC Conditions
	open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

S. No	EC Conditions
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

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

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.2	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
7.3	The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by

S. No	EC Conditions
	any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria: a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

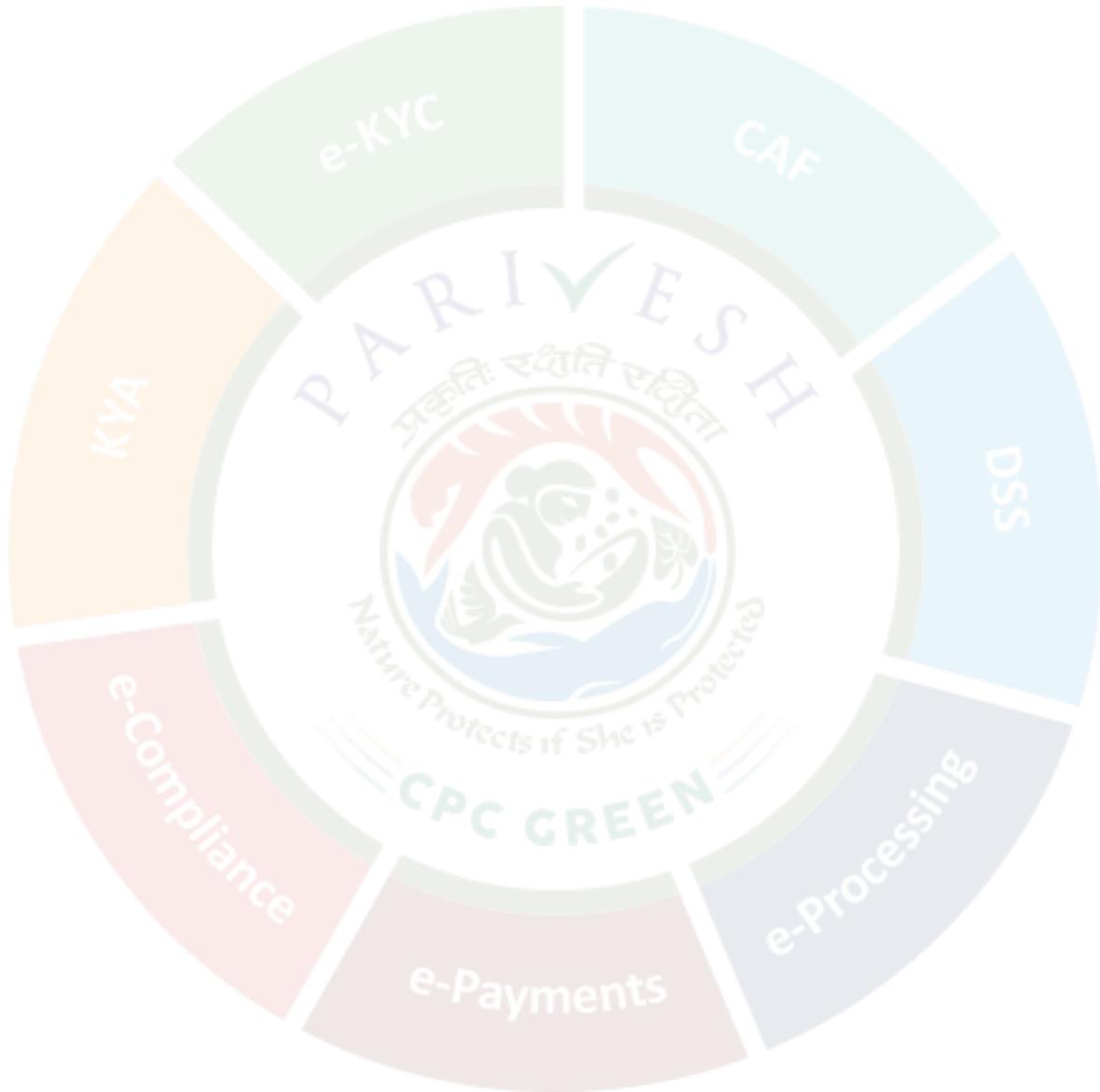
S. No	EC Conditions
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.
9.7	Corporate Environment Responsibility The project proponent shall comply with the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

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection)

S. No	EC Conditions
	Rules, 1986, as amended subsequently and put on the website of the company.
10.6	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.7	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.8	The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
10.9	No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
10.10	Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
10.11	The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
10.12	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
10.13	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.14	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.15	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
10.16	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.17	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.

S. No	EC Conditions
10.18	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.





उपायुक्त कार्यालय, गुरुग्राम
Office of DEPUTY COMMISSIONER, GURUGRAM
Office : Mini Secretariat, Gurugram- Phone - 0124-2321144 Fax No. 0124-2325500
E-mail dcgrg@hry.nic.in

To Dy. Secretary to Prime Minister, Govt. of India,
PMO, New Delhi.

No. 2001/MB Date : 08.03.2024

Subject: **Regarding Visit of Hon'ble Prime Minister of India.**

Kindly refer on the subject cited above.

Permission regarding landing of Helicopter bearing flying Hon'ble Prime Minister. Govt. of India at rally ground near Ellan Miracle mall, Sector 84, Gurugram on 11.03.2024 is hereby granted with subject to the condition that the necessary permission will be taken from competent authority of Air Traffic to ensure that there is no violation of Rule and Regulation of A.T.C.

Encl. Coordinates.


Deputy Commissioner,
Gurugram

Ensdst. No. 2002/MB Date : 08.03.2024

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

1. Chief Secretary, Govt of Haryana, Chandigarh.
2. Deputy Commissioner of Police (HQ), Gurugram.
3. Sub Divisional Magistrate, Gurugram/Sohna/Pataudi/ Badhshapur/Manesar.
4. Xen. PWD (B&R), Gurugram.
5. Civil Surgeon, Gurugram with the direction to depute ambulance with docter & emergency medicine detailed exclusively for Heliped.
6. Deputy Director Fire , Gurugram with the direction to depute a fully functional fire tender at the landing site.
7. District Development and Panchayat Officer, Gurugram.


Deputy Commissioner,
Gurugram

9/20/24, 11:16 AM

CMWINDOW 544 ~~544~~ शिकायत/Registration प्रपत्र / STATUS QUERY FORM

CM Grievances Redressal System

आपके शिकायत की स्थिति / Your Grievance Status

शिकायत संख्या/Registration No.	CMOFF/N/2024/069025
शिकायतकर्ता का नाम / Name of Complainant	JITENDER
Grievance Relates To	
प्राप्त कर्ता / Received By	
प्राप्ती तिथि / Received Dn	26-06-2024
वर्तमान में मामला / Case Presently with	
वर्तमान स्थिति / Current Status	प्रक्रिया के तहत (UNDER PROCESS)

मामले की वर्तमान प्रहस्तन / Case Presently Handled By:

अधिकारी का नाम / Dfficer Name

पदनाम / Designation

पता / Address

ACTION HISTORY

Action Date	Description	Sent By	Case Presently Dealt	Action Taken Report Attachment / Remarks
19-09-2024	ATR Sent	Head Office Gurgaon South	Member Secretary PCB	Complaint may be disposed of, in view of the report please.

11-09-2024	ATR Sent	Regional Officer	Head Office Gurgaon South	As per ATR submitted by the field officer, grievance raised in the complaint is regarding construction without CTE. It is submitted that L&T had constructed Helipad for visit of Hon'ble Prime Minister on 11.03.2024 on the site of M/s Forever Buildtech Pvt Ltd. Village Hayatpur, Sector 84, Gurugram i.e. near Ellan Miracle Mall, Sector-84, Gurugram for which DC, Gurugram wrote a letter to Dy. Secretary (Copy attached) to Prime Minister vide letter 2001/MB dated 08.03.2024. Which was further Demolished by L&T. Then, Project Proponent has obtained license on 13.03.2024 for Mixed Land Use Project from Directorate Town & Country Planning, Haryana. The site was visited along with concerned field officer on 09-09-2024 during inspection it was observed that the Project Proponent has constructed temporary office building made of Portal Cabin. Further during visit Project Proponent has assured same will be demolished during future course of period, Status of the same is also submitted to the SEIAA vide this office letter no. HSPCB/GRS/2021/2872 dated 09-09-2024. Copy of ATR is attached for reference. No further action required to be taken by this office. <u>In view of complaint may be disposed of please.</u> View Attachment (../important/2024/09/11/ROGRS17260354810.pdf)
11-09-2024	ATR Sent	Sub regional Office 3	Regional Officer	Grievance raised in the complaint regarding is regarding construction without CTE. It is submitted that L&T had constructed Helipad for visit of Hon'ble Prime Minister on 11.03.2024 on the site of M/s Forever Buildtech Pvt Ltd. Village Hayatpur, Sector 84, Gurugram i.e. near Ellan Miracle Mall, Sector-84, Gurugram for which DC, Gurugram wrote a letter to Dy. Secretary to Prime Minister vide letter 2001/MB dated 08.03.2024. Which was further Demolished by L&T. Then, Project Proponent has obtained license on 13.03.2024 for Mixed Land Use Project from Directorate Town & Country Planning, Haryana. The site was visited along with concerned field officer on 09-09-2024 during inspection it was observed that the Project Proponent has constructed temporary office building made of Portal Cabin. Further during visit Project Proponent has assured same will be demolished during future course of period, Status of the same is also submitted to the SEIAA vide this office letter no. HSPCB/GRS/2021/2872 dated 09-09-2024. No further action required to be taken by this office. <u>In view of complaint may be disposed of please.</u> View Attachment (../important/2024/09/11/GSSR317260321430.pdf)

**HARYANA STATE POLLUTION CONTROL BOARD**

C-11 Sector-6, Panchkula

Ph - 0172- 577870-73, Fax No. 2581201

E-mail- hspcbcee@yahoo.comWebsite: www.hspcb.org.in

No. HSPCB/CEE-I/2024/92

Dated: 5/9/24

To

The Regional Officer,
Haryana State Pollution Control Board,
Gurugram (South) Region,
Gurugram.

Subject: Visit of M/s Forever Buildtech Pvt Ltd. Village Hayatpur, Sector 84, Gurugram.

Please refer to the subject noted above.

In this connection, it is submitted that a meeting of SEIAA was held on 30.08.2024 wherein undersigned was called special invitee and the matter for grant of environment clearance was discussed. Unit has applied for grant of environmental Clearance for mix land use colony. A complaint was received against the Project Proponent regarding unauthorized commencement of construction activities by the PP.

It was suggested by Chairman, SEIAA to ask RO Gurugram (South) to visit the above said unit/site and check whether the unit has started any construction activity (Copy of complaint enclosed herewith for reference).

In view of above, RO Gurugram (South) is asked to visit the above said site/unit and submit the action taken report according.

DA/As above.


Chief Environmental Engineer-I
For Member Secretary,
HSPCB, Panchkula



547
Regional Office, Gurugram (S)
Haryana State Pollution Control Board
3rd Floor, HSIIDC Complex, IMT Manesar, Gurugram
Website - www.hspcb.gov.in E-Mail - hspcbrogrs@gmail.com
Tele No. 0124-2290207, 0124-2290208

HSPCB/GRS/2024/2872

Dated: 09/09/24

To

The Chief Environmental Engineer-I
Haryana State Pollution Control Board
Panchkula

Sub: Regarding Visit of M/s Forever Buildtech Pvt Ltd. Village Hayatpur, Sector 84, Gurugram.

Ref: Head Office letter no. HSPCB/CEE-I/2024/92 dated 05-09-2024.

With reference to the subject cited above, it is submitted that L&T had constructed Helipad for visit of Hon'ble Prime Minister on 11.03.2024 on the site of M/s Forever Buildtech Pvt Ltd. Village Hayatpur, Sector 84, Gurugram i.e. near Ellan Miracle Mall, Sector-84, Gurugram for which DC, Gurugram wrote a letter to Dy. Secretary to Prime Minister vide letter 2001/MB dated 08.03.2024 (copy is enclosed as **Annexure I**) which was further Demolished by L&T. Then, Project Proponent has obtained license on 13.03.2024 for Mixed Land Use Project from Directorate Town & Country Planning, Haryana. The site was visited alongwith concerned field officer on 09-09-2024 during inspection it was observed that the Project Proponent has constructed temporary office building made of Porta Cabin (Site Photographs is attached as **Annexure-II**). Further during visit Project Proponent has assured same will be demolished during future course of period.

Submitted for kind information and further necessary action please.

DA/as above


Regional Officer
Gurugram Region (S)





