

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 252 of 2025**

IN THE MATTER OF:

Mr. Vibhu Satpaul & Ors.

... Applicants

Versus

M/s. Emaar India Ltd. & Ors.

... Respondents

INDEX

S. No.	PARTICULARS	Pg Nos.
1.	Reply Affidavit on behalf of Respondent No. 1 (M/S. Emaar India Ltd.)	1-27
2.	Annexure R-1: Copy of the Order dated 29.08.2025 of the examination by Competition Commission of India (CCI), being Case No.10 of 2025.	28-35
3.	Annexure R-2: Copy the Licence No. 97 of 2010 dated 29.10.2010 granted by the DTCP, Haryana approving the layout plan in favour of Respondent No.1.	36-44
4.	Annexure R-3: Copy of the communication dated 24.02.2011 by the Ministry of Environment and Forests (MoEF) exempting from the purview of the EIA Notification, 2006.	45-46
5.	Annexure R-4: Copy of the Licence No. 41 of 2011 dated 03.05.2011 granted by the DTCP, Haryana expanding an additional 1.063 acres.	47-49
6.	Annexure R-5: Copy of the Licence dated 09.06.2025 extending its validity up to 17.11.2025.	50
7.	Annexure R-6: Copy of the EC dated 08.12.2023 granted by SEIAA, Haryana.	51-64

8.	Annexure R-7: Copy of one of the sanction granted by DTCP to one of the plot owner.	65-67
9.	Vakalatnama alongwith Board Resolution	68-69



RESPONDENT NO. 1

THROUGH

JYOTI MENDIRATTA

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Date: 10.10.2025

Place: New Delhi

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**REPLY AFFIDAVIT ON BEHALF OF RESPONDENT NO. 1 (M/S.
EMAAR INDIA LTD.)**

MOST RESPECTFULLY SHOWETH:

I. Preliminary Objections

1. The present Application is a gross abuse of the process of law and deserves to be dismissed at the threshold. The Applicants have deliberately suppressed and concealed material facts from this Hon'ble Tribunal, particularly the issuance of a fresh, valid, and subsisting Environmental Clearance ("EC") dated 08.12.2023 (EC ID: EC23B039HR185142) granted by SEIAA Haryana for the *Expansion-cum-Modification* of the very same project, valid till 08.12.2033. The Applicants, being residents of the project, were fully aware of the said EC, and had full access to the EC and DTCP records, and their deliberate omission to produce or disclose these public documents amounts to a calculated attempt to obtain *ex*

parte relief by misleading this Hon'ble Tribunal into proceeding on an erroneous assumption that construction is being carried out "without any EC." Such suppression, being wilful and material, renders the entire Application liable to dismissal with exemplary costs.

2. That the Environment Clearance relied upon in the Application dates back to 24.12.2013 and was duly extended up to 23.12.2023. The grievance, if any, thus relates to approvals granted more than a decade ago and falls far beyond the statutory six-month limitation period under Section 14(3) of the NGT Act. Furthermore, the Environmental Clearance for Expansion-cum-Modification was also granted on 08.12.2023. As per their own documents, the impugned construction activity is already in the advanced stages of development. No cogent grounds are pleaded to justify the delay. The plea of a "continuing cause" is wholly misconceived, as there is no ongoing violation by Respondent No. 1, who has completed its development and handed over all plots long ago. The Application is, therefore, barred both in law and in equity.
3. That the present OA, founded entirely upon the earlier EC of 2013,

is untenable. The new Expansion-cum-Modification EC dated 08.12.2023, issued after due appraisal under the EIA Notification, 2006, expressly covers the entire land area of 109.069 acres and permits configuration up to Stilt+4 floors, with revised environmental management parameters duly approved by SEIAA Haryana. The continuing reliance by the Applicant upon the obsolete 2013 EC demonstrates a deliberate attempt to mislead and mischaracterize lawful development.

4. That the Application suffers from fatal non-joinder of necessary parties, as all 22 ongoing constructions presently taking place in Zones 1 and 6 are being undertaken by independent plot owners who have obtained separate sanctioned building plans from the Department of Town and Country Planning, Haryana (DTCP). These 22 individual owners, who are now carrying out the construction, are necessary parties since no effective or binding order can be passed in their absence. The Respondent No. 1 has no control over their construction activities after the conveyance of plots and the completion of its own development obligations. Hence, the OA, therefore, cannot proceed in their absence and is liable to be rejected on this ground alone.

5. That Respondent No. 1 (Emaar India Ltd.) completed its development activity long ago—having constructed and delivered 160 villas (117 in Zone 1 and 43 in Zone 6)—and has since handed over all plots to individual buyers. The current constructions are being carried out exclusively by such owners, under valid DTCP approvals, on privately conveyed plots. Respondent No. 1 neither undertakes nor supervises these works, and its role is confined solely to township maintenance through its Community Facilities Management (CFM) team. Hence, the allegations of “ongoing construction by the Respondent No. 1” are factually false and legally unsustainable.
6. That the Application is motivated by personal and collateral considerations of certain disgruntled residents seeking to stall legitimate and DTCP-approved construction by other lawful plot owners. The proceedings are designed to exert pressure and disrupt settled property rights rather than to address any genuine environmental concern. A similar attempt was also made earlier by filing a confidential complaint before the Competition Commission of India (CCI), making similar allegations, being Case No.10 of 2025. The CCI examined the allegations relating to marketing of

the project and sale of vacant plots and found no prima facie case of abuse of dominance against Respondent No.1 and accordingly dismissed the said complaint vide its Order dated 29.08.2025, copy whereof is annexed hereto as **Annexure R-1**. Thus, the invocation of this Hon'ble Tribunal's jurisdiction under the guise of "environmental protection" is also a colourable exercise of process intended to tarnish the reputation of the answering Respondent and therefore, liable to be rejected at the threshold.

7. That the Applicants have failed to point out even a single instance of environmental degradation traceable or attributable to the Respondent's actions. All environmental parameters, including sewage treatment via a functional STP, solid waste management, and green cover—are duly operational and compliant with SEIAA norms. The project's Environmental Management Plan is in place and under regular monitoring. Thus, there is no cause for interference against the Respondent.
8. The Applicants lack *locus standi* to seek demolition or compensation, having purchased and taken possession of their respective properties under the same development scheme, with full knowledge of the project's approvals and typology. The

allegations as alleged by the applicants are false, baseless, and devoid of any supporting material. The Application deserves outright dismissal as frivolous and vexatious, with costs under Rule 24 of the NGT (Practice and Procedure) Rules, 2011.

9. That the Application is *mala fide*, filed at the behest of certain resident groups opposed to redevelopment by private plot owners. It represents an attempt to weaponize the environmental process for personal disputes and thus warrants outright dismissal with costs.

10. Without prejudice to the foregoing, it is respectfully submitted that Respondent No. 1 has at all times acted in strict conformity with applicable environmental and planning laws. All requisite approvals, including the EC dated 08.12.2023, zoning plan, layout plan, and building permissions, have been duly obtained from the competent authorities. The Respondent continues to comply with all monitoring and reporting obligations under the *EIA Notification, 2006* and directions of SEIAA, Haryana. The project infrastructure—including sewage treatment, water conservation, solid waste management, and greenbelt maintenance—remains fully functional and in adherence to the Environmental Management Plan (EMP). There is thus no breach, violation, or infraction attributable to the Answering Respondent.

II. Preliminary Submissions:

Without prejudice to the foregoing, the answering Respondent sets out the brief factual background and chronology of statutory approvals to demonstrate full regulatory compliance.

1. The project in question, “Emaar Marbella” is a residential plotted colony located in Sectors 65–66, Village Maidawas, Gurugram–Manesar Urban Complex, Haryana. It has been developed under valid licences issued by the Department of Town & Country Planning (DTCP), Haryana to group entities now operating under M/s Emaar India Ltd. (formerly Emaar MGF Land Ltd.).
2. That on 29.09.2010, the DTCP, Haryana granted a licence and approved the layout plan in favour of Respondent No.1 for development of a plotted residential colony under the name “Marbella” in Sectors 65–66, Gurugram, over an area admeasuring 108.006 acres. Copy of the said Licence No. 97 of 2010 dated 29.10.2010 is annexed hereto as **Annexure R-2**.
3. That on 24.02.2011, the Ministry of Environment and Forests (MoEF) clarified that since the project was less than 50 hectares, it was exempt from the purview of the EIA Notification, 2006, as amended on 01.12.2009, subject to obtaining approvals from other

statutory departments. Copy of the said communication dated 24.02.2011 is annexed hereto as **Annexure R-3**.

4. That on 03.05.2011, the licensed area was expanded by an additional 1.063 acres, thereby bringing the total project area to 109.069 acres. Copy of the said Licence No. 41 of 2011 dated 03.05.2011 is annexed hereto as **Annexure R-4**.
5. The above licenses have since been renewed from time to time, most recently on 09.06.2025, extending its validity up to 17.11.2025, copy whereof is annexed hereto as **Annexure R-5**.
6. That in the meanwhile, on 02.04.2013, DTCP approved the zoning plan for the said plotted colony vide Drg. No. DG, TCP-3771, dividing the licensed project into six distinct zones.
7. That thereafter, on 24.12.2013, the State Environment Impact Assessment Authority (SEIAA), Haryana granted Environmental Clearance (EC) for the project, approving the development of a residential plotted colony with 652 plots (comprising 522 general plots and 130 EWS plots) along with community facilities such as a club, nursery and primary school, nursing homes, taxi stands, and commercial units over a total area of 4,41,386.50 sq. m. (109.069 acres).

8. That on 03.06.2019, DTCP issued Partial Occupation Certificates in respect of certain completed portions of the project, which were also reflected in the compliance filings submitted by Respondent No.1.
9. That on 15.09.2020, SEIAA, Haryana, further extended the validity of the Environmental Clearance up to 23.12.2023, subject to compliance with the terms and conditions of the earlier EC.
10. That it is of great significance to note that the Licences and the EIA documentation have always described the project as a plotted residential colony.
11. That between 2011 and 2022, Respondent No.1 executed numerous Buyer's Agreements and Conveyance Deeds with individual purchasers, thereby transferring ownership of villa plots/villas to private buyers.
12. That on 08.12.2023, pursuant to an application of Respondent No. 1, SEIAA Haryana granted EC for Expansion-cum-Modification of the project that expressly revised project parameters and authorised, subject to conditions, a modified project configuration including S+4 floors and associated built up / parking / STP parameters. It was issued after a "detailed scrutiny of Form 6,

conceptual plan, and public hearing waiver as per Clause 7(ii) of EIA Notification, 2006. The key relevant parameters and conditions post-modification are as under:

- A. Total Plot Area: approx. 94.544 acres (3,82,605.99 sqm);
- B. Total Built-Up Area: 633,820.52 sqm (i.e., original built up 453,615.98 sqm + revision 180,204.54 sqm);
- C. Total No. of Plots: 698 (652 + 46);
- D. Maximum permitted configuration: S + 4 (i.e., ground + 4 floors) with maximum height 39 m (expressly stated in the EC).
- E. Total STP capacity 1500 KLD (1340 KLD + 160 KLD).
- F. Total Parking Provision: 2163 ECS;
- G. Total Population: 16,384 (as projected).
- H. Green Area: 30.2% of total area (115,547.01 sqm as committed).

It is respectfully submitted that the said EC supersedes the earlier EC dated 24.12.2013 and governs all further development within the Marbella project area. Copy of the said EC dated 08.12.2023 is annexed hereto as **Annexure R-6**.

13. That on 06.05.2023, DTCP also issued Licence No. 101 of 2023, valid till 05.05.2028, covering additional contiguous land (4.00625

acres) in continuation of earlier licences.

14. That as of 2025, Respondent No.1 has constructed a total of 160 villas in Marbella (Zone-1: 117 villas; Zone-6: 43 villas). At present, construction is ongoing on 22 plots in Zone-1 and Zone-6, of which 8 plots are being developed as villas and 14 as ground-plus-four builder floors. These constructions are being carried out solely by the respective plot owners on the basis of DTCP approvals obtained independently. Copy of one such sanction granted by DTCP to one such plot owner is annexed hereto as **Annexure R-7**.

15. That as such, Respondent No.1 has no role in the ongoing constructions by the respective plot owners. Respondent No. 1's present function is limited to maintenance and upkeep of common areas through its Community Facilities Management (CFM) team and monitoring/compliance reporting on EC conditions. Respondent No.1 is not an executing agency and does not exercise control over the private constructions by individual owners on the conveyed plots.

16. That the project thus continues under valid licences and DTCP permissions, with all statutory and environmental compliances

duly observed. Respondent No. 1 has ensured full implementation of environmental safeguards, namely

- Functional STP within the township;
- Solid waste managed through approved collection and disposal channels;
- In-plot parking provided as per DTCP norms.

Consequently, there is no adverse environmental impact from Respondent No. 1's development as alleged or otherwise or at all. As such, the allegations of EC violation or layout changes made in the Application are false, misconceived and baseless.

III. Para-wise Reply

Without prejudice to the Preliminary Objections and Preliminary Submissions made hereinabove and save and except what is expressly admitted herein, each and every averment, contention, submission and/ or ground raised in the application is specifically denied. The entire case set up by the Applicant is factually incorrect, legally untenable, and motivated. Respondent No. 1 has acted strictly within the framework of statutory approvals, including the Expansion-cum-Modification EC dated 08.12.2023 and corresponding DTCP licences. The allegations of

unapproved layout changes, illegal construction, or environmental harm are denied in toto. The para-wise reply is as under:

1-3- The contents of Para 1 to 3 need no reply. However, it is reiterated that the construction is being undertaken by the respective plot owners and not by the answering respondent.

4- Reply to BRIEF SYNOPSIS:

4.1. The contents of para 4.1 are wrong, false, and hence denied. It is mischievous on the part of the Applicants to allege that there is any breach of the conditions of EC by the answering respondent. It is further baseless and wrong that the answering respondent is making rampant changes in the original layout plan of the project, as alleged or otherwise, or at all. It is submitted that Respondent No. 1 has not undertaken any construction of multi-story building or builder floors in Zones 1 & 6. As submitted above, the said purported construction is being undertaken independently by the respective plot owners after obtaining requisite building plan sanctions from DTCP, and is covered within the parameters of the valid Expansion-cum-Modification Environmental Clearance dated 08.12.2023 granted by SEIAA Haryana. It is further submitted that Respondent No. 5-SEIAA, while granting the said EC, specifically

evaluated and permitted the configuration of S+4 floors, thereby approving the typology now objected to by the Applicants.

4.2. The contents of para 4.2 are wrong, baseless and hence denied. It is denied that the Answering respondent has made any unauthorized changes to the layout plan. It is further submitted that no change or modification has ever been carried out in the layout plan by Respondent No. 1 without due approval of the competent authority. Every revision or expansion has been duly approved by DTCP and SEIAA Haryana, and the project continues to conform to all prescribed environmental norms.

4.3. The contents of para 4.3 are misleading. It is emphatically denied that Respondent No. 1 is changing the very nature, shape or layout of Zones 1 & 6 of the project. As contended by the Applicant, at the time of the project's launch in 2010–2011, in the promotional material as annexed with the Application, the Marbella project was advertised as a villa community, consistent with the then-approved plans and EC. Accordingly, Respondent No. 1 has admittedly constructed 160 villas. However, the Applicant's reliance on old marketing brochures to claim that "only villas" could ever be built is untenable in view of the subsequent statutory clearances.

4.4. The contents of para 4.4 are false to the knowledge of the applicants.

The allegation of “increase in density” or “less greenery” is factually incorrect and contrary to the sanctioned environmental data. It is submitted that neither the overall built-up area nor population density has crossed the approved threshold. The population density and FAR norms stand duly revised and approved under the Expansion-cum-Modification EC granted in 2023 and the corresponding DTCP licences. As such, there is no breach being committed by the Answering Respondent.

4.5. The contents of para 4.5 are baseless and misconceived. The allegation of “highhandedness” or “pollution at a very large scale” is false and devoid of particulars. There is no deviation from the approved layout plan or breach of the terms and conditions of the EC leading to any extra load on the environment as alleged or at all. No adverse deviation from ambient environmental standards—air, noise, water, or soil—has been observed or reported by HSPCB or SEIAA Haryana i.e. Respondent Nos. 4 and 5. It is reiterated that the constructions are being raised in compliance with DTCP approvals and EC conditions.

4.6. The contents of para 4.6 are wrong and emphatically denied. The allegations of environmental degradation, parking congestion, or loss of cleanliness are unsubstantiated, contrary to record, and motivated by personal animus rather than any genuine environmental concern. It is

submitted that the project maintains 30.2% green area, as mandated under the revised EC of 08.12.2023. Further, each villa and builder-floor plot have independent parking within its compound, and the builder-floor typology is provided with stilt parking in conformity with DTCP norms.

5. In reply to para 5, it is submitted that the application is barred by time as mentioned in the Preliminary Objections hereinabove.

6. Reply to FACTS OF THE CASE as alleged by the Applicant.

6.1 The allegations in para 6.1 are denied in their entirety. The Respondent has acted in strict compliance with all approvals, licences, and Environmental Clearances, including the fresh EC dated 08.12.2023. Hence, the assertion of any “flagrant breach” by this Respondent is false.

6.2 & 6.3 In reply to para 6.2 and 6.3, it is submitted that the “Marbella” project was launched as a “villa community,” and the project was conceived and advertised as a villa-based plotted colony consistent with the then-approved plans. However, the then Licences and the EIA documentation also described the project as a plotted residential colony only.

6.4 & 6.5 In reply to para 6.4 and 6.5, it is submitted that the statements relating to brochures and floor-plans are irrelevant to the present environmental proceedings. The brochures reflected the original concept

which has been given effect to; however, they do not override the statutory approvals. The project continues to conform to the layout plans approved by DTCP and the ECs granted by SEIAA Haryana.

6.6 & 6.7 In reply to the contents of para 6.6 and 6.7, it is submitted that Licence No. 97 of 2010 (for 108.006 acres) and Licence No. 41 of 2011 (for an additional 1.063 acres) were granted to the Respondent. These licences have been periodically renewed, most recently on 09 June 2025 (upto 17 November 2025). It is, however, denied that Respondent No. 1 violated any licence condition or advertised unauthorised sales prior to statutory approval. All marketing and construction were undertaken strictly in compliance with applicable DTCP and EC conditions.

6.8 & 6.9 The assertions in para 6.8 of the Application that Respondent No. 1 “launched an extensive campaign” guaranteeing that no other residential typology would ever exist are misleading. The promotional content was corresponded and consistent with the approvals then in force. Pursuant thereto, 160 villas have been admittedly completed and handed over in full conformity with the EC dated 24.12.2013 and the DTCP-approved layout. The allegation in para 6.9 that Respondent No. 1 is “allowing construction of builder floors” on vacant plots is denied. As stated above, the configuration parameters have been lawfully revised and

duly sanctioned under the EC dated 08.12.2023. No misrepresentation or environmental breach exists. The Applicant has deliberately suppressed the subsequent government approvals and sought to mislead this Hon'ble Tribunal.

6.10 - 6.13 In reply to the contents of para 6.10 to 6.13, it is admitted that DTCP approved the zoning plan on 02.04.2013 and SEIAA Haryana issued EC dated 24.12.2013 for 652 plots (522 general + 130 EWS). The said EC was later extended on 15.09.2020 till 23.12.2023, and thereafter replaced by a fresh EC dated 08.12.2023, in respect of the same site, incorporating with the revised parameters duly appraised and approved. All ongoing works fall squarely within the ambit of the valid EC of 08.12.2023, which remains effective until 08.12.2033.

6.14 The allegations of unauthorised "builder-floor/apartment" construction by Respondent No. 1 are denied as false and baseless. The photographs annexed by the Applicant depict construction undertaken by the individual owners, not by the Respondent. Each such owner has obtained requisite DTCP building-plan sanctions, and all construction are within the permissible S + 4 limits under the current EC.

6.15 It is denied that the six-monthly compliance report dated 15.05.2021 was "false or fabricated." It is submitted that at that time, only villas had

been developed by the Respondent, and the report accurately reflected the project status. Subsequent changes/modifications were duly examined and is subjected to SEIAA scrutiny culminating in the Expansion-cum-Modification EC dated 08.12.2023. Hence, the allegation of misrepresentation is misconceived, baseless and devoid of merit.

6.16 The contents of para 6.16 are factually incorrect, legally untenable, and motivated. The allegation that the EC “came to an end on 23.12.2023 and construction continues without EC” is wrong to the knowledge of the Applicants. Prior to the expiry of the earlier EC, Respondent No. 1 had duly applied for and obtained the fresh EC dated 08.12.2023, which is valid till 08.12.2033. The project is, therefore, fully covered by a subsisting Environmental Clearance.

6.17 The sweeping and disingenuous allegation in para 6.17 that the ongoing construction of builder floors/apartments “amounts to a clear violation” and “places undue burden on the environment” is denied. The revised EC comprehensively evaluates all relevant parameters, including the built-up area, population, water, sewage, solid-waste, and green-belt aspects. The Environmental infrastructure is fully operational and monitored. There is no pollution or violation attributable to the answering Respondent.

7. Reply to GROUNDS as raised in the Application.

A. In reply to Ground A, it is reiterated that the answering Respondent has not committed any breach of EC conditions. The allegation that multistorey buildings are being constructed “in violation” is factually false and proceeds on an EC which is no longer in force.

B. In reply to Ground B, it is submitted that the Applicant’s alleged “right to live in a healthy environment” has never been violated by Respondent No. 1. All environmental infrastructure—STP, green areas, solid-waste system, and rain-water harvesting—exists and operates in compliance with the current EC. No adverse impact on air, water, or noise levels has been reported by any statutory agency.

C. In reply to Ground C, it is submitted that the assumption that the construction of S + 4 units increases pressure on natural resources is unsupported by any evidence. The revised EC itself accounts for parameters such as population density, water demand, sewage treatment, and solid-waste management capacity, all of which were duly evaluated by SEIAA Haryana before granting approval. The allegation of “excessive pressure” is thus speculative and baseless.

D. The allegation in Ground D that residents are “deprived of sunlight, fresh air, or natural connections” is denied as baseless and misconceived. Each plot strictly conforms to building-setback and height parameters prescribed under the DTCP and EC norms; ensuring adequate spacing, ventilation, and open-area standards are maintained. No ecological or health hazard arises therefrom.

E. The allegation in Ground E that the answering Respondent has changed the layout plan “without seeking fresh EC” is factually wrong and baseless. A comprehensive Expansion-cum-Modification EC was obtained on 08.12.2023 after full statutory appraisal, public disclosure, and site scrutiny.

F. In reply to Ground F, it is again denied that Respondent No. 1 is changing the very nature, shape or layout of Zones 1 & 6 of the project as alleged. The Applicant’s repeated reliance on original marketing brochures describing a “villa community” to allege breach and violation is in ignorance of the subsequent EC dated 08.12.2023. The project continues to be a compliant plotted residential colony in accordance with the prevailing approvals.

G. In reply to Ground A, it is submitted that the allegation that Respondent No. 1 has “increased the population density of the society beyond permissible limits” is incorrect. The revised EC specifically stipulates a permissible population to 16,384 persons, based on a detailed assessment of FAR, parking, and infrastructure. Hence, there is no illegality resulting in over-density as alleged or at all.

H. The allegations in Ground H are false and misconceived. There is no “extra load on the ecology”. The allegation of “pollution at a very large scale” is devoid of particulars. The Environmental Management Plan (EMP) approved under the EC dated 08.12.2023 provides for mitigation of dust, noise, waste, and traffic impact. Monitoring reports being filed with the authorities demonstrate continued compliance by the answering Respondent.

I. The unsubstantiated allegations made in Ground I are vehemently denied. Greenery within the project area remains as per the EC conditions—approximately 30.2% of the total area. Parking norms are satisfied through stilt parking and internal driveways within each plot. There is thus no breach of EC conditions relating to greenery, parking, or cleanliness.

J. In reply to Ground J, it is submitted that the enhanced internal sewage-treatment capacity (1,500 KLD STP) and storm-water network were duly assessed and approved by SEIAA Haryana.

K. The allegations in Ground K are factually incorrect. The allegation that “no EIA of the changed layout was ever done” is contradicted by record. The fresh EC was issued on 08.12.2023 after detailed appraisal of the EIA Report and EMP submitted by the answering Respondent. Thus, there is complete compliance with the EIA Notification, 2006.

L. The allegation made in Ground L is based on wrong premise that construction continues “without any EC.” The fresh EC dated 08.12.2023 was obtained by the answering Respondent and the same is valid up to 08.12.2033.

M. The allegation in Ground M claiming “severe pollution” is being caused is denied being unfounded, uncorroborated, and unsupported by any material evidence.

8. The contents of para 8 are false, misconceived and denied. No cause of action ever arose against Respondent No. 1. There is no “continuing cause” as alleged. Hence, there exists neither any subsisting cause of

action nor any continuing violation capable of sustaining jurisdiction under Section 14 of the NGT Act. The OA is, therefore, without cause of action and barred by limitation.

9. The prayers sought in paragraph 9 are wholly misconceived, untenable in law, and liable to rejection. Respondent No. 1 respectfully reiterates that it holds a subsisting EC (08.12.2023 – 08.12.2033); all development is in conformity with DTCP and SEIAA approvals; and there is no environmental damage or non-compliance is attributable to it. Hence, the Original Application is barred, mala fide, and devoid of merit, and deserves to be dismissed with exemplary costs as frivolous and vexatious.

The Respondent craves leave to submit additional documents, reports, and clarifications as may be directed or required by this Hon'ble Tribunal in the course of proceedings.


Respondent No. 1
(M/S. EMAAR INDIA LTD.)

THROUGH

New Delhi
10 .10.2025


JYOTI MENDIRATTA
Counsel for Respondent No. 1

Verification

I, **Ramesh Chandra Khulbe**, authorized representative of Respondent

No. 1 — M/s Emaar India Limited, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi – 110017 and Corporate Office at Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram – 122002, Haryana, do hereby verify that the contents of the foregoing reply from paragraph 1 to 19 of the Preliminary Objections, paragraph 1 to 16 of the Preliminary Submissions and paragraphs 1 to 9 of the para-wise reply are true and correct to my knowledge, derived from official records and information received from the concerned departments of Respondent No. 1 and the legal submissions are based on legal advice believed by me to be correct, and that nothing material has been concealed therefrom.

Verified at _____ on this ____ day of October, 2025.



A handwritten signature in blue ink, appearing to be "Rajesh" or similar, written over the stamp.

Respondent No. 1
(M/S. EMAAR INDIA LTD.)

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

Original Application No. 252 of 2025

IN THE MATTER OF:

Mr. Vibhu Satpaul & Ors.

... Applicants

Versus

M/s. EMAAR India Ltd. & Ors.

... Respondents

AFFIDAVIT

I, Ramesh Chandra Khulbe, S/o Shri J.D. Khulbe, aged 54 years, working as Manager with M/s Emaar India Limited, the abovenamed Respondent No. 1, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi – 110017 and Corporate Office at Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram – 122002, Haryana, do hereby solemnly affirm and state as under:

1. That I am the authorised representative of Respondent No. 1 in the above-titled Original Application and am fully conversant with the facts and circumstances of the case. I am competent and duly authorised to swear this affidavit and to file the accompanying reply on behalf of Respondent No. 1.
2. That I have read and understood the contents of the accompanying reply to the Original Application filed before this Hon'ble Tribunal and the same has been drafted under my instructions.



3. I state that the contents of the said reply are true and correct to the best of my knowledge, derived from official records and information received from the concerned departments of Respondent No. 1 and the legal submissions are based on legal advice believed by me to be correct.



Verification

Verified at New Delhi on this **10 OCT 2025** day of October, 2025 and that the contents of the above affidavit are true to the best of my knowledge and belief and nothing false has been stated therein.

I identified the deponent/executionant who has signed in my presence



Solemnly affirmed before me read over & explained to the deponent.

Notary Public, Delhi

10 OCT 2025

10/2025 on 29 August, 2025

Annexure R-1

COMPETITION COMMISSION OF INDIA
Case No. 10 of 2025

In Re:

XYZ (Confidential)

Informant

And

Emaar India Limited

OP-1

(formally known as Emaar MGF Land Limited)

At Emaar Business Park Mehrauli Gurgaon Road

Sikandarpur Chowk, Sector-28, Gurgaon, Haryana-122002

Emaar India Community Management Private Limited

OP-2

306-308, Square One, C-2, District Centre,

Saket, South Delhi, New Delhi-110017

Department of Town and Country Planning,

OP-3

Haryana through its Director at Plot No. 3,

Sec-18A, Madhya Marg, Chandigarh-160018

Senior Town Planner, Gurugram,

OP-4

Department of Town & Country Planning

HUDA Complex, Sec-14, Gurugram, Haryana.

District Town Planner, Gurugram,

OP-5

Department of Town & Country Planning

HUDA Complex, Sec-14, Gurugram, Haryana

Union of India

OP-6

through Chief Secretary, Foreign Investment at DPIIT

Vaniya Bhawan, New Delhi - 110011

CORAM:

Ms. Ravneet Kaur

Chairperson

Mr. Anil Agrawal

Member

Ms. Sweta Kakkad

Member

Mr. Deepak Anurag

Member

Case No. 10 of 2025

Page 1 of 11

Order under Section 26(2) of the Competition Act, 2002

1. The present Information has been filed by XYZ (Confidential) under Section 19(1)(a) of the Competition Act, 2002 ('Act'), against M/s Emaar India Limited ('OP-1'), M/s Emaar India

Community Management Private Limited ('OP-2'), Department of Town and Country Planning, Haryana through its Director ('OP-3'), Senior Town Planner ('OP-4'), District Town Planner, Department of Town & Country Planning ('OP-5') and Union of India, through Chief Secretary, Foreign Investment at DPIIT ('OP-6') (hereinafter collectively referred to as 'OPs') inter alia alleging contravention of the provisions of Sections 3 and 4 of the Act.

2. As per the Information, the Informant has submitted that:

(a) The OP-1 came up with a "Signature Villa Community" in zone 1 & 6 of the project namely "Marbella" in sector 66, Gurugram. A "Signature Villa Community" refers to a luxury property that stands out due to its unique design, high-end features, and prestigious location. Typically, these villas are custom-built or designed by renowned architects, offering exclusivity, premium materials, and superior craftsmanship. The term "signature" implies that the villa has distinctive characteristics that make it a one-of-a-

kind or highly sought-after property, often associated with luxury real estate developments or elite residential communities. The entire project has drawn its inspiration from the city of Marbella in Spain, known for its luxury and lavish lifestyle.

(b) As per the brochure published and advertised by the OP-1, there are 3 types of villas in zone 1 & 6 of the project, namely, Belinda, Monada and Belleza having difference in their carpet area and design.

(c) The brochure published/advertised by the OP-1 clearly and manifestly shows only 3 samples of villas as described by the OP-1 in zone 1 & 6 of the project and further, the floor plans and carpet areas of the villas are also given in the brochure. The master plan annexed with the brochure also classifies zone 1 & 6 of the project into 3 parts only having 3 kinds of villas.

(d) On 29.09.2010, OP-3 approved a layout plan for a substantial area of 108.006 acres located in Sector 65 & 66, village Maidawas, district Gurugram and a license was issued in favor of the OP-1, authorizing them to develop a "Signature Villa Community". The project was subject to strict adherence to the approved designs and plans, ensuring that the development would conform to the standards set by the authorities.

(e) On 03.05.2011, the scope of the project was expanded when an additional 1.063 acres were incorporated into the licensed area. This brought the total area under the project to 109.069 acres. It is stated that the purpose of the expansion was consistent with the original intent to establish a "Signature Villa Community". The project development was still mandated to adhere strictly to the approved designs and plans with no advertisement for plot or floor sales allowed until all necessary approvals were secured.

(f) The OP-1, thereafter, launched an extensive marketing campaign for zone 1 & 6 of the "Marbella Project," promoting it as a "Signature Villa Community". The marketing materials, including

brochures and advertisements, highlighted the zone 1 & 6 of the project as a unique and exclusive gated residential development featuring exquisitely designed villas. The visual representations consistently depicted that only villas would be constructed and sold by OP-1, with a clear assurance that no other types of residential units, such as builder floors or apartments, would be part of the villa community in zone 1 & 6.

(g) Zone 1 & 6 of the project promised uniformity, with all villas maintaining identical outward appearance and facades. Floor-wise sales were explicitly not permitted, and each villa was guaranteed ample parking space. Prospective buyers were also assured of spacious common facilities, including a gym, swimming pool, tennis courts, and a clubhouse, further reinforcing the vision of a cohesive and aesthetically harmonious villa community. These representations created strong expectation among buyers that the development would consist exclusively of villas, forming a homogeneous and well-planned environment.

3. With regard to allegations against OPs in the Information, the Informant has alleged that:

(a) From 2011 to 2022, the OP-1 entered into Buyer's Agreements and Conveyance Deeds with several consumers/villa owners with regard to the villas sold to them. There were total 268 plots in zone 1 & 6 of the project upon which villas were to be constructed.

However, OP-1 left 97 vacant plots for the reasons best known to them and is now allowing construction of builder floors upon the same. The Builder Buyer Agreements executed between the consumer/villa owners and OP-1 puts a restriction upon the villa owners with respect to alterations in the villas. These conditions are common in almost all the Builder Buyer Agreements of the consumers/villa owners. The said clause 8 (g) of the Builder Buyer Agreement is reproduced hereunder:

"(i). The Allottee(s) shall not make any such additions or alterations in the Villa so as to change the exteriors of the Villa, the Allottee(s) shall not change the color scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior design/ appearance. The Allottee shall not make any such additions or alterations in the Villa so as to cause any structural damage to the Villa.

(ii). The Allottee(s) shall not demolish any structure of the Villa or any portion of the same or cause to make any new construction in the Villa without the prior approval and consent of the Company and/or the local authority. The Allottee(s) however undertakes that it shall not divide/sub-divide the Plot in any manner."

(b) The OP-1 by allowing the construction of builder floors/ apartments on the villa plots with non-identical outward and backward appearance is in clear violation of clause 8

(g) of the Builder Buyer Agreement which was put upon the consumers/villa owners at the time of execution of the Builder Buyer Agreement and is a clear abuse of the dominant position of OP-1.

(c) The OP-3 issued a critical order dated 05.11.2020, which mandated that no revisions to the layout or building plans could be made without the written consent of at least two-thirds of the allottees, as per Section 14 of the Haryana Real Estate Regulatory Authority ('HARERA') Act. This order was intended to protect the rights of the allottees by ensuring that any significant changes to the project could only be made with their approval, which has not been done in the present case.

(d) The OP-1 thereafter started permitting the construction of builder floors and non-villa residential units on remaining vacant plots within zone 1 and zone 6 of the project. Unlike the villas, which were originally marketed as part of the exclusive 'Signature Villa Project,' these new residential units feature a completely different architectural style and color palette. This deviation in design not only disrupts the uniformity of the villa community but also significantly alters the overall aesthetic and structural integrity of the project. Moreover, the charges for the super area paid by the villa owners are very much on the higher side from that of the flat owners.

(e) The introduction of builder floors and non-villa units goes against the initial vision of a homogenous, villa-only development, which was a key selling point for prospective buyers seeking a luxurious and cohesive residential experience. As a result, the fundamental character and design concept of the 'Signature Villa Project' have been compromised, impacting the expectations of those who invested in a community of uniquely crafted villas.

(f) In response to these ongoing revisions, OP-1 published a press release in the Times of India dated 08.09.2022, inviting objections from the public to the proposed changes in the revised layout plan. The press release indicated that objections could be submitted to OP-3.

(g) Following the press release, some of the consumers/villa owners, submitted formal objections to OP-3 on 04.10.2022 along with several other villa owners. These objections highlighted concerns about the deviations from the original plan and the unauthorized construction of non-villas such as apartments / builder floors on the vacant 97 plots. Till now no report/ order has been communicated by OP-3 to OP-5 to the consumers/villa owners and the constructions of builder floors/ independent units apart from villas are continuing in zone 1 & 6 of the project, which is a manifest evidence of the fact that OPs in connivance with each other have abused their dominant position over the consumers/villa owners who have invested their hard-earned money.

(h) Despite the clear promises made in the brochures, Buyer's Agreements, and Conveyance Deeds, OP-1 allowed the construction of builder floors and other non-villa residential units on remaining 97 vacant plots within zone 1 & 6 of the project. This development was in direct contravention of the original representation that had portrayed zone 1 & 6 of the project as an exclusive "Signature Villa Community".

(i) The allottees, who had invested in the project based on the expectation of living in a homogenous, high-end villa community, were shocked to discover these deviations. Allowing construction of

non-villa units not only altered the aesthetic and architectural uniformity of the community but also fundamentally changed the nature of the development. This action by OP-1 constituted a gross breach of the promises made to the allottees and imposed an unfair condition upon the consumers/villa owners to live in the society without any objection and hence the same amounts to abuse of dominant position under the Act.

(j) The OP-1 has created an anti-competitive environment in the relative market of real estate as the consumer/villa owners purchased the villas on the representation made by OP-1 of having a villa society and to live in a luxurious colony of villas and further did not search for any other better options available in the market. Further OP-1, by making false representations in the brochure, has misused its dominant position upon the consumers/villa owners and further deceived them to invest their money in zone 1 & 6 of the project in question.

(k) The OP-1 by changing the basic structure of the colony in zone 1 & 6, is imposing an unfair condition on the services provided to the Informant and other consumers and further snatching away their fundamental right to choose and live freely in a society of their choice, which has been guaranteed under the Constitution of India.

(l) OP-1 & OP-2 have misused their dominant position by collecting the heavy super area/common area and external area charges from the Informant as per the original layout plan and further by allowing the construction of builder floors on the areas for which the Informant has already paid.

(m) The OP-1, by allowing the construction of builder floors in zone 1 & 6 of the project in question, has created market inside a market, wherein, people who chose to live a luxurious life will have to share their life with those who have paid much lesser charges/consideration for the same facilities. The plan for constructing villas in zone 1 and 6 was sanctioned by OP-3 to OP-5 only, which is now being illegally changed by the same OPs at the instance of OP-1 and hence, the same is nothing but an exercise of dominant position by the OPs in the market.

(n) The right to view of the existing villa residents is being significantly compromised. The originally planned open and scenic views are now obstructed by high-rise buildings, diminishing the aesthetic and tranquil environment that villa owners were promised and had invested in. Moreover, the number of the residents in the society are also increasing day by day.

4. With regard to above allegations, the Informant further stated that a consumer complaint No. 117 of 2023 has been filed by him against OP-1 before National Consumer Dispute Redressal Commission for the alleged deficiency and unfair trade practices, which is still pending.

5. The confidentiality over the identity of the Informant and certain documents/ Information filed by it has also been requested under Section 57 of the Act read with Regulation 36 of the Competition Commission of India (General) Regulations, 2024 ('General Regulations').

6. The Informant has sought following interim relief from the Commission under Section 33 of the Act:

(a) To grant temporary injunction restraining OP-1 and its agents, partners, assignees etc. from advertising, selling, or entering into any new agreements for the sale of the plots and floors in zone 1 & 6 of the Marbella Project, especially for the non-villa units that deviate from the original layout plan;

(b) To temporarily restrain OP-3 to OP-5 from giving any approval for the construction of the non-villa units till the final decision of the present matter;

(c) To grant temporary injunction restraining the construction of builder floors/non-villa units in zone 1 & 6 of the Marbella Project as permitted by the OPs by exercising their dominant position in the real estate market till the final decision of the present matter.

7. The Informant has sought the following relief from the Commission:

(a) To direct OP-1 to stop/discontinue its misuse of dominant position and to strictly adhere to the terms and conditions of the brochure, Builder Buyer Agreement and Conveyance Deed as originally entered with villa owners for construction in zone 1 & 6 of the project;

(b) To impose huge monetary penalty on OPs for engaging in unfair trade practices, creating anti-competitive environment and violating the provisions of the Act;

(c) To grant permanent injunction restraining OPs from misusing their dominant position in the market and all their activities including construction and giving permission for construction of non-villa units/builder floors in zone 1 & 6 of the project;

(d) To direct the OPs to stop/discontinue their misuse of dominant position and further demolish all the illegally constructed builder floors / non-villa units in zone 1 & 6 of the project;

(e) To recommend enhanced regulatory regime/monitoring of OP-1's future projects by the relevant authorities, including OP-3 and Real Estate Regulatory Authority ('RERA').

(f) To direct the OPs to bear the legal costs and fees incurred by the Informant in pursuing this matter before the Commission.

8. The Commission considered the Information in the ordinary meeting held on 16.07.2025 and decided to pass an appropriate order in due course.

9. The Commission carefully perused the Information and other material available on record. Based on the allegations levelled by the Informant, the Commission observed that the Informant is mainly

aggrieved by the conduct of OP-1 in real estate services. Accordingly, the Commission framed the following issues for consideration and determination in the present case:

- (a) What is the 'relevant market' in the present case?
- (b) Whether OP-1 holds a dominant position in the relevant market? If yes, whether the alleged conduct amounts to violation of Section 4 of the Act?
- (c) Whether, OPs have contravened Section 3(4) of the Act?

10. With regard to relevant market, the Commission notes that the provision of services of development and sale of residential villas is a distinct product compared to the services of development and sale of residential units / apartments in terms of end use. Villas are large luxurious houses, having their own garden, swimming pool, fountain etc. are private and elegant; allow buyers to decide on their own discretion about the floor plan, number of floors, structure, and other specifics of dwelling units subject to applicable regulations. Thus, from the consumer's perspective, a residential villa or an apartment are not substitutable with one another. Hence, villas and other residential units such as apartments and flats could not be considered in the same category. Hence, considering the factors under Section 19(7) of the Act, the Commission is of the view that the relevant product market in the instant matter would be "the provision of services for development and sale of villa". The Commission further notes that the city of Gurugram can be considered to be the relevant geographic market in the instant case based on factors mentioned in Section 19(6) of the Act like different regulatory authorities and different rules and regulations for Gurugram, separate master plan, differential cost of land development, prices, geographical distances, connectivity with airport and capital and the preferences of the consumers. Therefore, the Commission delineates the relevant market in the present case as "the provision of services for development and sale of villa in Gurugram".

11. As regards dominance of OPs in the instant matter, the Commission has examined the list of licenses along with the land schedule for the years 2009 to 2013 mentioned on the website of Department of Town & Country Planning, State of Haryana and observes that there are various players in the relevant market along with OP-1. The Commission also observes from the information available in the public domain that there are several other reputed real estate developers such as DLF, Godrej Properties, Tata Housing, Signature Global, Vatika Group, ATS Group, and Tulip Infratech who have been building villas in Gurugram since 2010. These developers offer a range of villa options in Gurugram. Hence, the Commission is of the view that prima facie OP-1 does not appear to be dominant in the relevant market of "the provision of services for development and sale of villa in Gurugram". In absence of dominance of OP-1 in the relevant market, there is no requirement to examine the allegations of abuse of dominance. Hence, there can be no case of abuse of dominance in terms of Section 4 of the Act.

12. With regard to contravention of Section 4 by OP-2, the Commission notes that OP-1 and OP-2 are related as part of the Emaar India group. OP-1 is the real estate development arm, while OP-2 focuses on community management services within Emaar's projects. Hence, the Commission is of

the view that dominance of OP-2 and its abuse do not arise in the specifics of this case.

13. With respect to the allegation under Section 3(4) of the Act, the Informant has not provided any evidence to support his allegations. Hence, the Commission is of the view that no case of anti-competitive arrangement can be made out against OP-1 under Section 3 of the Act.

14. The Commission also observes that with regard to OP-3 to OP-6, the Informant has neither made any specific allegations against them nor provided any evidence. Hence, the Commission is of the view that no case can be made out against OP-3 to OP-6 under the provisions of the Act.

15. In view of the facts and circumstances of the present case, the Commission finds that no prima facie case of contravention of the provisions of Sections 3 and 4 of the Act is made out against the OPs in the instant matter. Accordingly, the matter is ordered to be closed forthwith in terms of the provisions contained in Section 26(2) of the Act. Consequently, no case for grant for relief(s) as sought under Section 33 of the Act arises and the said request is rejected.

16. Before parting with the order, the Commission deems it appropriate to deal with the request of the Informant seeking confidentiality over his identity and certain documents/ Information filed by it under Regulation 36 of the General Regulations. Considering the grounds put forth by the Informant for the grant of confidential treatment, the Commission grants confidentiality to such documents/ Information in terms of Regulation 36 of the General Regulations read with Section 57 of the Act for a period of three years from the passing of this order. The Commission also grants confidentiality on the identity of the Informant as prayed. It is, however, made clear that nothing used in this order shall be deemed to be confidential or deemed to have been granted confidentiality as the same has been used for the purposes of the Act in terms of the provisions contained in Section 57 thereof.

17. The Secretary is directed to communicate to the Informant, accordingly.

Sd/-

(Ravneet Kaur) Chairperson Sd/-

(Anil Agrawal) Member Sd/-

(Sweta Kakkad) Member Sd/-

(Deepak Anurag) Member New Delhi Date: 29/08/2025

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 97 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Vishnu Apartments Pvt. Ltd., M/s Metroline (Shivpuri) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Garnet Propbuild Pvt. Ltd., M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Sonex Projects Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Froth Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, , Vikas alias Vikesh, Ss/o Ved Parkash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt.Premwati wd/o Sh. Partap Singh, Smt.Asha D/o Sh. Partap Singh, Sh. Munesh Kumar, Sh. Antesh Kumar Ss/o Hari Parkash, Rameshwari wd/o Sh. Hari Parkash, Smt.Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Smt.Shiksha M/o Hari Prakash, Tarun Kumar S/o Hari Parkash, Natasha d/o Sh. Hari Parkash, Smt.Suman Wd /o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyagi C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the land measuring 108.006 acres falling in revenue estate village Maidawas, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Residential Plotted Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Plots/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
 - h) That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - i) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - j) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l) To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
 - m) That colonizer shall abide by the policy dated 4.05.2010 relating to allotment of EWS plot.
 - n) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - p) The licence is valid upto 17-11-2014.

Dated: 18-11-2010.

Place: Chandigarh

(T.C.GUPTA, IAS)

Director

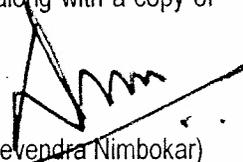
Town and Country Planning,
Haryana, Chandigarh.
tcphry@gmail.com

Endst No. LC-2169-B/ DS(R)-2010 168411

Dated:- 19-11-10

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

1. M/s Vishnu Apartments Pvt. Ltd., M/s Metroline (Shivpuri) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Garnet Propbuild Pvt. Ltd., M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Sonex Projects Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Froth Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, , Vikas alias Vikesh, Ss/o Ved Parkash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt.Premwati wd/o Sh. Partap Singh, Smt.Asha D/o Sh. Partap Singh, Sh. Munesh Kumar, Sh. Antesh Kumar Ss/o Hari Parkash, Rameshwari wd/o Sh. Hari Parkash, Smt.Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Smt.Shiksha M/o Hari Prakash, Tarun Kumar S/o Hari Parkash, Natasha d/o Sh. Hari Parkash, Smt.Suman Wd /o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyagi C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

- 6 Land owned by Sh. Jaswant Singh, Sh. Dharmbir, Sh. Mahabir, Sh. Surender Kumar Ss/o Sh. Sankar Lal

Village	Rect. No.	Killa No.	Area k-m
Maidawas	34	7/2	1--2
		14	8--0
			Total= 9--2 or 1.138 Acre

- 7 Land owned by Sh. Krishan Kumar, Sh. Hariom, Sh. Bijender, Sh. Virender Ss/o Sh. Ramniwas

Village	Rect. No.	Killa No.	Area k-m
Maidawas	33	6/1	0--4
		6/2	1--0
		6/3	3--16
		6/4	3--0
		7	8--0
	32	10/1	7--5
		10/2	0--9
		11/1	2--12
	33	14	8--0
		15	8--0
	39	9/1	2--0
			Total= 44--6 or 5.537 Acre

- 8 Land owned by Sh. Om Prakash, Sh. Ved Prakash both Ss/o Sh. Govind Lal equal 1/2 Share, Sh. Anil, Sh. Mumkesh both Ss/o Sh. Pratap Singh equal 1/8 share, Smt. Asha D/o Sh. Pratap Singh 1/16 share, Smt. Premwati Wd/o Sh. Pratap Singh 1/16 share, Sh. Munesh Kumar, Sh. Antesh Kumar both Ss/o Sh. Hariprakash, Smt. Urmila, Smt. Pramila, Smt. Santosh Ds/o Sh. Hariprakash, Smt. Rameswari Wd/o Sh. Hariprakash equal 1/4 share,

Village	Rect. No.	Killa No.	Area) k-m	
Maidawas	35	11/1	4--18	
		11/2	3--2	
		13	8--0	
		17/2/1	1--8	
		18	8--0	
		20	8--0	
		21	8--0	
		22	8--0	
		36	15	8--0
			16	8--0
	17/2 min		1--0	
	38	25 min	4--0	
		1 min	3--9	
		2 min	6--18	
		9 min	4--0	
		10/2	2--18	
		11	1--9	
		12/1	0--12	
	35	17/2/2	1--18	
			Total= 91--12 or 11.45 Acre	

Contd to Page No.3

D.T.C.P.
H. CHD.
Amarjit Singh

- 9 Land owned by Sh. Satparkash, Sh. Satbir both Ss/o Sh. Khacheru equal 2/3 share, smt. Shiksha M/o Hari Parkash, Tarun S/o Hari Parkash, Natasha D/o Hari Parkash, Suman Wd/o Hari Parkash equal 1/3 share

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	16	16	8--0
	17	11	8--0
			Total= 16-0 or 2 Acre

- 10 Land owned by Sh. Amit Kumar S/o Sh. Khacheru

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	17	10	8--0
			Total= 8--0 or 1 Acre

- 11 Land owned by Sh. Raj Kumar, Sh. Rajender Kumar, Sh. Mahesh Kumar, Sh. Umesh Kumar Ss/o Sh.Shera

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	13	5/2	1--16
		6	8--0
	35	3/1	1--9
		7/2	0--13
		8	7--0
		14	6--5
		15/1	0--6
			Total= 25--9 or 3.181 Acre

- 12 Land owned by Sh.Om Prakash, Sh.Ved Prakash both Ss/o Sh.Govind Lal equal 1/3 share, Sh. Anil S/o Sh. Pratap Singh 1/8 share, Sh. Mumkesh S/o Sh. Pratap Singh 1/24 share, Smt.Premwati Wd/o Sh. Pratap Singh 1/24share, Smt. Asha D/o Sh.Pratap Singh 1/24share, Sh. Antesh Kumar S/o Sh.Hariprakash, Smt.Rameswari Wd/O Sh.Hariprakash, Smt.Urmila, Smt.Paramila, Smt.Santosh all Ds/o Sh.Hariprakash equal 5/36 share, Sh.Munesh Kumar S/o Sh.Hariprakash 1/9 share, Sh. Vikas @ c=Vikesh s/o Om Prakash 1/12 share, Yogesh s/o Ved Prakash 1/12 share

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	35	12	8--0
		19	8--0
		23	8--0
			Total= 24--0 or 3.00 Acres

- 13 Land owned by Sh.Asraj Singh, Sh. Sunder Singh both Ss/o Sh. Sohanlal

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	17	4/1min	0--3
			Total= 0--3 or 0.0188 Acre

Contd to Page No.4

D.T.C.P.
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- 14 Detail of land owned by M/s Active Promoters Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------------|
| | | | K--M |
| Maidawas | 2 | 21 | 8--0 |
| | 16 | 17 | 8--0 |
| | 17 | 16/1min | 0--4 |
| | 18 | 12/2 | 2--6 |
| | | 19 min | 7--18 |
| | | 20 min | 1--3 |
| | 33 | 16 | 8--0 |
| | | 17 min | 6--14 |
| | | 24 min | 2--17 |
| | | | Total= 45K-2 M or 5.6375 Acre |
- 15 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|------------------------------|
| | | | K--M |
| Maidawas | 2 | 12 | 1--1 |
| | | 18/2 | 0--11 |
| | | 19 | 7--17 |
| | | 20/2 | 4--0 |
| | | 23/1 | 4--0 |
| | 12 | 1 | 8--0 |
| | | | Total= 25K-9M or 3.1813 Acre |
- 16 Detail of land owned by M/s Fount Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-----------------------------|
| | | | K--M |
| Maidawas | 12 | 2 | 8--0 |
| | | 3/1 | 4--0 |
| | | 3/2 | 4--0 |
| | | 8/1 | 4--0 |
| | | 8/2 | 4--0 |
| | | 9 | 8--0 |
| | | 13/1 | 5--7 |
| | | | Total= 37K-7M or 4.669 Acre |
- 17 Detail of land owned by M/s Frond Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 34 | 3 | 8--0 |
| | | | Total= 8K--0M or 1 Acre |
- 18 Detail of land owned by M/s Gadget Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 18 | 13 | 8--0 |
| | | 14 | 8--0 |
| | | | Total= 16K-0M or 2 Acre |
- 19 Detail of land owned by M/s Gems Buildcon Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 18 | 17 | 8--0 |
| | | | Total= 8K--0M or 1 Acre |

Contd to Page No.5

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Amoyitka
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- 20 Detail of land owned by M/s Logical Developers Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|-----------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 12 | 11 min | 5--10 |
| Total= 5K-10M or 0.687 Acre | | | |
- 21 Detail of land owned by Adesh Tyagi s/o Mahavir Singh
- | Village | Rect. No. | Killa No. | Area |
|-----------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 34 | 17 min | 5--3 |
| | | 18/1 | 4--0 |
| | | 22/2 min | 3--16 |
| | | 23 min | 4--16 |
| | | 24 min | 6--0 |
| | | 25 | 7--7 |
| | 39 | 2/1 min | 1--3 |
| | | 2/2 min | 2--2 |
| | | 3 min | 5--16 |
| Total= 40--3 or 5.018 Acres | | | |
- 22 Detail of land owned by Sh. Rajender, S/o Sh. Sat Parkash
- | Village | Rect. No. | Killa No. | Area |
|-----------------------------|-----------|-----------|------|
| | | | K--M |
| Maidawas | 39 | 18 | 8--0 |
| | | 23/1 | 7--5 |
| Total= 15K-5M or 1.906 Acre | | | |
- 23 Detail of land owned by M/s Toff Builders Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|-------------------------|-----------|-----------|------|
| | | | K--M |
| Maidawas | 12 | 10 | 8--0 |
| Total= 8K--0M or 1 Acre | | | |
- 24 Detail of land owned by M/s Foray Propbuild Pvt. Ltd 25/36 share, M/s Gadget Propbuild Pvt. Ltd. 11/36 share
- | Village | Rect. No. | Killa No. | Area |
|----------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 18 | 6 | 8--0 |
| | 19 | 10/2 | 1--12 |
| Total= 9K--12M or 1.2 Acre | | | |
- 25 Details of Land owned by M/s Foray Propbuild Pvt.Ltd. 2/3 share, M/s Gadget Propbuild Pvt. Ltd. 1/3 share
- | Village | Rect. No. | Killa No. | Area |
|------------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 18 | 15 | 8--0 |
| | | 16 min | 5--16 |
| Total= 13K-16M or 1.725 Acre | | | |
- 26 Details of Land owned by M/s Fount Propbuild Pvt. Ltd. 1/2 share, M/s Foyer Propbuild Pvt.Ltd. 1/40 share and M/s Froth Propbuild Pvt. Ltd. 19/40 share
- | Village | Rect. No. | Killa No. | Area |
|-------------------------|-----------|-----------|------|
| | | | K--M |
| Maidawas | 34 | 8 | 8--0 |
| Total= 8K--0M or 1 Acre | | | |

Contd to Page No.6

D.T.C.P.
H.S.P.D.
 Anandhika
 1/2/21

- 27 Details of Lad owned by M/s Foyer Propbuild Pvt. Ltd. 1/20 share, M/s Froth Propbuild Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area K--M
Maidawas	17	20	8--0
	35	6/1	5--2
	Total= 13K--2 M or 1.637 Acres		

- 28 Details of Land owned by M/s Foyer Propbuild Pvt. Ltd. 1/20 share, M/s Glade Propbuild Pvt Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area K--M
Maidawas	33	18/1/1	0--1
		19/1min	2--7
		Total= 2K--8 M or 0.3 Acre	

- 29 Details of land owned by M/s Foyer Propbuild Pvt.Ltd. 1/10 share, M/s Fount Propbuild Pvt. Ltd. 4/5 share, M/s Vishnu Apartments Pvt. Ltd., 1/10 share

Village	Rect. No.	Killa No.	Area K--M	
Maidawas	17	4/2 min	0--18	
		5/1min	2--9	
		6/2min	0--13	
		7min	4--10	
		15 min	0--12	
	18	1	8--0	
		2	8--0	
		11/1min	0--11	
		Total= 25K--13 M or 3.206 Acre		

- 30 Details of land owned by M/s Foyer Propbuild Pvt. Ltd. 21/40 share, M/s Froth Propbuild Pvt. Ltd., 19/40 share

Village	Rect. No.	Killa No.	Area K--M
Maidawas	34	9	8--0
Total= 8K--0M or 1 Acre			

- 31 Details of land owned by M/s Froth Propbuild Pvt.Ltd. 19/20 share, M/s Garnet Propbuild Pvt.Ltd. 1/20 share

Village	Rect. No.	Killa No.	Area K--M
Maidawas	17	3 min	7--17
		9	8--0
Total= 15K-17M or 1.981 Acre			

- 32 Details of land owned by M/s Garnet Propbuild Pvt. Ltd. 1/20 share, M/s Sonex Projects Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area K--M	
Maidawas	16	6	8--0	
		7/1	6--16	
		25	8--0	
		17	18	8--0
			19	8--0
	18	18	8--0	
		24 min	4--4	
		25 min	5--16	
	Total= 56K--16M or 7.1 Acre			

Contd to Page No.7

D.T.C.P.
 H. S. D.
 Amritha
 K. G.

- 33 Details of land owned by M/s Logical Developers Pvt. Ltd. 1/20 share, M/s Sonex Projects Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	32	1	8--0
			Total= 8K--0M or 1 Acre

- 34 Detail of land owned by M/s Fondant Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	32	2/1/1	1--12
		2/1/2	1--12
		2/1/3	1--2
		2/2	2--4
		9/1	7--1
		9/2	0--13
		12/2/1min	1--1
		12/2/2	3--17
			Total= 19--2 or 2.387 Acre

- 35 Detail of land owned by Kiran Tyagi w/o Aadesh Tyagi

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	40	20/1	7--11
			Total= 7--11 or 0.944 Acre

- 36 Detail of land owned by Adesh Tyagi s/o Mahavir Singh 1/2 share, Kiran Tyagi w/o Aadesh Tyagi 1/2 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	39	4	7--7
		5/1	6--14
		6/2	7--11
		7	8--0
		3/1	6--0
		8/2	1--0
		8/3	1--0
		14	8--0
		15/1	7--12
		16/2	7--12
		17	8--0
		24/1/1	2--13
		26	0--8
	40	11	8--0
		12	8--0
		13	8--0
			Total= 95--17 or 11.981 Acre

~~Director~~

Town and Country Planning,
Haryana, Chandigarh

Amayjit Kaur
Koye

Grand Total = 864---1 or 108.006 Acres



सत्यमेव जयते

भारत सरकार
पर्यावरण एवं वन मंत्रालय

GOVERNMENT OF INDIA
MINISTRY OF ENVIRONMENT & FOREST



जहाँ है हरियाली।
वहाँ है खुशहाली।।

दूरभाष :

Telephone No.:(0172) 2638061
FAX No.: (0172) 2638135

उत्तर क्षेत्रीय कार्यालय
बेज नं. 24-25, सेक्टर 31-ए
दक्षिण मार्ग, चण्डीगढ़-160030

NORTHERN REGIONAL OFFICE
BAYS NO. 24-25, SECTOR 31-A
DAKSHIN MARG, CHANDIGARH-160030

F.No. 3-168/06-RO(NZ) Vol.X.I

/ 818

Dated: 24 .02.2011

To

The Managing Director
EMAAR MGF Land Ltd.
EMAAR MGF Business Park
Mehrauli Gurgaon Road
Sikandarpur Chowk, Sector-28
Gurgaon-122002

Annexure R3

Sub:- Applicability of new EIA Notification vide S.O.No.1533(E) dated 14th September, 2006 in respect of development of residential plotted colony at village— Maidawas, Sector-65 and 66,Gurgaon --clarification regarding.

Ref. Your letter No.EMAAR/MGF/SEC/EC/654 dated 3rd January, 2011.

Sir,

I am to refer to your letter dated 3rd January, 2011 wherein you have furnished documents having following details:-

1)	You have proposed to develop residential plotted colony at village-Maidawas, Sector-65 & 66,Gurgaon, Haryana.
2)	The project has a total area of 43.708 hectare (108.006 acres) which is less than 50 hectare.
3)	The License to develop residential plotted colony in 43.708 hectare (108.006 acres) area has been granted by the Director, Town & Country Planning Department, Haryana Govt. vide License No.97 of 2010 issued on 18.11.2010.

You have sought the clarification whether the development of above cited residential plotted colony having total area of 43.708 hectare (108.006 acres) which is less than 50 hectare with other details mentioned at point (1) to (3) above is covered under new EIA Notification vide S.O No. 1533(E) dated 14th September, 2006 as amended on 1.12.2009 or not.

Your case has been examined in this office in the light of provisions under new **EIA Notification, 2006 as amended on 1.12.2009** and it is clarified that **development of** above cited residential plotted colony having total area of 43.708 hectare (108.006 acres) which is less than 50 hectare with other details mentioned at point (1) to (3) above does not attract the provisions of new EIA Notification vide S.O No. 1533(E) dated 14th September, 2006 as amended on 1.12.2009 and therefore, this developmental activity does not **require environmental clearance from the Union Ministry of Environment & Forests or the State Environment Impact Assessment Authority (SEIAA) under new EIA Notification, 2006 as amended on 1.12.2009.**

However, approval from following departments/local authorities will be required wherever applicable:-

(a)	'Consent to Establish' [NOC] and subsequently 'Consent to Operate' from the Haryana State Pollution Control Board will be obtained and all the conditions laid down by the HSPCB in the NOC/ "Consent to Operate" shall be complied with by the Project Proponent.
(b)	Local Municipal Corporation.
(c)	Approval from Fire Safety Department.

(d)	Approval from Civil Aviation Department, if applicable.
(e)	Approval from Union Ministry of Environment & Forests, Govt. of India for the approach road to Industrial Colony in question under the Forest (Conservation) Act, 1980, if any forest land is involved in the approach road to the Project in question.
(f)	Approval from Chief Controller of Explosive for keeping the diesel in storage during construction stage and operational phase, if applicable.
(g)	NOC/approval from any other local or State Authorities as applicable in this case.
(h)	<p>Environmental clearance will be required from the State Environment Impact Assessment Authority (SEIAA), Haryana in following cases:-</p> <ul style="list-style-type: none">➤ In case any building has more than 20,000 sq. meter built up area including basements.➤ In case total built up area of all the buildings exceeds 1,50,000 sq. meters.➤ In case any area is added in the above cited residential plotted colony in future and total area of colony exceeds 50 hectare.

It is, however, emphasized that this clarification is based on the information and documents submitted by M/s **EMAAR MGF Land Ltd.**, EMAAR MGF Business Park, Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector-28, **Gurgaon-122002** to this office and it is the responsibility of the project proponent to prove the authenticity and truthfulness of the information in case of any clarification in future.

Yours faithfully,



(Surendra Kumar)
Director(S)

Tel. No. (0172)-2638994
E Mail: sk581@yahoo.com

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Annexure R4

Licence No. 41 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the additional land measuring 1.063 acres (108.006+1.063= 109.069 acres) falling in revenue estate village Maidawas, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
 2. The particulars of land wherein the aforesaid Residential Plotted Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
 3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Flats/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
 - h) That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - i) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - j) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l) To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
 - m) That colonizer shall abide by the policy dated 03.02.2010 relating to allotment of EWS plot.
 - n) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - p) The licence is valid upto 2-5-2015.
- Dated: 3-5-2011
Place: Chandigarh

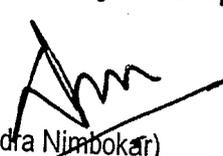

(T.C. GUPTA, IAS)
Director General
Town and Country Planning,
Haryana, Chandigarh.
tcphry@gmail.com

Endst No.- DS(R)-LC-2169-B/ 2011/ 5839

Dated:- 4-5-11

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

1. M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement. *ELOP.*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of land schedule.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of land schedule.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval as per condition No. (i) above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of land schedule.
15. Chief Accounts Officer (Monitoring Cell) with copy of land schedule
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of land schedule


(Devendra Nimbokar)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 41 of 2011/35
2011.

1 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Maidawas	2	22	K--M <u>8--0</u>

Total= 8--0 or 1.00 Acre

2 Detail of land owned by M/s Toff Builders Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Maidawas	32	12/2/1min	K--M <u>0--10</u>

Total= 0--10 or 0.063 Acre

K--M

G.Total= 8--10 or 1.063 Acres

~~Director General~~
Town & Country Planning
Haryana, Chandigarh

Amritha
10/9/11

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh

Web site: tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

Regd.

To

Emaar India Ltd.
Emaar Business Park, MG Road,
Sikanderpur, Sector 28,
Gurugram-122002.

Memo No. LC-2169-V-JE(RK)/2025/21609 dated:

09-06-2025

Subject: Request for renewal of Licence No. 97 of 2010 dated 18.11.2010 granted for setting up of Residential Plotted Colony over an area measuring 106.856 acres in Sector-65 & 66, Gurugram-Manesar Urban Complex.

Reference: Your application dated 16.10.2024 on the subject cited above.

Your application for renewal of Licence No. 97 of 2010 dated 18.11.2010 granted for setting up of Residential Plotted Colony over an area measuring 106.856 acres in Sector-65 & 66, Gurugram-Manesar Urban Complex has been considered and hereby renewed up to 17.11.2025 on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. You shall transfer the portion of sector/master plan road, which form part of the licensed land free of cost to the Government as per provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Area Act, 1975 within 30 days of renewal of licence.
3. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
4. You shall get the licence renewed upto the period till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst no: LC-2169-V/JE(RK)/2025/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project manager (IT) O/o DTCP, with a request to update the status on website.

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

ENVIRONMENTAL
CLEARANCE

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

To,

The Authorized Signatory

EMAAR INDIA LIMITED

306-308, Square one, C-2, District Centre, Saket, New Delhi, South Delhi,
India, 110017 -110017

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/INFRA2/438443/2023 dated 08 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B039HR185142 |
| 2. File No. | SEIAA/HR/2023/361 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Proposed Expansion cum modification of Residential Plotted Colony in the revenue estate of Village Maidawas, Sector – 65 & 66, Gurugram Manesar Urban Complex, Haryana by M/s Emaar India Limited (Formerly Emaar MGF Land Limited) |
| 7. Name of Company/Organization | EMAAR INDIA LIMITED |
| 8. Location of Project | HARYANA |
| 9. TOR Date | N/A |

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

Date: 08/12/2023

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

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

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and Virtuous Environmental Single-Window Hub)*





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

Tel: 0172-2565232, 4043956

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

Subject: EC for Proposed Expansion-cum-Modification of Residential Plotted Colony “Marbella” in the revenue estate of Village Maidawas, Sector – 65 & 66, Gurugram Manesar Urban Complex, Haryana by M/s Emaar India Limited.

1.	Proposal	Expansion-cum-Modification
2.	Project Proponent	M/s Emaar India Limited.
3.	Location & Category of the Project	Village Maidawas, Sector – 65 & 66, Gurugram Manesar Urban Complex, Haryana 8(b)
4.	Project Cost	₹ 1053.5758 Crore
5.	Project Consultant	M/s Vardan Environet
6.	NABET, ACCREDITATION	(No. NABET/EIA/2023/SA 0158 Valid upto : 05/04/2026.
7.	Validity of the Environment Clearance letter	10 Years from the date of issuance in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12 th April, 2022

- This has reference to your Proposal No. **SIA/HR/INFRA2/438443/2023 dated 08.08.2023** and subsequent letter dated 04.10.2023, 10.10.2023 for obtaining Environmental Clearance under category 8(b) of EIA Notification dated 14.09.2006 along with submission of **due Scrutiny fee (as applicable) of ₹ 2,00,000/- vide DD No. 298746 dated 08.06.2023 (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, EIA/EMP report based on the Approved Terms of Reference and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF& CC, GoI vide their Notification dated 21.02.2022, in its meeting held on **04.10.2023** awarded **“Gold” rating / grading** to the Project.
- It is inter-alia, noted that the project involves the Environment Clearance for Proposed Expansion-cum-Modification of Residential Plotted Colony “Marbella” in the revenue estate of Village Maidawas, Sector – 65 & 66, Gurugram Manesar Urban Complex, Haryana.

3. The basic details of project are as under:

Sr. No.	Particulars	Area as per EC	Revision cum Modification (m ²)	Total Area (m ²)
1.	Latitude	28°23'49.92"N		
2.	Longitude	77° 3'43.03"E		
3.	Plot Area	109.069 Acres /441385.50 Sqm	Total area of the License = 107.919 acres Additional Application on = 4.00625 acres De-license area = 1.025 acres Proposed Area for NILP Migration =16.35625 acres	382605.99 (94.544 Acre)
4.	Proposed FAR	-	-	446128.91 Sqm
5.	Non FAR Area	-	-	187691.61 Sqm
6.	Total Built Up area	453615.98 Sqm	180204.54 Sqm	633820.52 Sqm
7.	Total Green Area with Percentage	133298.42 (30.2%)	-17234.59	115547.01 (30.2% of total project area)
8.	Rain Water Harvesting Pits	110 pits	-	110 Pits
9.	STP Capacity	1340 KLD	160 KLD	1500 KLD
10.	Total Parking	981 ECS	1182 ECS	2163 ECS
11.	Total Population	16384		
12.	Organic Waste Converter	02 Nos.		
13.	Power Requirement	17.5 MVA	-8.5425 MVA	8.9575 MVA
14.	Power Backup	Total 5 Nos of DG sets of total capacity 9010 kVA = (1 x 1010kVA + 4 x 2000 kVA)		
15.	Total Water Requirement	1628 KLD	309 KLD	1937 KLD
16.	Domestic Water Requirement	834 KLD	36 KLD	870 KLD
17.	Fresh Water Requirement	834 KLD	36 KLD	870 KLD
18.	Total treated Water	1067 KLD		
19.	Waste Water Generated	934 KLD	251 KLD	1185 KLD
20.	Solid Waste Generated	6260 kg/day	-	6260 kg per day
21.	Biodegradable Waste	3903 kg/day	-	3903 kg/day
22.	OWC Capacity	07 nos.		
23.	Maximum height	39 m		
24.	Total No. of Plot	652	46	698
25.	General Plot	522	-139	383
26.	NPNL Plot	0	175	175
27.	EWS Plot	130	10	140
28.	No. of Floors	-	-	S+4

	Residential			
29.	Total Cost of the project:			Rs 1053.5758 Crore
30.	EMP Budget			Rs. 2489.5 Lakh
31.	Incremental Load in respect of:	i) PM _{2.5}		0.719 µg/m ³
		ii) PM ₁₀		1.25µg/m ³
		iii) SO ₂		2.20 µg/m ³
		iv) NO ₂		3.75µg/m ³
		v) CO		0.229 mg/m ³
32.	Construction Phase:	Power Back-up		1 x 500 kVA
		Water Requirement & Source		10 KLD
		STP (Modular)		10 KLD
		Anti-Smoke Gun		1 Nos

Table 2 - EMP Details

Description	During Construction Phase			During Operational Phase		
	Expense done (till now) (In Lakhs)	Expense to be done		Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
		Capital Cost (In Lakhs)	Recurring Cost (In Lakhs)			
Sanitation and Wastewater Management (Modular STP)	385.00	50.0	25.0	Waste Water Management (Sewage Treatment Plant)	100.0	200.0
Garbage & Debris disposal	50.00	20.0	10.0	Solid Waste Management (Dust bins & OWC)	110.0	90.0
Green Belt Development	421.17	10.0	5.0	Green Belt Development	50.0	100.0
Air, Noise, Soil, Water Monitoring	7.50	0.00	7.0	Monitoring for Air, Water, Noise & Soil	0.00	10.0
Rainwater harvesting system	53.83	50.0	10.0	Rainwater harvesting system	0.00	50.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	55.00	50.0	50.0	DG Sets including stack height and acoustics	80.0	60.0
Medical cum First Aid facility (providing medical room & Doctor)	30.00	50.0	70.0	Energy Saving (Solar Panel system)	70.0	80.0
Storm Water Management (temporary drains and sedimentation basin)	30.00	30.0	20.0			
Total	1032.50	260.00	197.00	Total	410.00	590.00

4. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during **169th Meeting held on 09.11.2023** to **“GRANT ENVIRONMENT CLEARANCE” TO THE PROJECT, UNDER CATEGORY 8(b) of EIA NOTIFICATION, 2006 within the scope & meaning of EIA Notification dated 14.09.2006,** subject to the conditions listed below:

A. Specific Conditions:-

1. 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.
2. 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.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
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.
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 Inert waste from the project will be sent to dumping site.
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 marinated 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.
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.
9. 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.
10. 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.

11. The PP shall not carry any construction above or below the Revenue Rasta without any permission from competent authority.
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. **The PP shall provide Solar power as per HAREDA norms.**
22. **110 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install **01 number of Anti Smog Guns** at the project site.
- 24.

That Project Proponent shall maintain **30.20% of plot area as Green Area i.e. 115547.01 sqm** (as offered in the proposal & committed the same at the time of presentation before the Appraisal Committee without any deviation). The Green Area i.e. **115574.01 sqm (30.20%)** shall not be reduced/ modified or put to use for any other use / purpose

25.

That the Project shall not carry out any activities in the controlled area, Natural Conservation Zone, Eco-Sensitive Zone, Wildlife Sanctuary, if any.

26.

That in view of the increasing Number of electrical vehicles, Project Proponent is expected to encourage & make efforts for the installation of electrical charging points, at the Project site.

B. Statutory Compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

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

I. Air Quality Monitoring and Preservation

- 1) Notification GSR 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) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- 3) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- 4) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- 5) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building 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.
- 6) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- 7) Wet jet shall be provided for grinding and stone cutting.
- 8) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- 9) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- 10) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- 11) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- 12) For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

- 1) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- 2) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- 3) Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- 4) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- 5) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- 6) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- 7) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- 8) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- 9) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- 10) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- 11) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- 12) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- 13) All recharge should be limited to shallow aquifer.
- 14) No ground water shall be used during construction phase of the project.
- 15) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- 16) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- 17) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- 18) No sewage or untreated effluent water would be discharged through storm water

drains.

- 19) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- 20) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- 21) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

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

VI. Green Cover

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

VII. Transport

- 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.
- 2) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- 3) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

- 1) The project proponent shall comply with the provisions of CER, as applicable.
- 2) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- 3) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

- 4) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

- 1) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- 2) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- 3) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 4) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- 5) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- 6) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- 7) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 8) The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- 9) No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

10)

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

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

12)

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

13) The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

14) The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

15) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

16) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

17) The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal

18) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.

19) Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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

21)

The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, 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.

22)

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

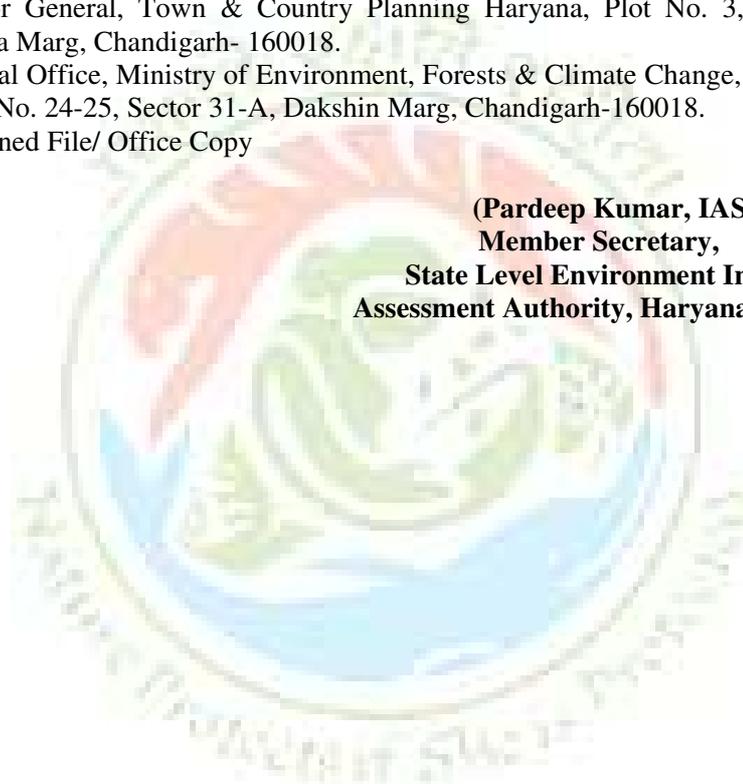
- 23) The Project Proponent should intimate to the Authority as well as to the quarter concerned in case of any change in the present communication address.

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

A copy of the above is forwarded to the following:

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

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



Annexure R7

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018
Phone: +91 172 2548475 ; E-Mail: tcpharyana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

MRS. KIRAN KHULLAR

(R/o:- H.No.-139, phase-1, Ashok vihar, New Delhi-110052, Delhi, New Delhi, 110052)

Diary Number - TCP-HOBPAS/406/2024

Application Number - BLC-4688C

Date - 06/02/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: MAR P-BE-95, MARBELLA, Sector:65&66, Town Or City:GURUGRAM, District:GURUGRAM , in LC-4688 under self-certification

The building plan under subject matter as received by the department on 12/01/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

• The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof

• A copy of approval letter may also be submitted to the concerned colonizer.

• The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

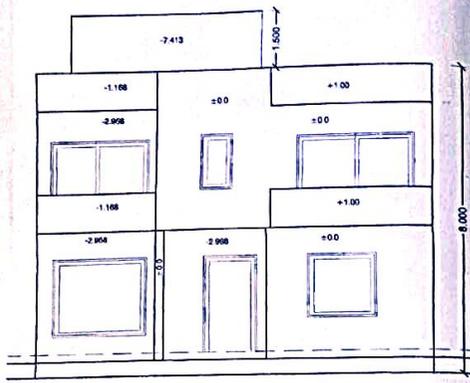
- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



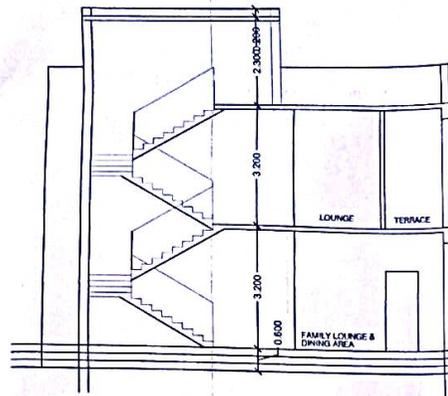
**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 20/02/2024 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority

6/2/24 to 5/2/24
 M. VIKRANT
 Architect No. CA-2017-80238
 Gurgaon

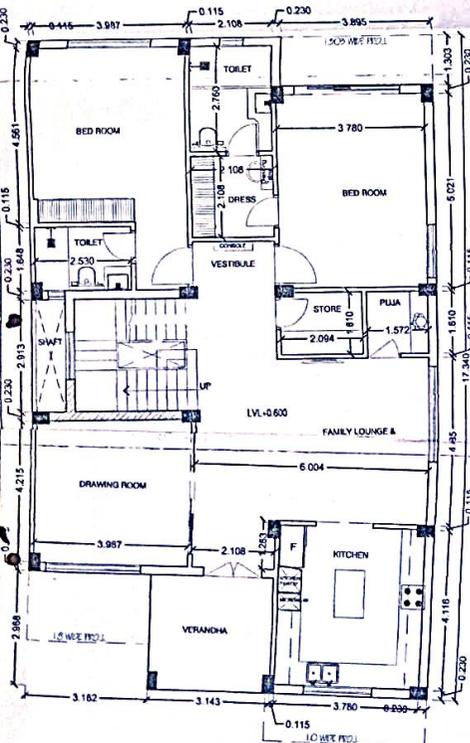


FRONT ELEVATION

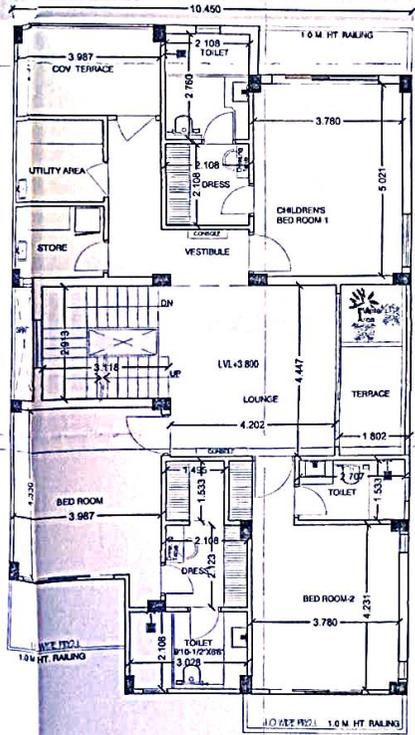


SECTION A-A

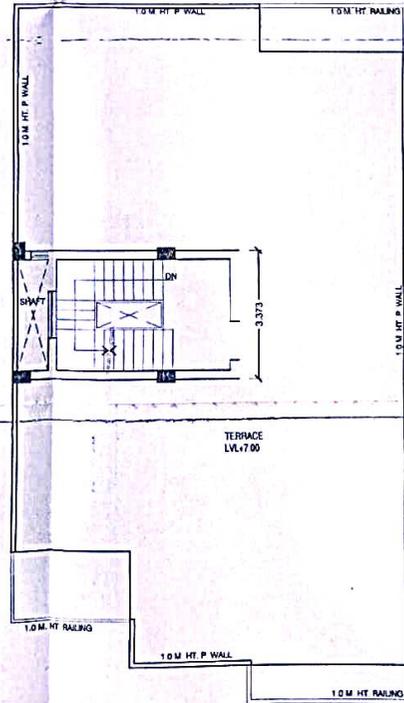
AREA CHART -
 PLOT AREA - 10.45C21.34 = 223.003 sqm
 PERM COVD AREA -
 GROUND FLOOR - 75% = 167.25 sqm
 F.A.R. - 145% = 323.25 sqm
 PROP COVD AREA -
 GROUND FLOOR - 10.45C21.34 (3.00X1.50) + 3.16C22.8668
 = 181.20 (2.08 + 0.44) = 166.06 sqm
 FIRST FLOOR - OR FL - (2.91X3.118)
 = 188.88 (0.08 + 1.02) = 107.00 sqm
 ACHIEVED F.A.R. - 166.06 + 107.00 = 273.06 sqm
 STAIR AREA - 2.91X3.118 = 9.06 sqm
 BALCONY AREA - 3.00X3.375 = 10.13 sqm
 TOTAL COVD AREA - 273.06 + 9.06 + 10.13 = 292.25 sqm



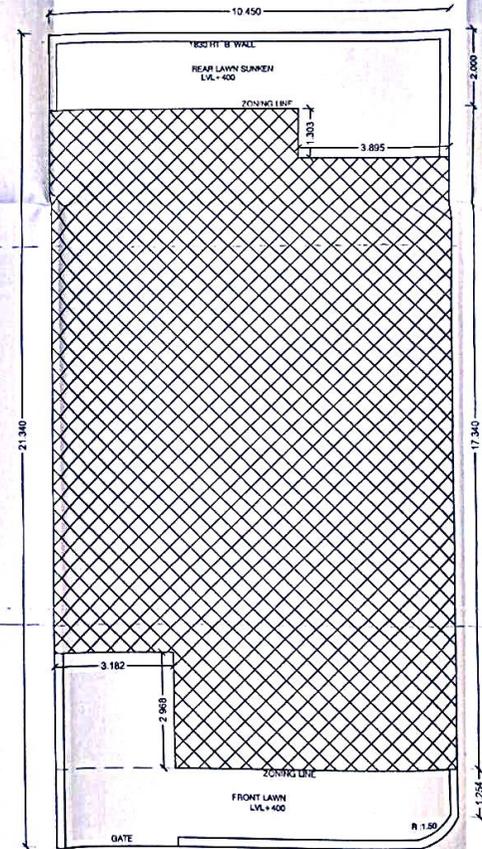
GROUND FLOOR PLAN



FIRST FLOOR PLAN

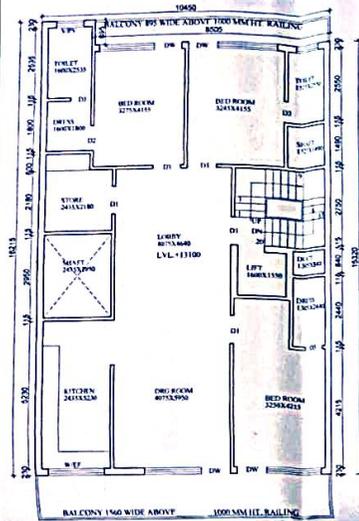


TERRACE PLAN

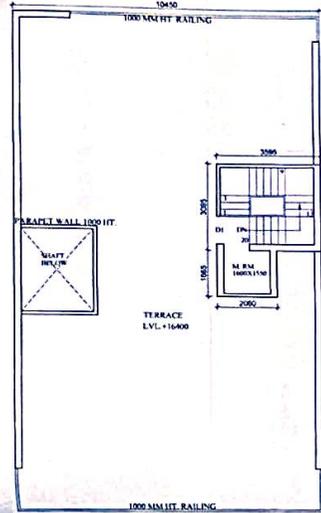


NOTE - GATE AND BOUNDARY WALL AS STD DESIGN.
 SITE PLAN SCALE 1:100

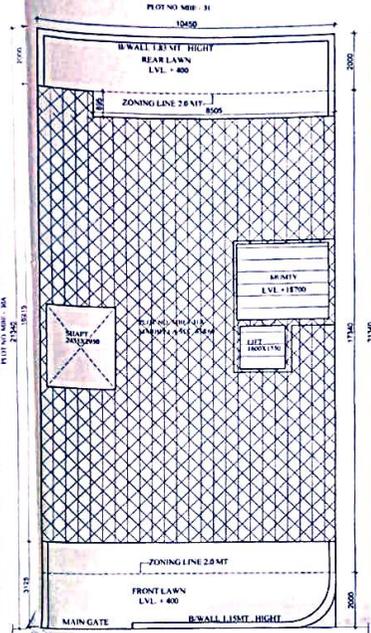
SCALE 1:50	
REVISED RESI. BUILDING PLAN FOR PLOT NO MAR P-BE 95 MARBELLA SECTOR 65&66 GURGAON FOR MRS. KIRAN KHULLAR	
OWNER. SIGN.	Kiran Khullar
ARCH. SIGN.	



FOURTH FLOOR PLAN

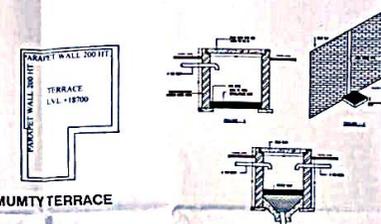


TERRACE (MUMTY) FLOOR PLAN

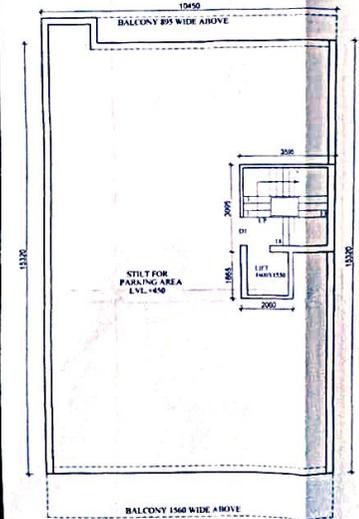


DETAIL OF AREA

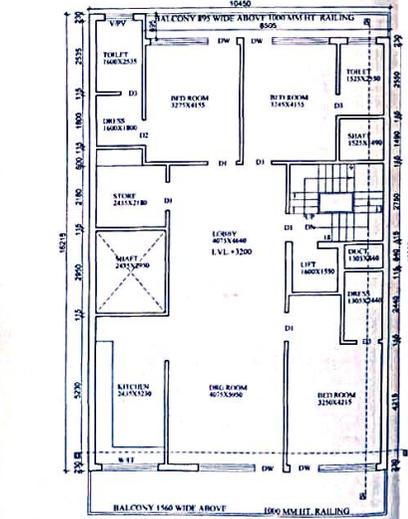
AREA OF PLOT = 10.45X21.34 = 223.003 SQ M.
 PERMISSIBLE COVD AREA ON F.A.R = 223.003 @264% = 588.727 SQ M.
 PER COVD AREA ON G.F = 223.003 X75% = 167.252 SQ M.
 PROP. COVD AREA ON STILL G.F. WITH F.A.R AREA = 10.45 X 16.215 = 169.446 - 7.611 = 161.835 SQ M.
 F.A.R PROP. COVD AREA ON STILL G.F. = 3.595X3.095 + 2.06X1.665 = 11.126 + 3.429 = 14.555 SQ M.
 PROPOSED COVD AREA ON STILL G.F. WITHOUT F.A.R = 161.835 - 14.555 = 147.28 SQ M.
 PROP. COVD AREA ON F.F. = 161.835 - (2.435X2.95 + 3.25X2.75 + 1.80X1.55) = 161.835 - (7.183 + 8.937 + 2.40) = 143.236 SQ M.
 PROP. COVD AREA ON 2nd F. = SAME FIRST FLOOR = 143.235 SQ M.
 PROP. COVD AREA ON 3rd F. = SAME 2nd FLOOR = 143.235 SQ M.
 PROP. COVD AREA ON 4th F. = SAME 3rd FLOOR = 143.235 SQ M.
 ACHIEVED F.A.R = 14.555 + 143.235X4 = 587.495 SQ M.
 PROP. COVD AREA ON MUMTY & M. ROOM = 3.595X3.095 + 2.06X1.665 = 11.126 + 3.429 = 14.555 SQ M.
 NON F.A.R STAIRCASE COVD AREA = 8.937X4 = 35.748 SQ M.
 TOTAL COVD AREA WITH MUMTY & M. RM. = 587.495 + 14.555 + 35.748 = 737.800 SQ M.



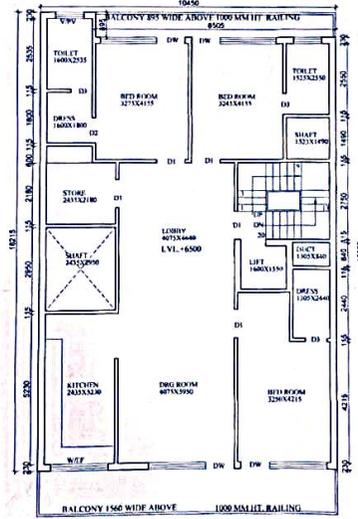
DETAILED SECTION OF RAIN WATER PIPE AND SYSTEM OF COLLECTION OF RAIN WATER FROM ROOF TOP



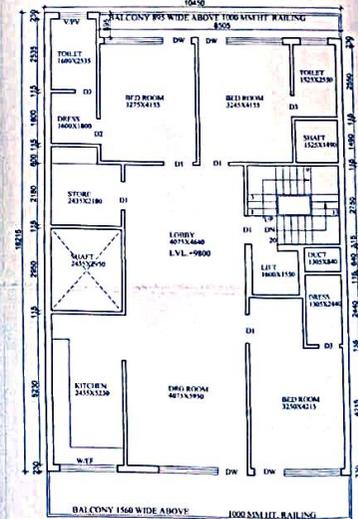
STILT/GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SEAL OF APPROVAL

WVK
 ARCHITECT VIKKEY
 CAZ017-56238
 DT No. 212/A/2/2016, Sec. 14
 Gurugram, Haryana

DETAIL OF JOINERY

D1	DOOR	1000 X 2600
D2	DOOR	900 X 2100
D3	DOOR	750 X 2100
DW	DOOR	3000 X 2600
W/E/F	WINDOW	2000 X 1700
W1	WINDOW	1500X1800
W2	WINDOW	3500X2000
V/P/V	WINDOW	1000X1500

NOTE -
 THE RESPONSIBILITY OF STRUCTURAL DESIGN, STRUCTURAL STABILITY AND SAFETY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF OWNER, ARCHITECT, ENGINEER.
 NOTE - ALL DIMENSIONS ARE IN METRE

PROJECT TITLE

PROPOSED RESIDENCE BUILDING PLAN FOR PLOT NO. MAR P-BE-31A MARBELLA, SEC. 65&66, GURUGRAM, HARYANA BELONGING TO:- MR. YOGESH TYAGI S/O MR. VED PRAKASH TYAGI

DRAWING TITLE

PLAN, SITE PLAN & AREA CHART

SCALE:	DATE:	SHEET NO.
1:50	26-11-2024	01/02

OWNER'S SIG.:

ARCHITECT SIG.:

WVK
 ARCHITECT VIKKEY
 CAZ017-56238
 DT No. 212/A/2/2016, Sec. 14
 Gurugram, Haryana



IN THE COURT OF NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH, NEW DELHI
 Suit /Appeal No./CWP _____ JURISDICTION
 ORIGINAL APPLICATION NO. 252 of 2025

In re:

MR. VIBHU SATPAUL & ORS.

Plaintiff /Appellants/
 Petitioner/ Complainant

V E R S U S

M/S. EMAAR INDIA LTD. & ORS.

Defendant/Respondent/
 Accused

KNOW ALL to whom these present shall come that I, Ramesh Chandra Khulbe, S/o Shri J.D. Khulbe, aged about 54 years, Authorized Representative of Respondent No. 1 do hereby appoint **Ms. Jyoti Mendiratta, H-34, (Lower Ground Floor), Jangpura Extension, New Delhi-110 014** to be my/our Advocate in the above noted case and authorize her :-

To act, appear and plead in the above-noted case in this Court or in any other Court in which the same may be tried or heard and also in the appellate Court including High Court subject to payment of fees separately for each Court by me/ us.

To sign, file verify and present pleadings, appeals cross objections or petitions for execution review, revision, withdrawal, compromise or other petitions or affidavits or other documents as may be deemed necessary or proper for the prosecution of the said case in all its stages.

To file and take back documents to admit and/or deny the documents of opposite party.

To withdraw or compromise the said case or submit to arbitration any differences or disputes that may arise touching or in any manner relating to the said case.

To take execution proceedings.

The deposit, draw and receive money, cheques, cash and grant receipts thereof and to do all other acts and things which may be necessary to be done for the progress and in the course of the prosecution of the said case.

To appoint and instruct any other Legal Practitioner, authorizing him to exercise the power and authority hereby conferred upon the Advocate whenever he may think it to do so and to sign the Power of Attorney on our behalf.

And I/We the undersigned do hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as my/our own acts, as if done by me/us to all intents and purposes.

And I/We undertake that I / we or my /our duly authorized agent would appear in the Court on all hearings and will inform the Advocates for appearance when the case is called.

And I /we undersigned do hereby agree not to hold the advocate or his substitute responsible for the result of the said case. The adjournment costs whenever ordered by the Court shall be of the Advocate which he shall receive and retain himself.

And I /we the undersigned do hereby agree that in the event of the whole or part of the fee agreed by me/us to be paid to the Advocate remaining unpaid he shall be entitled to withdraw from the prosecution of the said case until the same is paid up. The fee settled is only for the above case and above Court. I/We hereby agree that once the fee is paid, I /we will not be entitled for the refund of the same in any case whatsoever. If the case lasts for more than three years, the advocate shall be entitled for additional fee equivalent to half of the agreed fee for every addition three years or part thereof.

IN WITNESS WHEREOF I/We do hereunto set my /our hand to these presents the contents of which have been understood by me/us on this 10th day of October 2025.

Accepted subject to the terms of fees.

Advocate

Client

Client

Ananya Basudha Adv.
Jyoti Mendiratta Adv.



0-1193/2019

D-822/97(R)

INDIA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON MAY 19, 2025

“RESOLVED THAT in supersession of the earlier resolutions passed by the Board of Directors of the Company, the consent of the Board be and is hereby accorded to severally authorize following persons, to represent the Company before various courts, tribunals, judicial / quasi-judicial / non-judicial authorities, other government / non-government authorities, for various criminal/civil or such other legal matters by / against the Company and to sign, execute, certify, submit, register, amend and re-submit various documents, papers, submissions, petitions, plaints, writs, cases, complaints, certificates, rejoinders, objections, written statements, applications, representations, caveats, vakalatnama, affidavits, counter affidavits, appeal, revisions, undertakings etc. and to give statements in this regard:

S. No.	Name of Authorised Persons
1	Chief Executive Officer
2	Chief Financial Officer
3	Mr. Aakil Ali
4	Mr. Abhinav Singh
5	Mr. Akshat Maheshwari
6	Mr. Anjani Kumar Sharma
7	Mr. Ankit Singh Rana
8	Mr. Anmol Dandona
9	Mr. Arun Kumar
10	Mr. Bharat Bhushan Garg
11	Ms. Chitra Ahluwalia
12	Mr. Deepak Sharma
13	Ms. Kamakshi Chowdhry
14	Mr. Kuldeep Singh Chauhan
15	Mr. Manish Mahajan
16	Mr. Manoj Kumar Singh
17	Mr. Puneet Popli
18	Mr. Ramesh Chandra Khulbe
19	Mr. Rohit Rawat
20	Ms. Sahiba Ahluwalia
21	Mr. Samarth Dwivedi
22	Mr. Shashank Bhushan
23	Mr. Subrat Kumar Pradhan
24	Mr. Varun Vikas Srivastav
25	Mr. Vasant D Shelke

RESOLVED FURTHER THAT any of the abovementioned persons, be and are hereby severally authorised, for and on behalf of the Company, to appoint Legal counsel and / or Legal Attorney to represent the Company before various courts/authorities and to do all such acts, deeds and things, as may be required in this regard.

RESOLVED FURTHER THAT Chief Executive Officer or Chief Financial Officer or Company Secretary or Mr. Vasant D Shelke, be and are hereby severally authorized, for and on behalf of the Company, to sign any settlement / compromise agreements in respect of any dispute / notice / litigation etc. by or against the Company and/or any of its subsidiaries, including with vendors / customers / land owners / collaborators etc.

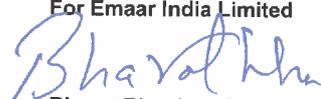
RESOLVED FURTHER THAT Chief Executive Officer or Chief Financial Officer or Company Secretary or Mr. Vasant D Shelke, be and are hereby severally authorized, for and on behalf of the Company, to sub-delegate the powers and authority provided here-in-above, in writing, to any other person, to do such acts, deeds and things as may be expressly sub-delegated in the best interest of the Company and/or any of its subsidiaries.

RESOLVED FURTHER THAT the authority granted herein to the aforesaid Officers shall remain valid and effective till and until such aforesaid persons hold their respective offices in / engagement with the Company and/or any other resolution is passed by the Board modifying or revoking these authorizations, whichever is earlier.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above executive shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

RESOLVED FURTHER THAT a certified true copy of this resolution be forwarded wherever required, duly certified under the signatures of any Director or Company Secretary of the Company.”

CERTIFIED TRUE COPY
For Emaar India Limited


Bharat Bhushan Garg
Company Secretary



EMAAR INDIA LIMITED

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR, SECTOR 28, GURUGRAM -122002, HARYANA.

TEL: +91 124 442 1155 | FAX: +91 124 479 3401

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI -110 017. TEL: +91 11 4152 1155

CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES.IN@EMAAR.AE | WWW.IN.EMAAR.COM