

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

Original Application No. 586/ 2025

In the matter of:

Naresh Kumar Yadav

...Applicant

Versus

Ministry of Environment Forest and Climate Change

...Respondents

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Date:05.02.2026

Filed through:



Rahul Khurana
Counsel for Respondent No 4 & 6
09811894060
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Joint committee inspection report in OA No. 586/2025 titled
"Naresh Kumar Yadav V/s Ministry of Environment, Forest & Climate Change &
Ors" req.

1. In the above-mentioned case under consideration in Hon'ble National Green Tribunal, New Delhi Principal Bench in OA No. 586/2025 in matter "Naresh Kumar Yadav Vs Ministry of Environment, Forest & Climate Change &Ors" reg against violations of environmental laws to environmental degradation and unlawful constructions activities has been carried out by M/s Elan Enclave Pvt. Ltd in the revenue estate of Village- Fazilpur Jharsa and Ghasola, Sector- 49, Gurugram, Haryana.
2. In view of the above Hon'ble National Green tribunal , New Delhi had passed order dated 20.11.2025 in above OA No. 586/2025 to constitute a joint committee.

"Joint Committee comprising of (i) Representative of the Member Secretary, Central Pollution Control Board, (ii) Regional Officer, Ministry of Environment, Forest & Climate Change, Chandigarh, (iii) Member Secretary, Haryana State Pollution Control Board and (iv) Divisional Forest Officer (DFO), Gurugram. The DFO, Gurugram will act as the co-ordinating agency in this Joint Committee. The Joint Committee is directed to visit the site, ascertain the correctness of the allegation of illegal felling of trees and illegal construction without environment clearance "
3. The joint committee member visited the said site on 09.12.2025 to assess out illegal 72 mature trees have been cut and construction activity is in progress without obtaining the environment clearance by the Respondent No 7 in their Proposed Group Housing Colony at village Fazilpur Jharsa and Ghasola, Sector 49, Gurugram site in compliance of directions of Hon'ble National Green Tribunal, New Delhi.
4. Joint Committee vide letter dated 23.12.2025 has sought information from project proponent. Copy of information sought is enclosed as **Annexure -R/1**. Project Proponent vide letter dated 29.12.2025 has provided response on Joint Committee communication. Copy enclosed as **Annexure- R/2**

5. On the basis of submissions made by Respondent No 7, Joint Committee inspection convened on 09.12.2025 and information received from Project Proponent. Joint Committee has made following observations:

5.1 That project proponent has submitted application for seeking environmental clearance for proposed group housing project on 27.12.2024 and EC has been recommended by SEAC during meeting held on 27.08.2025-28.08.2025.

5.2 **Construction Activity:** At the time of Inspection, construction activity was not in progress although some work has been done at site. It was observed that some construction activities were undertaken by project Proponent at project site, which is more than 500 sq m without registration on Dust Portal (Violation of CAQM Direction) of Haryana State Pollution Control Board (HSPCB), which is a mandatory requirement. It was further observed that no PM sensor was installed at the project site at the time of inspection. This constitutes a violation of Direction No. 11 issued by the Commission for Air Quality Management (CAQM). Photographs taken during site inspection are enclosed in **Annexure – R/3.**

5.3 In reference to Ministry of Environment, Forest and Climate Change Office Memorandum dated 29th March 2022 activity permitted are tabulated below:

S.no	Activity Permitted as per MoEF&CC OM dated 29.03.2022	Observation of Committee
1	Fencing of the project site by boundary wall using civil construction, barbed wire or precast/ prefabricated components	RCC Boundary wall is constructed using civil work.

2	Construction of temporary sheds using pre-fabricated/modular structure for site office/guards and storing material and machinery.	<p>A. Project Proponent has undertaken construction activities, including construction of RCC staircases, RCC structural components, a circular water fountain, internal roads with block/surface tiles/stones and boulders laid over an RCC base, along with some soil excavation and soil compaction.</p> <p>B. Temporary shed using pre fab is constructed for its site office is also constructed</p>
3	Provision of temporary electricity and water supply for site office/guards only.	It was observed that electricity was being used at site for various activities like use of Air Conditioners at site, use of 03 Nos high mask lights, lighting etc , However, the Project Proponent failed to disclose the source of electricity supplied at the site.

On the basis of above, it is observed that Project Proponent has carried out certain construction activities beyond permissible in O. M dated 29.03.2022

6. Haryana State Pollution Control Board has issued show cause notice for closure, prosecution & levy of Environmental Compensation vide letter No. HSPCB/GRN/2026/3180 dated 03.02.2026 for violation of environmental norms under the provision of Environment (Protection) Act, 1986, Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981. Copy of show cause notice is enclosed as **Annexure-R/4**.

7. That is pertinent to submit, 08 nos of trees felling permission had been granted by Division Forest Officer, Gurugram on 30.06.2025 . That, complaint mentioned that 72 trees has been felled by the agency during the period of 13.06.2024 to 16.09.2025. In this regard it is submitted that agency applied for 8 trees felling on 25.06.2025 through SRN No. HMX-UD4-MA9C. The field inspection was done by Range Forest Officer, Gurugram Range on 30.06.2025 and vide its letter no. 476-G dated 30.06.2025. Field inspection report has been submitted to Division Forest Office, Gurugram and informed that the user agency was made online application on E- Saral Portal for taking of 08 no trees felling permission from Forest Department. On the inspection of the site by the Range Forest Office, it was found that total 08 trees were standing in the site; accordingly, after the enumeration of the standing trees, the DFO Office has accorded permission for cutting of 08 numbers of trees. The allegation with respect to the felling of 72 numbers of trees was not verified on the site as at the time of inspection neither there were any standing trees nor any direct evidence in the form of stump or roots was found which can establish the fact of actual felling. From the tree enumeration as per the DFO office order dated 30.06.2025 felling of 08 trees has been carried out.
8. Further, analysis of the google satellite imaginary of corresponding time of the instant OA, i.e 13.06.2024 to 16.09.2025, it has been found that the area have certain vegetation cover, however, number of trees cannot be ascertained from the same and the visible vegetation could be standing trees along with the shrubs and herbs. It is further submitted that photographs of that time did not show any other plant on the site. Therefore, the mentioned trees/plants/herbs/shrubs might have been removed by the user agency before the inspection conducted by forest department.
9. That project proponent vide letter dated 29/12/2025 has informed that they have Project Proponent has carried out only cleaning and landscaping only after receiving permission from RERA vide no 125 of 2025 on 12/12/2025 , however the above statement is factually incorrect as Joint Committee has conducted inspection on 09.12.2025

and observed some construction activity like construction of water fountain , internal roads , laying on stone and boulders for path, levelling of soil, concrete work etc. has already been undertaken by Project Proponent

(<u>Janish</u>)	(<u>[Signature]</u>)	(<u>[Signature]</u>)	(<u>[Signature]</u>)
Representative of	Regional Officer,	Representative of	Divisional Forest
the	Representative of the	Member	Officer (DFO),
Member Secretary,	Regional Office,	Secretary, Haryana	Gurugram
Central Pollution	MoEF&CC,	State Pollution	Date:-
Control Board	Chandigarh	Control Board	
Date:-	Date:-	Date:-	

FOREST DEPARTMENT, GOVT. OF HARYANA

Office of Deputy Conservator of Forests, Gurugram
Forest Complex, Sohna Road, Near Distt. Court, Gurugram
Ph. No. 0124-2322057, Email id- dfogurgaon1@gmail.com

No.: 1714-G

Date: 23/12/25

To,

The Managing Director
M/s Elan Enclave Pvt. Lmt.
15th Floor, Two Horizon – Centre DLF, Ph-5
Sector 43, Golf Course Road, Gurugram,
Haryana- 122002
E-mail: akash@elanlimited.com & Gaurav.khandelwal@elanlimited.com

Sub.:- Joint committee inspection in OA No. 586/2025 titled "Naresh Kumar Yadav Vs Ministry of Environment, Forest & Climate Change & Ors" reg.

Kindly refer to the subject cited above, the joint committee member visited on 09.12.2025 to assess out illegal tree cutting and construction activity without obtaining the environment clearance at village Fazilpur Jharsa and Ghasola, Sector 49, Gurugram site.

The following documents may submitted to this office for further action.

1. Status of Environment Clearance along with date of application, Copy of Form 1, TOR, EIA-EMP, Minutes of Meeting.
2. Status and source of electricity supply in project and no. of high mass lights installed in project with date of installation.
3. Status of Registration of project on HSPCB dust portal and details of dust mitigation measures at site.
4. No of trees felled in project along with copy of permission/authorization for tree felling.
5. Copy of CTE/CTO from HSPCB.
6. Details of activities undertaken at site along with date of activity.

It is informed that the above mention documents may be submitted to this office within one week for further submit the same to joint committee member in complince of Hon'ble National Green Tribunal, New Delhi order dated 20.11.2025.

Dy. Conservator of Forests,
Gurugram

Ends. No. 1715-G

Dated: 23/12/25

A copy forwarded to Sh. Danish Meena, Scientist 'C', UPC-I, Division, Central Pollution Control Board, East Arjun Nagar, Delhi., E-mail: danish.cpcb@gov.in.

Dy. Conservator of Forests,
Gurugram

23/12/25
23/12/25



Annexure - R/2

Dated 29.12.2025

To,
The Deputy Conservator of Forests, Gurugram
Forest Department,
Govt. of Haryana.

Sub.: Joint committee inspection in OA No. 586/2025 titled 'Naresh Kumar Yadav Vs. Ministry of Environment, Forest & Climate Change & Ors' reg.

Ref.: EEPL/2025/

Sir,

This is in reference to Memo No. 1714-G dated 23.12.2025 issued by your good offices wherein certain documents have been sought from the undersigned Company 'Elan Enclave Pvt. Ltd.' by the Joint Committee in compliance of the order dated 20.11.2025 of the Hon'ble National Green Tribunal, New Delhi.

The point-wise submission regarding the documents sought is as follows:

1. The Application for Environmental Clearance/ Impact Assessment and Environmental Management Plan for proposed Group Housing Colony under TOD Policy at village Fazilpur Jharsa and Ghasola, Sector-49, Gurugram was duly applied for on 27.12.2024 to the Member Secretary, State Expert Appraisal Committee, Haryana. Environmental Clearance ('EC') has been duly recommended by MoEF & CC during the meeting held on 27.08.2025 and 28.08.2025. As required, the copy of Application, Minutes of Meeting are collectively attached as '**Annexure A**'.
2. The Approval for Single Line Diagram/ plan of Electrical installations has been approved vide Memo No. SLD-1232 dated 18.12.2025 by the Office of the Chief Electrical Inspector to Govt. Haryana, SCO 117-118, Sector-17 B, Chandigarh, based on the Electrification Plan submitted to DHBVN on 18.12.2025. Further, High Mast Poles will be operational after approval of Temporary Electricity connection. The Approval for Single Line Diagram/ plan of Electrical installations is attached as '**Annexure B**'.
3. As construction activities have not commenced. Hence, Dust Mitigation Registration on HSBC Dust Portal will be taken up before the start of the construction activities in due course of time.

JP
29/12
1836-57
29/12/25

4. The permission for felling of trees had been granted in favour of M/s Elan Enclave Private Limited by the concerned Divisional Forest Officer, Govt. of Haryana on 30.06.2025 vide Reference No. (SRN):- HMX-UD4-MA9C. A copy of the same is attached as '**Annexure C**'. Further, the compliance of Condition No. 12 of the permission has also been done and compliance report has been duly submitted on 25.08.2025 in your good office. A copy of the same is attached as '**Annexure D**'.
5. CTE/CTO from HSPCB will be applied for post grant of EC.
6. We have not carried out any permanent construction activity. No excavation work has been carried out at the site and not even an ounce of land/mother earth has been excavated till now. We have not undertaken any extraction work at the project site and no permanent structure has been erected till now. Only the cleaning/ landscaping of the site has been undertaken to make the site accessible for vehicular movement, that too after grant of HRERA registration bearing No. 125 of 2025 dated 12.12.2025 for launch of the Project. A copy of the HRERA Certificate is attached as '**Annexure E**'.

We assure you of our full cooperation and assistance as required by your good offices.

Thanking You

Yours Sincerely

For Elan Enclave Private Limited

For ELAN ENCLAVE PRIVATE LIMITED


Authorized Signatory

(Authorized Signatory)

Enclosed: all above

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FOREST DEPARTMENT, GOVT. OF HARYANA

Office of Deputy Conservator of Forests, Gurugram
Forest Complex, Sohna Road, Near Distt. Court, Gurugram
Ph. No. 0124-2322057, Email id- dfogurgaon1@gmail.com

No.: 1714-G

Date: 23/12/25

To,

The Managing Director
M/s Elan Enclave Pvt. Lmt.
15th Floor, Two Horizon - Centre DLF, Ph-5
Sector 43, Golf Course Road, Gurugram,
Haryana- 122002
E-mail: akash@elanlimited.com & Gaurav.khandelwal@elanlimited.com

Sub.:- Joint committee inspection in OA No. 586/2025 titled "Naresh Kumar Yadav Vs Ministry of Environment, Forest & Climate Change & Ors" reg.

Kindly refer to the subject cited above, the joint committee member visited on 09.12.2025 to assess out illegal tree cutting and construction activity without obtaining the environment clearance at village Fazilpur Jharsa and Ghasola, Sector 49, Gurugram site.

The following documents may submitted to this office for futher action.

1. Status of Environment Clearance along with date of application, Copy of Form 1, TOR, EIA-EMP, Minutes of Meeting.
2. Status and source of electricity supply in project and no. of high mass lights installed in project with date of installation.
3. Status of Registration of project on HSPCB dust portal and details of dust mitigation measures at site.
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6. Details of activities undertaken at site along with date of activity.

It is informed that the above mention documents may be submitted to this office within one week for further submit the same to joint committee member in complince of Hon'ble National Green Tribunal, New Delhi order dated 20.11.2025.

Dy. Conservator of Forests,
Gurugram

Fnds. No. 1715-G

Dated: 23/12/25

A copy forwarded to Sh. Danish Meena, Scientist 'C', UPC-I, Division, Central Pollution Control Board, East Arjun Nagar, Delhi., E-mail: danish.cpcb@gov.in.

Dy. Conservator of Forests,
Gurugram

EIA/EMP Report

**ENVIRONMENTAL IMPACT ASSESSMENT
AND ENVIRONMENTAL MANAGEMENT PLAN**

FOR

Proposed Group Housing Colony under TOD Policy

AT

**At Village- Fazilpur Jharsa and Ghasola, Sector-49, Gurugram, State-
Haryana**

APPLICANT: M/s Elan Enclave Pvt. Ltd

**Regd. Office: 15th Floor, Two Horizon Centre, Golf Course Road, DLF Phase-5,
Sector 43, Gurugram, Haryana**

Schedule- 8(b), Category- 'B'

TOR File no- SEAC/HR/2024/279 dated 23.12.2024

Baseline Monitoring Period-1st March 2024 to 31th May, 2024

Project Cost-Rs 647.25 Cr.

Total Built-up area -1,89,132.100 Sq.m.



NABL

**MONITORING DONE
BY
M/S VARDAN
ENVIROLAB
(NABL ACCREDITATION
TC- 6299 valid upto
27.08.2026)**

ENVIRONMENT CONSULTANT



**Plot No 82-A, Sec-5, IMT Manesar,
Gurgaon-122051, Haryana
E-Mail: projects@vardan.co.in
Contact: 0124-4343750,
(+91)-9810355569
Document No.: 2024_VC_221_Final EIA**

GLOBAL



**QCI/NABET
ACCREDITATION
NUMBER
NABET/EIA/2326/RA
0284 valid upto
04.05.2026**



Date: 27.12.2024

To,

The Member Secretary

State Expert Appraisal Committee,

Bays 55-58, Paryatan Bhawan, 3rd Floor, Sector-2, Panchkula, Haryana.

Subject: - Application for Environmental Clearance (EC) for the Proposed Group Housing Project under TOD policy in the revenue estate of Village-Fazilpur Jharsa and Ghasola, Sector-49, Gurugram developed by Elan Enclave Private Limited.

Dear Sir,

In regards to the above mentioned subject, we are applying for the Environmental Clearance (EC) for our project of Proposed Group Housing Project under TOD policy in the revenue estate of Village-Fazilpur Jharsa and Ghasola, Sector-49, Gurugram developed by Elan Enclave Private Limited.

So, accordingly, we are applying for Environmental Clearance (EC) application along with the following required documents:

1. Final EIA/EMP Report (Hard and Soft Copy)

Therefore, we request you to kindly process our application for issuance of EC for our above mentioned project at the earliest.

Thanking you,

For M/s Elan Enclave Pvt. Ltd.

For ELAN ENCLAVE PRIVATE LIMITED

(Authorized Signatory)

ELAN ENCLAVE PRIVATE LIMITED

Registered Office: 15th Floor, Two Horizon Centre, DLF Phase 5, Sector 43,
Golf Course Road, Gurugram, 122002, Haryana, India.

Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com

CIN: U70109HR2021PTC099477

	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.
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.	ii. 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 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.
6.	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 report to the head of the organization.
7.	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
8.	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.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

1 3.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
1 4.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
1 5.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
1 6.	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.
1 7.	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.
1 8.	Any appeal against this EC 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.
Specific Conditions	
1.	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Affordable Industrial Group Housing Colony "Adore Prima" by ADORE homes llp located at FARIDABAD, HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
IA/HR/JNFRA2/513960/2024	21/61/2025-IA.III	31/12/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

<p>The proposed project is for Environment Clearance for Affordable Industrial Group Housing Colony "Adore Prima II" located at Revenue estate of Village Nimka Murtzapur, Sector 72, 73, Faridabad, Haryana by M/s Adore Homes LLP.</p> <p>150.4.2 The project proponent (M/s Adore Homes LLP) and the accredited consultant (M/s Aplinka Solutions & Technologies Pvt. Ltd.) have submitted the following information regarding the project:</p> <ul style="list-style-type: none"> i. The project is new. ii. The proposed project is located at Revenue estate of Village Nimka Murtzapur, Sector 72, 73, Faridabad, Haryana. The geo-coordinates of the site is 28°21'34.81"N Latitude and 77°21'52.29"E Longitude.

0.	guidelines/ rules of the regulatory authority to avoid mercury contamination.
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 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.
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.
null	
1.	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.
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

Energy Conservation measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
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 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.
Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
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 off 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 Waste Management Rules, 2016.
1	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing

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 Management Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
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. 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.
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.
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.

1 1.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
1 2.	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.
1 3.	All recharge should be limited to shallow aquifer.
1 4.	No ground water shall be used during construction phase of the project.
1 5.	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.
1 6.	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.
1 7.	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.
1 8.	No sewage or untreated effluent water would be discharged through storm water drains.
1 9.	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.
2 0.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2 1.	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.
Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
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.

	2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.
1 7.	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
1 8.	The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.
1 9.	PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).
2 9.	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
2 1.	PP shall comply with the sanction plans, which is subject to strict compliance as contained in the order dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014 Vardhman Kaushik Vs. UOIL and others as well as MOEF guidelines 2010.
2 2.	The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the 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
2 3.	The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.). State Highway, nearby PWD roads for widening works within 500 mts from the project site.
2 4.	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and bona fide Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition.

3.3.6.2. Standard

8 b)	Townships/ Area Development Projects / Rehabilitation Centres
Statutory compliance	

1.	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.
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, 1980, 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 concerned State Pollution Control Board/ Committee.
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, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
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 PM2.5) covering upwind and downwind directions during the construction period.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of 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.

Further, PP has obtained Water Assurance from GMDA vide dated 10.12.2024 and sewer assurance Memo vide No. GMDA/SEW/2024/650 dated 10.12.2024.

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the EAC in current meetings

The EAC, after detailed deliberations, observed that the proposal is a greenfield project. It was noted that the proposal has already been recommended by SEAC Haryana in its meeting dated 09.01.2025. The Committee further noted that the built-up area is 1,89,132.100 sq. m (Maximum floors: S/G+44F). Further, the PP has obtained Forest NoC and Aravali NoC.

The Committee deliberated that out of the total green area, 4,481.886 sq. m (20%) is proposed to be developed, and a total of 296 trees are proposed to be planted. Further, the PP shall ensure the appropriate dust mitigation measures for the existing residents during the construction phase. Accordingly, the PP shall provide proper barricading of at least 10 meters in height on all sides of the construction area, along with clearly visible signage boards. The Committee also reviewed the Environmental Management Cell (EMC) structure and observed that details of the person appointed for environment management have not been provided. Accordingly, the Committee directed the PP to appoint qualified environmental personnel within three months.

The Committee observed that 6 RWH pits have been proposed by the PP, however, it suggested installing Rainwater storage tank within the premises and further enhance the utilization of treated water. Accordingly, PP has agreed to construction one rain water collection in the project area to collect and reuse the water after appropriate treatment.

The EAC based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, recommended granting Environmental Clearance to Proposed Group Housing Colony Project under TOD policy in the revenue estate of Village-Fazilpur Jharsa and Ghasola, Sector-49, Gurugram, Haryana to be developed by M/s Elan Enclave Private Limited under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019:

3.3.5. Recommendation of EAC

Recommended

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

Specific Conditions	
1.	As per the Ministry's OM dated 14 th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14 th January, 2025.
2.	PP shall comply the additional Environment Management Plan related to expansion project i.e (Capital Cost = Rs 110 Lakhs; Recurring Cost- Rs 15 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 235 Lakhs; Recurring Cost = Rs 21 Lakhs /year). Further, Rs. 100 Lakh additional budget to be allocated for EMP budget for nearby area/ outside the project boundary and in Aravali Safari Project and Green Wall Project

3.	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with the State Government. Freshwater requirements shall not exceed 310 KLD during the operational phase. Approval/Permission of the CGWA/SGWA shall be obtained before drawing ground water for the project activities. SPCB concerned shall not issue CTO till the PP obtains such permission.
4.	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
5.	As proposed, wastewater shall be treated onsite in an STP (Moving Bed Biofilm Reactor (MBBR) Technology with Tertiary Treatment) of 650 KLD capacity.
6.	Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is 4,481.886 sq. m (20% of the net plot area). The PP should plant 350 nos. native trees within the plot area.
7.	Project Proponent shall strive to enhance the Green Belt beyond 20% and 350 nos trees would be planted in this regard would be planted under the campaign "" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
8.	PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.
9.	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 6 RWH pits for ground recharge and 1 rainwater collection of adequate capacity for harvesting and reuse after filtration for domestic purposes.
10.	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
11.	As committed Parking facility is 728 ECS are to be provided along with 20% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all parking norms and standards as applicable.
12.	PP shall installed solar power generation facility of 50 KW and thereby total energy saving measures from overall power consumption shall be 15%. Energy Audit by third party shall be conducted.
13.	PP shall protect the nearby inhabitants from dust generated during construction activity. Proper barricading of 10 mtrs height shall be done at the project area.
14.	No trees shall be cut without the permission of forest department prior to construction activity (as applicable).
15.	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.
16.	The Environmental Clearance to the project is primarily under provisions of EIA Notification.

3.3.2. Project Salient Features

The proposed project is for Environment Clearance for Proposed Group Housing Colony Project under TOD policy in the revenue estate of Village-Fazilpur Jharsa and Ghasola, Sector-49, Gurugram, Haryana to be developed by Ms/ Elan Enclave Private Limited

150.3.2 The project proponent (M/s Elan Enclave Private Limited) and the accredited consultant (M/s Vardan Enviro Net LLP) have submitted the following information regarding the project:

- i. The proposal is new.
- ii. The proposed project is located at Villages Fazilpur, Jharsa and Ghasola, Sector-49, Gurugram, Haryana. The geo-coordinates of the site is Latitude (28°24'30.08"N) and Longitude (77° 2'38.90"E).
- iii. The total plot area is 22,409.432 sq. m and total built-up area of 1,89,132.100 sq. m. The project will comprise of Group Housing Colony Project. The 440 Main Dwelling unit 78 EWS unit shall be developed. Maximum height of the building is 148.00 m. The details of building are as follows:

S. No.	Particular	Total Area (sq. m)
1	Total Plot Area	22,409.432
2	Residential area (99.5%)	22,297.739
3	Commercial area (.5%)	111.693
4	Residential FAR in transition Zone (@350 on 99.5% of 5.530)	78,042.086
5	Commercial FAR in transition Zone (@350 on 0.5% of 5.530)	390.926
6	Permissible Ground Coverage (@ 60%)	13,445.659
7	Proposed Ground Coverage (@20.13%)	4,512.000
8	Additional FAR of IGBC (@12%)	2,689.132
9	Total Permissible FAR of Residential	80,731.218
10	Total Permissible FAR of Commercial	390.926
11	Total Permissible FAR (@362%)	81,122.144
12	Total Proposed FAR area (@362%)	80,696.291
13	Total Non-FAR area	1,08,435.809
14	Total Built up Area (FAR + Non FAR)	1,89,132.100
15	Total Green Area (20% of plot area)	4,481.886

- iv. During construction phase, total water requirement is expected to be 25 KLD which will be met by GMDA/HSVP. During the construction phase, soak pits and septic tank will be provided for treatment of waste water. Temporary sanitary toilets will be provided during peak labour force.

- v. During operational phase, total water requirement of the project is expected to be 481 KLD and the same will be met by GMDA/HSVP, out of which 310 KLD fresh water from GMDA/HSVP and 171 KLD Recycled Water. Wastewater generated 394 KLD will be treated in STP of total 650 KLD capacity. 171 KLD of treated wastewater will be recycled and re-used (146 KLD for flushing, 23 KLD for gardening, 02 KLD DG Cooling. About 184 KLD will be disposed in to nearest sewer.
- vi. About 16.54 TPD solid wastes will be generated in the project. The biodegradable waste of 6.62 TPD will be processed in OWC and the non-biodegradable waste generated of 9.92 TPD will be handed over to authorized local vendor.
- vii. The total power requirement during construction phase is 19 KW and will be met from DHBVN and total power requirement during operation phase is 5400 KW and will be met from DHBVNL.
- viii. Rooftop rainwater of buildings will be collected in 06 Rain Water Harvesting pits of total volume of storm water 322.83 cum for harvesting after filtration.
- ix. Parking facility for 728 ECS four wheelers is proposed to be provided against the requirement of 660 ECS (according to local norms).
- x. Proposed energy saving measures would save about approx. 0.74 % of power.
- xi. The project is not located in Critically Polluted area.
- xii. No NBWL Clearance is required for the project.
- xiii. No Forest Clearance is required for the project NOC from Divisional Forest Officer, Govt. of Haryana has been obtained.
- xiv. No Court case is pending against the project.
- xv. The total Cost of the project is Rs. 647.25 Crores.
- xvi. The proposed green area at the project site is 4,481.886 sq.m i.e. 20 % of the total plot area will be developed as green belt.
- xvii. The Total Outlay of the Environment Management Plan: (Capital Cost = Rs 90 Lakhs Lakh; Recurring Cost- Rs 15 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs 235 Lakhs; Recurring Cost = Rs 21 Lakhs /year).
- xviii. The expected timeline for completion of the project is about in the year 2032 from the date of start of construction.
- xix. Employment potential- 100 individuals.
- xx. Benefits of the project: The project will generate jobs that related to un-skilled, semi-skilled as well skilled labour category. Supervisory positions will also open up for which local candidates will be considered based on merit.

150.3.3 The EAC, during deliberations noted the following:

- i. The project/ activity is covered under category 'B' of item 8(b) 'Township and Area Development Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. The PP has submitted the application before SEIAA, Haryana. However, due to the temporary absence of SEIAA / SEAC in Haryana, this application was forwarded to Ministry on 21.03.2025, as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 and this proposal has been appraised at the Central level by sectoral EAC.
- ii. PP had obtained ToR from SEAC/SEIAA Haryana vide letter dated 23.12.2024. Thereafter, the PP has submitted the EC application before SEIAA Haryana, accordingly, this proposal was considered in 309th SEAC, Haryana meeting held on 09.01.2025, wherein the Committee recommended the proposal for the grant of Environmental Clearance.
- iii. The PP has obtained License from the Directorate of Town & Country Planning, Haryana with License no 50 of 2019 dated 07/03/2019 and is valid up to 06/03/2024. The project also received renewal of License via Memo No. LC-3122-JE (SK)- 2024/29565 dated 18.09.2024 and is renewed upto 06.03.2029. Change of Developer is also obtained from Directorate of Town & Country Planning, Haryana via Memo No. LC3122/JE(SK)/2024/30291 dated 24.09.2024.
- iv. The proposed total plot area is 22,409.432 sq. m and the total build-up area is 1,89,132.100 sq. m and the maximum height of the building from 148 m.
- v. The PP has proposed the green belt development is 4481.886 sq. m which is 20% of the total plot area. Further, the PP has informed that they have proposed total of 296 trees within the premises.
- vi. The PP has obtained the Forest NOC from State Forest Department, Haryana vide letter number 2312-G dated 27.10.2016 and they have received the Aravali NOC from DC vide No. 04/M.B dated 10.01.2025.



सत्यमेव जयते

Government of India
Ministry of Environment, Forest and Climate Change
IA Division
(INFRA-2)



Minutes of Agenda for 150th Meeting of Expert Appraisal Committee (Infra-2), for Projects related to Airports 7(a); Common Hazardous Waste Treatment, Storage and Disposal Facilities 7(d); Common Bio-Medical Waste Treatment Facilities 7(da); Common Effluent Treatment meeting INFRA-2 held from 27/08/2025 to 28/08/2025 Date: 15/09/2025

MoM ID: EC/MOM/EAC/129811/8/2025

Agenda ID: EC/AGENDA/EAC/129811/8/2025

Meeting Venue: N/A

Meeting Mode: Virtual

Date & Time:

27/08/2025	09:20 AM	05:31 PM
28/08/2025	09:20 AM	05:27 PM

1. Opening remarks

The Member Secretary of the Expert Appraisal Committee (Infra-2), hereinafter referred to as EAC (Infra-2), welcomed the Chairman / Members of the committee and stated briefly the agenda items of the meeting. The Member Secretary also reiterated the decision of the Ministry that all the members are required to declare their conflict of interest and recuse from the meeting if required. In case, it is revealed later that in spite of the conflict of interest, the Member had participated in the meeting, the responsibility for the same shall lie with the concerned Member and it may lead to her / his removal from the membership of EAC. In view of this, he requested all the participating members to inform if they have any conflict of interest with regard to any agenda items to be discussed in this meeting. The Chairman thereafter requested the Member Secretary to initiate deliberations.

2. Confirmation of the minutes of previous meeting

The EAC noted that the Minutes of the 149th meeting held on 20–21 August, 2025, will be confirmed during the next meeting along with the minutes of this meeting. However, the subject to following correction given in table below:

Page No & Para No.	Content from the Published Minutes of the 149 th meeting held on 20–21 August, 2025	Shall be read as
Page #4 Para #	Apart from this, the Committee asked the PP whether the proposed site falls within the Western Ghats region and thereby the PP assured the	“Apart from this, the Committee asked the whether the proposed site falls within the West Ghats region and thereby the PP assured t



110

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Office of the
Chief Electrical Inspector to Govt, Haryana
SCO 117-118, Sector-17-B, Chandigarh (e-mail: cel_goh@yahoo.com)
Website: - www.celharyana.com
Telephone No. 0172-2704090, Fax No. 0172-2710171

To

M/s Ellan Enclave Pvt. Ltd.
VIII. Fazilpur, Jharsa & Ghasoria
Sector-49, Gurugram

Memo No: 8LD-1232

Dated: 18-12-25

Subject: Approval for Single Line Diagram/plan of Electrical Installations.

Reference your SLD request ID 1860 Dated 05.12.25 for the subject noted above. The single line diagram for installation comprising of 2x2500 KVA, 1x2000 KVA T/Fs & 3x1500 KVA, 1x1010 KVA DG Sets of the subject cited applicant is hereby approved subject to the following :-

1. Relevant provisions of "Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations, 2023" will be complied with.,
2. The work of electrical installations shall be carried out through licensee electrical contractor (recognised by the state Govt.).
3. All electrical supply lines and apparatus shall be of sufficient rating of power insulation and estimated fault current for the duty cycle which they may be required to perform.
4. Ensure that oil filled transformers installed indoors in other than residential or commercial buildings are placed on the ground floor or not below the first basement & only dry type transformers shall be used inside the residential and commercial building.
5. Controlling of individual circuit of Electrical installations shall be provided as per regulation no. '37' & '47' of CEA Regulations 2023 in all systems and circuits to automatically disconnect the supply under abnormal condition. All LV/MV panels will be placed inside enclosures at safe place.
6. In case of HV panel and transformers located at different floors or at a distance more than 20 Meter, HV isolator shall be provided at transformer end.
7. In case transformer and main MV/LV panel room are located at different floors or are at a distance more than 20 Meter, MV/LV isolator shall be provided at transformer end
8. In case there is only one basement in a building, the substation/switchroom shall not be provided in the basement. Also, the floor level of the substation shall not be lowest point of the basement.
9. All distribution panels, switchgears shall be installed in readily accessible position Various Electrical equipment will be placed / installed as per National Building Code and others prevalent practices.
10. The generation/transmission/distribution/trading/consumption/captive use of electricity will be made after necessary approval of competent Authority prescribed in the Electricity Act 2003 and the Electricity Rules 2005. A copy of relevant approval be furnished while offering inspection of the installations.
11. The energy meter will be installed at the main gate of the premises and never be installed in the passage of staircase & All distribution panels, switchgears shall be installed in readily accessible position.
12. Proper Electrical and Mechanical Interlocking system be provided between breakers.
13. Ensure that all electrical equipment including transformers comply with latest IS Standards.
14. Strict Compliance of section 2 (Electrical and Allied Installations) of National Building Code 2016 Volume-II.

DA/ Approved Drawing


Chief Electrical Inspector
to Govt., Haryana, Chandigarh

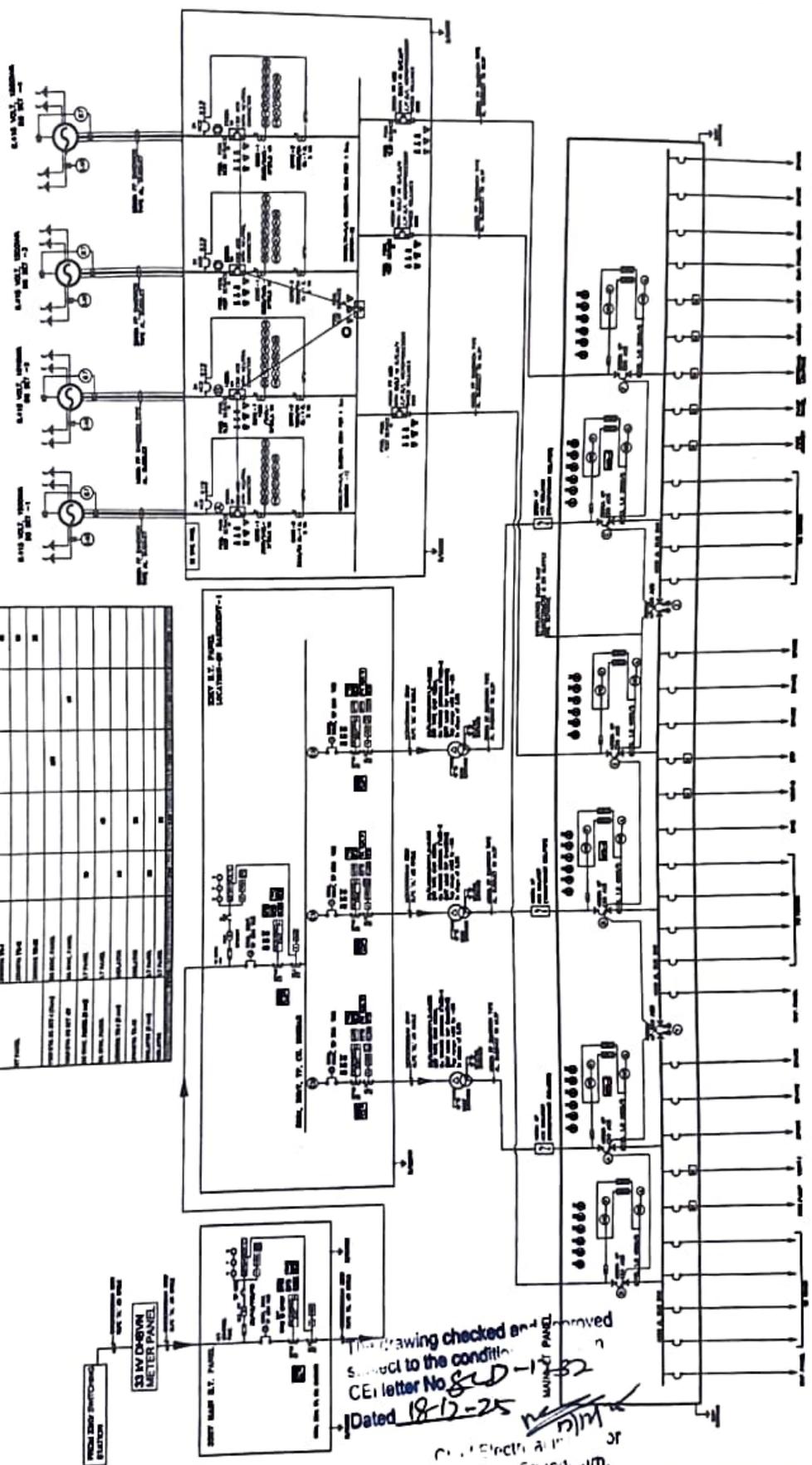
PROPOSED GROUPING HOLDING COLONY NEAR/AROUND 8.879 ACRES UNDER TDS POLICY DATED 08.02.2018 LICENSE NO. 90 OF 2018 DATED 07.03.2019 IN SECTOR 49 GURUGRAM BY BLAK ENCLAVE PVT LTD UNDER COLLABORATION WITH VA AGRICULTURE PVT LTD

EARTHING SCHEDULE

33KV MAIN INT. PANEL BODY EARTH	2N008 > 8A310MM G.I STRIP
33KV COMBIBER INT. PANEL BODY EARTH	2N008 > 8A310MM G.I STRIP
33KV SYNC. PANEL BODY EARTH	2N008 > 8A310MM G.I STRIP
TRANSFORMER - NEW BODY EARTH	2N008 > 75A10MM G.I STRIP
TRANSFORMER - NEUTRAL EARTH	2N008 > 80MMMM Cu. STRIP

NOTE: ALL THE EARTHING REQUIREMENT SHALL BE DONE AS PER ISOM/NEC/IEEE

Item	Material	Quantity	Remarks
1	33KV MAIN INT. PANEL BODY EARTH	1	2N008 > 8A310MM G.I STRIP
2	33KV COMBIBER INT. PANEL BODY EARTH	1	2N008 > 8A310MM G.I STRIP
3	33KV SYNC. PANEL BODY EARTH	1	2N008 > 8A310MM G.I STRIP
4	TRANSFORMER - NEW BODY EARTH	1	2N008 > 75A10MM G.I STRIP
5	TRANSFORMER - NEUTRAL EARTH	1	2N008 > 80MMMM Cu. STRIP



This drawing checked and approved
 subject to the condition
 CE letter No. 82-1-1-1-1-1-1
 Dated 18-12-25
 [Signature]
 Chief Electrical Engineer or
 [Signature] Chandigarh.



प्रभागीय वन अधिकारी द्वारा अनुमति पत्र
Permission letter by
Concerned Divisional Forest Officer



हरियाणा सरकार / Government of Haryana

हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अधीन अधिसूचित भूमि में वृक्षों की कटाई और वृक्ष ट्रांजिट/ प्रत्यारोपण की अनुमति।

Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900) and tree transit/transplantation.

नाम Name	अमर सिंह Amar Singh
संगठन का नाम Organisation Name	M/s Elan Enclave Private Limited
वर्तमान पता Current Address	Village - Fazirpur Jharsa And Ghasola, Sec-49, District Gurugram
भूमि स्थान Land Location	Badshahpur , Gurgaon (Haryana),
भूमि मापन Land Measurements	5.875(Acre)
खसरा/ प्लॉट नम्बर Khasra/Plot Number	"village- Fazilpur Jharsa 33/5/2(4-2)- 6(4-2)-15(2-6), 34/1/1(4-14)1/2(4-12)-10/1(1-3)-10/2(0-9)-10/3(6-4)-11(5-10) Village -ghasola 19/5(3-14)- 6(4-14), 20/1/1(1-14)- 1/2(3-16) "
रेंज अफसर का नाम Range Officer Name	Jai Bhagwan

Reference No. (SRN):-HMX-UD4-MA9C

जारी करने की तिथि / Date of Issuance: 30-06-2025

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer (Raj Kumar)



This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:

<https://164.100.137.243/eservices/mobileapi/verify/forest/HMXUD4MA9C>



प्रभागीय वन अधिकारी द्वारा अनुमति पत्र
Permission letter by
Concerned Divisional Forest Officer
हरियाणा सरकार / Government of Haryana



हरियाणा पू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अधीन अधिसूचित भूमि में वृक्षों की कटाई और वृक्ष ट्रांजिट/ प्रत्यारोपण की अनुमति।

Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900) and tree transit/transplantation.

Species	Classwise number of trees								Total no. of trees	Total Volume (M3)
	V	IV	III	IIA	IIB	IA	IB	Under Size Trees		
Shisham	1	0	0	0	1	0	1	0	3	5.58
Neem	1	1	0	1	0	0	0	0	3	1.33
Amaltas	1	0	0	0	0	0	0	0	1	0.06
Shahtoot	0	1	0	0	0	0	0	0	1	0.14
Total	3	2	0	1	1	0	1	0	8	7.11

जारी करने की तिथि / Date of Issuance: 30-06-2025
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer (Raj Kumar)



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<https://164.100.137.243/eservices/mobileapi/verify/forest/HMXUD4MA9C>



प्रभागीय वन अधिकारी द्वारा अनुमति पत्र
Permission letter by
Concerned Divisional Forest Officer



हरियाणा सरकार / Government of Haryana

हरियाणा भूमि रक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अधीन अधिसूचित भूमि में वृक्षों की कटाई और वृक्ष ट्रांजिट/ प्रत्यारोपण की अनुमति।

Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900) and tree transit/transplantation.

Applicant Amar Singh located at village Badshahpur district Gurgaon made a proposal to fell trees on this land with Khasra/ Plot number -.
The report submitted by RFO, Jai Bhaqwan dated 30-06-2025.

CONDITIONS OF PERMIT

1. Only the numbered trees will be felled.
2. Trees to be felled will not be uprooted except in case of developmental works/ Individual plots.
3. No dragging of wood will be permitted.
4. Felling after sun set and before the sun rise will not be permitted.
5. No fire will be allowed.
6. No damage to unmarked trees will be caused during felling in the area and the owner will have to pay the compensation as determined by DFO for any such damage.
7. The owner of land shall be responsible for any illicit felling in the area and he will have to pay the compensation as determined by DFO for any such illicit felling.
8. No forest produce will be removed without a Rawana Challan from concerned Range Officer.
9. The permit is liable to be cancelled at any time if any violations of conditions of permit take place / facts given in the application for permit are found incorrect. The decision of DFO in this regard will be final.
10. The forest department does not hold any responsibility for distribution of sale proceeds among the owners of the land.
11. No separate permit for timber transit as per Indian Forest Act, 1927 is required within the territory of Haryana.
12. Approved Subject To Compensatory Plantation Of 10 Times The Number Of Trees To Be Felled. Permission Is Valid To 30.06.2025 No Felling Will Be Done In Month Of July August And September



Date: 30-06-2025

Place: Gurgaon

Raj Kumar
(Divisional Forest Officer)

This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:

<https://164.100.137.243/eservices/mobileapi/verify/forest/HMXUD4MA9C>



DATE:- 25.08.2025

To
The Divisional Forest Officer
Haryana Forest Department
Forest Complex, Rajiv Chowk,
Gurugram, Haryana

Subject:- Submission of Compliance for Permission to Fell Tree in Area Notified under General Sector-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900) – Village – Fazirpur Jharsa and Ghasola, Sec-49, District Gurugram measuring 5.875 Acres.

Ref No:- (SRN):-HMX -UD4 – MA9C Dated 30.06.2025

Dear Sir,

With reference to the subject above, we received permission for the felling of trees from your esteemed department, vide reference No. (SRN):-HMX - UD4 -MA9C Dated 30.06.2025. In compliance with the given approval, we have already carried out the felling of the tree as permitted.

We are hereby submitting our compliance with Condition No. 12 of the permission. As per the condition, we have planted new trees within the project area. Please find attached the photographs of the newly planted trees for your reference.

Thanking You
Yours faithfully

For Elan Enclave^(P) Limited


Authorized Signatory

Received
25/8/2025

ELAN ENCLAVE PRIVATE LIMITED

Registered Office: 15th Floor, Two Horizon Center, DLF Phase 5, Sector-43,
Golf Course Road, Gurugram-122002, Haryana, India

Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com
CIN: U70109HR2021PTC099477

REGISTRATION NO. 125 OF 2025

RC/REP/HARERA/GGM/1022/754/2025/125

Date: 12.12.2025

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-2069-2025

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

ELAN THE STATEMENT**HARERA**
GURUGRAM**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**

AUTHENTICATED

NEERAJ GAUTAM

ASSOCIATE ARCHITECTURAL EXECUTIVE

FORM 'REP-III' [See rule 5 (1)]		
HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM		
		
REGISTRATION NO. 125 OF 2025		
RC/REP/HARERA/GGM/1022/754/2025/125	Date: 12.12.2025	
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-2069-2025	
REGISTRATION CERTIFICATE		
REAL ESTATE PROJECT ELAN THE STATEMENT		
1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.		
(A) PARTICULARS OF THE PART OF PROJECT REGISTERED		
S.N.	Particulars	Details
(i)	Name of the phase	Elan The Statement
(ii)	Location	Sector 49, Gurugram
(iii)	License no. and validity	50 of 2019 dated 07.03.2019 and valid upto 06.03.2029
(iv)	Total area of the project	5.875 Acres
(v)	Area of the project for registration	5.875 Acres
(vi)	Nature of the project	Group Housing Colony under TOD Policy
(vii)	Total FAR of the project	114733.784 sqm Residential = 114344.548 sqm Commercial = 389.236 sqm
(viii)	Number of units	380 residential units, 3 commercial units
(B) NAME OF THE PROMOTERS		
S. N.	Particulars	Details
(i)	Promoter1/ License holders	M/s V A Agriculture Pvt. Ltd.
(ii)	Promoter2/ Change of developer	M/s Elan Enclave Pvt. Ltd.
(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER		
S. N.	Particulars	Details
(i)	Name	M/s Elan Enclave Pvt. Ltd.

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(ii)	Registered Address	15 th Floor, Two Horizon Center, DLF Phase 5, Sector-43, Golf Course Road, Gurugram, Haryana- 122002
(iii)	Corporate Office Address	15 th Floor, Two Horizon Center, DLF Phase 5, Sector- 43, Golf Course Road, Gurugram, Haryana-122002
(iv)	Local Address	15 th Floor, Two Horizon Center, DLF Phase 5, Sector- 43, Golf Course Road, Gurugram, Haryana-122002
(v)	CIN	U70109HR2021PTC099477
(vi)	PAN	AAGCE7780E
(vii)	Status	Active
(viii)	Mobile No.	+91 9311-134-842
(ix)	Email-Id	elancoordination@elanlimited.com
(x)	Authorized Signatory	Mr. Gaurav Khandelwal

(D) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	256000500096	IndusInd Bank Ltd., Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001
(ii)	Separate RERA account of the project (70%)	256000500097	IndusInd Bank Ltd., Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001
(iii)	Free account of the promoter of the project (30%)	256000500098	IndusInd Bank Ltd., Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001

(E) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 12th December 2025** and ending with **30th September 2033** (completion date of the project as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

(F) CONDITIONS OF REGISTRATION

2. This registration is granted subject to the following conditions, namely: —

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by the authority.
- (ii) The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the

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ASSOCIATE ARCHITECTURAL EXECUTIVE

	unit/apartment, plot or building as the case may be, as per section 17 of the Act;
(iii)	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
(iv)	The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section (2) of section 4;
(v)	The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.
(vi)	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 as applicable in the State and regulations made thereunder applicable in the jurisdiction of this authority;
(vii)	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
(viii)	The promoter shall comply with all other terms and conditions as mentioned in the attached detailed project information (DPI) and as conveyed by the Authority from time to time.
(ix)	<p>The apartment or building shall be sold only on carpet area basis and not on super area basis and the total sale consideration shall be inclusive of all charges. No separate EDC/IDC are payable by the allottees except the total sale consideration.</p> <p>Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)</p> <p><i>Explanation:</i></p> <p>(i) <i>The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);</i></p> <p>(ii) <i>The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:</i></p> <p><i>Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.</i></p>

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(x)	<p>The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:</p> <p><i>"common areas" mean—</i></p> <ul style="list-style-type: none"> (i) <i>the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;</i> (ii) <i>the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;</i> (iii) <i>the common basements, terraces, parks, play areas, open parking areas and common storage spaces;</i> (iv) <i>the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;</i> (v) <i>installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;</i> (vi) <i>the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;</i> (vii) <i>all community and commercial facilities as provided in the real estate project;</i> (viii) <i>all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;</i>
(xi)	<p>The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawings and approvals with the real estate agent registered with the HARERA. In case of introduction of new real estate agent or change/deletion of real estate agent as mentioned in the DPI, the promoter shall inform the same to the authority.</p>
(xii)	<p>There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.</p>
(xiii)	<p>The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely—</p> <ul style="list-style-type: none"> (a) Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority. (b) The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity. <p>[Obligation of the promoter under section 11(3)]</p>
(xiv)	<p>The promoter shall enable the formation an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their apartment/building/plot and inform the authority about the AOA.</p> <p>[Obligation of the promoter under section 11(4)(e),]</p>

NEELVISHU GAUTAM
ASSOCIATE ARCHITECTURAL EXECUTIVE

(xv)	<p>At the time of issue of allotment letter an application form for membership of the association of allottee shall be got filled up from the allottee.</p> <p>The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of association of allottee to be registered for this project.</p> <p>Every allottee of the apartment, plot or building as the case may be, shall participate towards the formation of an association or society or corporative society or the allottees, or a federation of the same.</p> <p>[Duty of the allottee under section 19(9)]</p>
(xvi)	The promoter shall issue the allotment letter as per draft annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter. In case, the promoter wants to amend certain conditions/clauses, a separate application with justification for such variation/change be submitted for consideration of the Authority and till such change is allowed, the draft allotment letter shall be followed as approved by the authority with the DPI or as per directions issued by the authority.
(xvii)	The promoter shall declare details of the unit along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent authority.
(xviii)	As per section 13(1), the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale as prescribed with such person and register the said agreement for sale, under any law for the time being in force.
(xix)	The promoter is obligated to take various approval/renewals whenever due on time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.
(xx)	The promoter shall comply with the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.
(xxi)	The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(1)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.
(xxii)	The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation & Development) Act, 2016 and rules and regulations made thereunder.
(G) COMPLIANCES TO BE MADE BY THE PROMOTER	
(i)	The promoter shall submit the approved service plans and estimates in the Authority within three months from the date of issuance of registration certificate.
(ii)	The promoter shall submit the environmental clearance in the Authority within three months from the date of issuance of registration certificate.

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 ASSOCIATE ARCHITECTURAL EXECUTIVE

(iii)	The promoter shall submit the approved fire scheme in the Authority within three months from the date of issuance of registration certificate.
(iv)	The promoter shall submit the mining permission before commencement of construction.
(v)	The promoter has submitted two BGs bearing no. 240BG03253380003 and 240BG03253380004 dated 04.12.2025 of Yes Bank amounting to Rs. 25 lakhs each on account of submission of environmental clearance and approved fire scheme within 3 months from the date of issuance of registration certificate. This security amount deposited in form of BGs shall be forfeited in case the promoter fails to submit the environmental clearance and approved fire scheme in the Authority within the stipulated time period mentioned in the condition.
(vi)	The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.
(vii)	The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation, any allottee gets the defective title of land and in case of any loss caused to him due to defective title of the land then the allottee would be entitled to get compensation as provided in section 18(2) of the Act.
3. If the above-mentioned conditions are not fulfilled/ compliances are not made by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted therein, as per the Act and the rules and regulations made thereunder.	



HARERA
GURUGRAM

Dated : 12.12.2025

Place : Gurugram

(Arun Kumar)

Chairman

Haryana Real Estate Regulatory

Authority, Gurugram

Arun Kumar, IAS (Retd.)

Chairman

Haryana Real Estate Regulatory Authority

Gurugram

अरुण कुमार आई.ए.एस. (सेवानिवृत्त)
अध्यक्ष

हरियाणा न्यू-रामपदा विनियामक प्राधिकरण
गुरुग्राम

PROMOTER'S COPY

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NEERAJ CRUTAM

ASSOCIATE ARCHITECTURAL EXECUTIVE



HARERA
GURUGRAM

Photographs during Inspection



Fig 1 Showing present status of site



Fig 2 Showing construction material at site.



Fig Showing steel bar at site for RCC work.



Dec 9, 2025 11:27:53 AM
28.408351666666665N 77.043785E
Sector 49 Sohna - Gurgaon Road
Gurugram, Gurgaon Division 122018
India

Fig showing concrete work at site before installation of tiles.



Dec 9, 2025 11:26:55 AM
28.408664999999996N 77.04398666666665E

Fig showing stairs use of stones and tiles on floor.





Poles and RCC work at site



Annexure - R/4

Regional Office, Gurugram (N)
Haryana State Pollution Control Board
Vikas Sadan, Opposite- New Court, Gurugram
 Website: - www.hspcb.gov.in Tel: 0124-2332775, 2972341
 Email ID: - hspcbrogrn@gmail.com

No. HSPCB/GRN/2026/ 3180

Date:- 03/02/2026

To

M/s Proposed Group Housing Colony,
 TOD policy on 5.5375 acres,
 Village Fazilpur Jharsa and Ghasola,
 Sector-49, Gurugram

Subject: Show Cause Notice under section 15 of the Environment (Protection) Act, 1986 for violation of amended EIA Notification dated 14-09-2006, amended till date & Show Cause notice for Closure & Prosecution action under section 33-A & 41/43/44/45A of Water (Prevention & Control of Pollution) Act, 1974 for violation of Section 24/25/26 of Water (Prevention & Control of Pollution) Act, 1974 & 31-A & under section 37/38/39 of Air (Prevention & Control of Pollution) Act, 1981 for violation of Section 21/22 Air (Prevention & Control of Pollution) Act, 1981 and Show Cause Notice for prosecution under section 14 of the Commission for Air Quality Management in National Capital Region and Adjoining Areas Act, 2021 & Environmental Compensation as per policy order dated 22.12.2021 & CAQM EC policy order dated 01.01.2025.

Whereas, Ministry of Environment and Forest, Govt. Of India has amended Environment Impact Assessment (EIA) Notification, 1994 on 14-09-2006 making compulsory to obtain prior environment clearance from Central Govt. Ministry of Environment and Forest / State Environment Impact Assessment Authority (SEIAA), for the new construction projects mentioned in Sr. No. 8(a) & 8 (b) of the above said amended notification which is as under:-

Sr. No.	Particulars		
8 (a)	Building and Construction Projects	≥ 20000 sq. mtrs and <150000 sq. mtrs. Of build up area #	#. (Build up area for covered construction; in the case of facility open to the sky, it will be the activity area)
8 (b)	Townships and area development projects	Covering an area ≥ 50ha and or built up area ≥ 150000 sq. mtrs ++	++ All projects under Item 8 (b) shall be appraised as category B1

The above said notifications have been got published from time to time by way of notices in newspapers

And whereas, as per notification dated 14.09.2006 further amended to till date, the new construction project, mentioned in Sr. No. 8 (a) & 8 (b) cannot start any construction Project, activity without obtaining prior approval from the State Environment impact Authority (SEIAA) as per the laid down procedure and any such construction being raised in volition of the

notification thereof shall invite action under section 5 of the EP Act, 1986 & under section 15 read under section 19 of EP Act, 1986.

Whereas as per policy orders dated 04.12.2020 & categorization order dated 01.08.2025, your unit is covered under consent management & required Consent to Establish/ Consent to Operate from the Board.

Whereas, your unit was inspected by the concerned field officer on 09.12.2025 in compliance of Hon'ble NGT in OA No. 586/2025 titled as Naresh Kumar Yadav Versus Ministry of Environment, Forest & Climate Change & Ors and during inspection following shortcomings were observed:-

1. RCC fountain constructed by project proponent at the site.
2. Interlocking blocks laid by the project proponent.
3. Unit has neither registered on dust portal of HSPCB nor submitted audit sheet on the portal.
4. No anti smog gun installed at the site.
5. Not installed web cameras alongwith video fencing.
6. Not installed low cost PM2.5 & PM 10. Sensor.
7. Project proponent has not obtained Consent to Establish from the Board & Environmental Clearance from the SEIAA. However, unit has obtained Environmental Clearance dated 27.01.2026 from SEIAA.

Whereas as by doing so, you have violated the provisions of EIA notification 14.09.2006 & provision of water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 and CAQM directions.

In view of above you are hereby given Show Cause for 15 days as to why legal action under Section 15 read with section 19 of EP Act, 1986 under the provisions of amended EIA Notification dated 14.09.2006 & Prosecution action under section 41/43/44/45A of Water (Prevention and Control of Pollution) Act, 1974 for violation Section 25/26 of Water (Prevention and Control of Pollution) Act, 1981 & under section 37/38/39 for violation of Section 21/22 Air (Prevention and Control of Pollution) Act, 1981 under the provisions of Water Act, 1974 & Air Act, 1981 & under section 14 of the Commission for Air Quality Management in National Capital Region and Adjoining Areas Act, 2021 may not be initiated & Environmental Compensation may not be levied for non compliance of the above mentioned observations /deficiencies against your company & its directors/responsible persons for violation of provisions of Water Act, 1974 & Air Act, 1981. Your reply must reach within stipulated time period along with certified copy of MOA & List of Directors & responsible persons failing which it will be presumed that you have nothing to say in this regard and accept the status as mentioned above, which will warrant action under section Water Act, 1974, Air Act, 1981, EP Act, 1986 & under section 14 of the CAQM in NCR and Adjoining Areas Act, 2021 & Environmental Compensation as per policy order dated 22.12.2021 & CAQM EC police order dated 01.01.2025 without giving any further notice.

Explanations: For the avoidance of doubts, it is hereby declared that the power to issue directions under section 33-A Water Act, 1974 & 31-A of Air Act, 1981 includes the power to direct:

- (a) The Closure, prohibition or regulation of any industry operation or process or
- (b) The stoppage or regulation of supply of electricity, water or any other service.

Further as per provisions of Water Act penalties will also be imposed by the adjudicating officer. Additionally Environmental Compensation will also be imposed under NGT Act as per policy orders dated 22.12.2021.

For the avoidance of doubts Section 45 reads as under:-

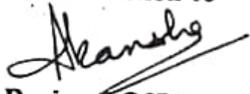
"45A. If any person contravenes any of the provisions of this Act or any order or direction issued there under, for which no penalty has been provided for in this Act, shall be liable to pay the penalty which shall not be less than ten thousand rupees, but which may extend to fifteen lakh rupees, and where such contravention continues, he shall be liable to pay an additional penalty which may extend to ten thousand rupees for every day during which such contravention continues.

45B. (1) The Central Government, for the purposes of determining the penalties under the provisions of this Act shall appoint an officer not below the rank of Joint Secretary to the Government of India or a Secretary to the State Government to be the adjudicating officer, to hold an inquiry and to impose the penalty in the manner, as may be prescribed: Provided that the Central Government may appoint as many adjudicating officers as may be required.

(2) The adjudicating officer may summon and enforce the attendance of any person acquainted with the facts and circumstances of the case to give evidence or to produce any document, which in the opinion of the adjudicating officer, may be useful for or relevant to the subject-matter of the inquiry and if, on such inquiry, he is satisfied that the person concerned has contravened the provisions of this Act, he may determine such penalty as he thinks fit under the provisions of this Act

Provided that no such penalty shall be imposed without giving the person concerned an opportunity of being heard in the matter.

(3) The amount of penalty imposed under the provisions of sections 41, 41A, 42, 43, 44, 45A and 48, shall be in addition to the liability to pay relief or compensation under section 15 read with section 17 of the National Green Tribunal Act, 2010".


Regional Officer,
Gurugram Region (N)

CC:-

A copy of above is forwarded to the Chairman, Haryana State Pollution Control Board, Panchkula for information and further necessary action, please.