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

Appeal No. 37/2025

Ashok Kumar

Appellant

Versus

State of Haryana & Ors.

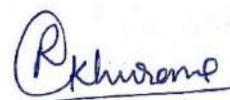
Respondent(s)

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Dated: 18.12.2025

Filed By



**Rahul Khurana, Advocate
Counsel for Respondent No.3
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**IN THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

Appeal No. 37/2025

In the matter of:

Ashok Kumar

Appellant

Versus

State of Haryana & Ors.

Respondent(s)

**Short reply by way of affidavit of the Regional Officer,
Haryana State Pollution Control Board, Gurugram
Region (North) in compliance of order dated 15.05.2025
on behalf of Respondent No. 3.**

MOST RESPECTFULLY SHOWETH:

I, Akansha Tanwar, Regional Officer, Haryana State Pollution Control Board, Gurugram Region (North) aged about 36 years do hereby solemnly affirm and declare as under:-

1. That on verbal direction dated 02.01.2025 of the Member Secretary, State Environment Impact Assessment Authority (SEIAA), Haryana for inspection of site of proposed Mixed Land Use Project by M/s Hero Realty Private Limited at Sector 104, Gurugram, project site was visited on 03.01.2025 by Sh. Nirmal Kumar, Senior Environmental Engineer the then Regional Officer, HSPCB, Gurugram Region (North) & Sh. Narender Pal Malik, HCS, CEO, Zila Parishad, Panipat. The committee submitted their report to the Member Secretary, SEIAA, Haryana vide letter No. HSPCB/GRN/2025/2185 dated 03.01.2025 (Annexure R-1), which is reproduced as under:-

“Temporary Site Office has been constructed by the Developer in 2 different parts. The project proponent submitted copy of approval of Building Plans by DTP Gurugram along with copy of approved Layout Plan for Temporary Structures.

a. One of the above site office (Part-A) of Pre-Fabricated structure in an approximate area of 1000 SQM was found at site. Along with a road laid with interlocking tiles was also found

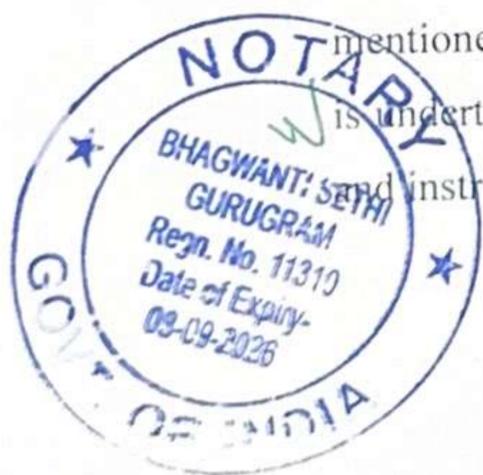


constructed which leading to the said pre-fabricated site office from main gate.

b. The other site office (Part-B) build with Brick Mortar (permanent) was also found constructed at site. The project proponent claimed that the said structure pre-existed even before entering into JDA with the land owners in 2023, whereas the structure existed since 2013. Which was later compounded by DTP, Gurugram while issuing the permission for temporary site office. In support of their claim copy of Google Imaginaries are submitted by the developer showing presence of the said structure in Google Imaginary dated April 2013 and also submitted approved building plans & receipt of composition fees.”

2. That after submission of inspection report dated 03.01.2025 to SEIAA, Haryana, the authority reviewed the report regarding the complaint of construction before Environmental Clearance and saw the visuals of project site. The authority took the note of violation and decided to impose penalty of Rs. 10.00 Lakh. The same was deposited by the project proponent. Accordingly, Environmental Clearance was granted by SEIAA vide letter dated 19.02.2025.
3. That after obtaining Environmental Clearance from SEIAA project proponent has applied for Consent to Establish (CTE) vide application No. 94270240 dated 18.02.2025 under the provisions of Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 and the same was granted after reviewing the documents as per checklist & policy of Board vide No. HSPCB/Consent/: 329962325GUNOCTE94270240 Dated:28/03/2025 which is valid upto 18.02.2035 i.e. upto validity period of Environmental Clearance.

In view of the above stated facts and circumstances mentioned herein above, it is prayed to take on record the present affidavit. It is undertaken to comply with the directions passed by this Hon'ble Tribunal and instructions, if any received from SEIAA, Haryana.



[Signature]
Deponent

Verification:

Verified at Gurugram on day of December, 2025 that contents of the Para No. 1 to 3 are true and correct to the best of my knowledge as per information derived from the official record. Nothing material has been concealed therein.



Akansha Fanwar
Regional Officer

Haryana State Pollution Control Board
Gurugram Region (North)

Dated:- 18.12.2025

Place:-Gurugram



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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/2025/2185

Dated:-03.01.2025

To

The Member Secretary,
SEIAA, Haryana

Subject: Inspection of Site of M/s Hero Realty Private Limited at Sector 104 Gurugram

Kindly refer to the subject noted above, it is submitted that a message received today (i.e. 02 Jan 2025) from Member Secretary, SEIAA Haryana for Inspection of Site for proposed Mixed Land-use project by M/s Hero Realty Private Limited at Sector 104 Gurugram.

The said site has been inspected on 02.01.2025, by the undersigned along with Sh. Narender Pal Malik, HCS, CEO, Zila Parishad, Panipat and following are the observations:-

1. Temporary Site Office has been constructed by the Developer in 2 different parts. The project proponent submitted copy of approval of Building Plans by DTP Gurugram along with copy of approved Layout Plan for Temporary Structures.
 - a. One of the above site office (Part-A) of Pre-Fabricated structure in an approximate area of 1000 SQM was found at site. Along with a road laid with interlocking tiles was also found constructed which leading to the said pre-fabricated site office from main gate.
 - b. The other site office (Part-B) build with Brick Mortar (permanent) was also found constructed at site. The project proponent claimed that the said structure pre-existed even before entering into JDA with the land owners in 2023, whereas the structure existed since 2013. Which was later compounded by DTP, Gurugram while issuing the permission for temporary site office. In support of their claim copy of Google Imaginaries are submitted by the developer showing presence of the said structure in Google Imaginary dated April 2013 and also submitted approved building plans & receipt of composition fees.

NIRMAL
KUMAR

Regionally Officer,
Gurugram Region (N)

Digitally signed by
NIRMAL KUMAR
Date: 2025.01.03 10:14:57
+05'30'

Memo No. DTP (G)/JE(S)/2024/ 1855

Dated: 5/3/2024

To

Hero Realty Pvt. Ltd.
264, Okhla Industrial Estate,
Phase-III, New Delhi-110020.

Subject: - Request for approval of Building Plan for Temporary site office at Mix Land Use (87% Group Housing and 13% Commercial) under TOD policy over an area measuring 7.8031 acres in the revenue estate of Village-Gurugram and Tikampur, Sector-104, Gurugram.

Reference: - Your application dated 27.07.2023 received in this office on 07.08.2023.

The Building Plan of temporary site office over an area measuring 0.640 acres for the part of Mix Land Use (87% Group Housing and 13% Commercial) under TOD policy over an area measuring 7.8031 acres in the revenue estate of Village-Gurugram and Tikampur, Sector-104, Gurugram is hereby sanctioned subjected to the following conditions:-

- 1) The validity period of the subjected Building Plans of temporary site office is as provided in Clause No. 3.6 of the Policy dated 05.07.2022.
- 2) The sanction of Building Plans is subject to provisions of the Haryana Building Code-2017 and all the constructions raised should be in conformity to the provisions of HBC-2017.
- 3) The Occupation Certificate has to be obtained within a period of two years from the date of grant of permission for setting up of Site Office as provided in Clause No. 3.5 of the policy dated 05.07.2022.
- 4) As per the specifications mentioned by you in Form BR-II, the building shall be constructed as per the provisions of 1.2(xcii) of Haryana Building Code-2017.
- 5) Since you have not opted for the materials as mentioned for temporary structure and using material as per specification mentioned in BR-II, you have paid conversion charges @50% of the prescribed for commercial use as mentioned in Schedule IV appended to Rules 1965.
- 6) Notwithstanding anything contained in the definition of 'Temporary Building' regarding construction material, the temporary site office should be constructed considering safety norms and other applicable laws.

- 7) The Temporary Site office shall be demolished as per Clause 3.9 of Policy dated 05.07.2022.
- 8) You shall not use underground water for construction of Temporary Site Office & store.
- 9) The sanction of building plan is subject to strict compliance as contained in Order dated 10.04.2015 passed by Hon'ble National Green Tribunal in O.A. No.21 of 2014 - Vardhman Kaushik Vs. UOI and others as well as MoEF guidelines,2010.
- 10) You shall abide by the conditions mentioned in Commissioner, Municipal Corporation, Gurugram order Endst. No. 2164 dated 21.04.2017 regarding C&D waste.
- 11) The subjected site has been got inspected by the concerned field official of this office and found that the building has been constructed at ground floor only, as per building plan submitted by the applicant company. The same has been compounded upon payment of fees.
- 12) In case any kind of violation including that of the policy parameters and misuse are found at any stage, the said permission shall stand withdrawn.

DA/ As above.

District Town Planner,
Gurugram.

Endst. No. DTP (G)/2023/

Dated:

A copy is forwarded to the Director, Town & Country Planning, Haryana, Chandigarh alongwith a copy of building plan for information.

↑

District Town Planner,
Gurugram.

Endst. No. DTP (G)/2023/

Dated:

A copy is forwarded to District Town Planner (Enforcement), Gurugram alongwith a copy of building plan for information.

↓

District Town Planner,
Gurugram.

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[E-Payment Receipt]



Department of Town & Country Planning
Government of Haryana

(To be retained by applicant)

Case Type	Licence	Application Type	Building Plan
Charges Type	Composition Fee		

Mobile No.	8178534332	Email Id	nardev.arya@herorealty.in
Licence No.	199 OF 2023	Licence year	2023
Case Id	LC-5104	Application Id	LC-5104A

(1.)Transaction No.	TCP37672724301154009
(2.)Transaction Date.	01/03/2024 10:59:10
(3.)GR No / Txn. No	113570871
(4.)Status	Success
(5.)Received Amount Date	01/03/2024
(6.)Payment Agreegator	IDBI
(8.)Total Amount	729000.00
(9.)Remarks	Composition Fees for Temp Office
(10.)Payment Mode	Online NEFT/RTGS

NOTE1: This is subjected to realization/credit of the payment to Department Account.



STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:

- 1.Install QR scanner app on your mobile,which can be downloaded free from App Store/Play Store.
- 2: Once QR scanner app is installed, open the app and point it to code on the receipt.
- 3: The application will scan the QR code and a page will open with, <Open Website>, <Open URL>.This option is app dependent.
- 4: Click on this option. Payment status Verification page will open

Requirement:

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
- 2: Internet connection on Mobile

The Specification of the Building Shall be Strictly as per The Haryana Building Code - 2017 and policy dated 05.07.2022 with Subsequent amendments.

District Town Planner Gurugram

JE JD PA ATP

AREA DETAILS OF SITE FOR TEMPORARY SITE OFFICE

RECTANGLE	SIZE	AREA (SQ. M.)
A	11.862 X 33.424/2	198.237
B	12.362 X 50.810	628.113
C	18.217 X 50.810/2	462.802
D	28.445 X 10.150	288.716
E	18.243 X 6.730/2	61.387
F	8.097 X 30.579	247.598
G	13.580 X 37.312/2	253.348
H	7.983 X 39.705	316.972
J	7.985 X 2.908/2	11.802
EXISTING CONTRACTOR'S OFFICE	20.000 X 22.500	450.000
TOTAL		2918.775 (0.721 ACRES)

DOOR & WINDOWS

TYPE	SIZE	CILL	LINTEL
D	1.80 X 2.40	+0.000	2.40
D1	1.00 X 2.40	+0.000	2.40
D2	0.90 X 2.40	+0.000	2.40
D3	0.75 X 2.40	+0.000	2.40
W	2.10 X 2.20	+0.200	2.40
V	1.10 X 0.90	+1.500	2.40

PARKING AREA DETAIL

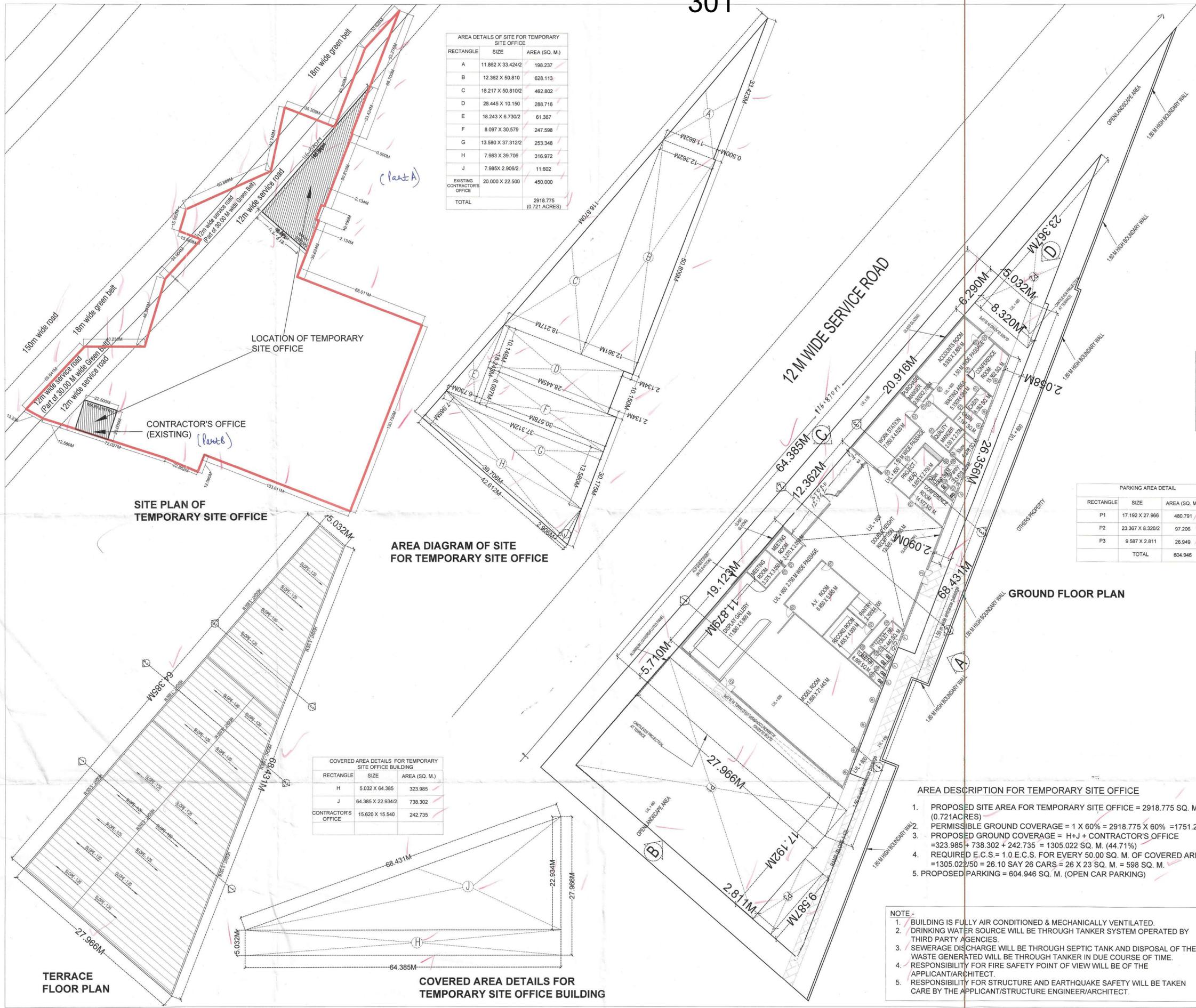
RECTANGLE	SIZE	AREA (SQ. M.)
P1	17.192 X 27.966	480.791
P2	23.367 X 8.320/2	97.206
P3	9.587 X 2.811	26.949
TOTAL		604.946

COVERED AREA DETAILS FOR TEMPORARY SITE OFFICE BUILDING

RECTANGLE	SIZE	AREA (SQ. M.)
H	5.032 X 64.385	323.985
J	64.385 X 22.934/2	738.302
CONTRACTOR'S OFFICE	15.620 X 15.540	242.735

- AREA DESCRIPTION FOR TEMPORARY SITE OFFICE
- PROPOSED SITE AREA FOR TEMPORARY SITE OFFICE = 2918.775 SQ. M. (0.721 ACRES)
 - PERMISSIBLE GROUND COVERAGE = 1 X 60% = 2918.775 X 60% = 1751.265 SQ. M.
 - PROPOSED GROUND COVERAGE = H+J + CONTRACTOR'S OFFICE = 323.985 + 738.302 + 242.735 = 1305.022 SQ. M. (44.71%)
 - REQUIRED E.C.S. = 1.0 E.C.S. FOR EVERY 50.00 SQ. M. OF COVERED AREA = 1305.022/50 = 26.10 SAY 26 CARS = 26 X 23 SQ. M. = 598 SQ. M.
 - PROPOSED PARKING = 604.946 SQ. M. (OPEN CAR PARKING)

- NOTE -
- BUILDING IS FULLY AIR CONDITIONED & MECHANICALLY VENTILATED.
 - DRINKING WATER SOURCE WILL BE THROUGH TANKER SYSTEM OPERATED BY THIRD PARTY AGENCIES.
 - SEWERAGE DISCHARGE WILL BE THROUGH SEPTIC TANK AND DISPOSAL OF THE WASTE GENERATED WILL BE THROUGH TANKER IN DUE COURSE OF TIME.
 - RESPONSIBILITY FOR FIRE SAFETY POINT OF VIEW WILL BE OF THE APPLICANT/ARCHITECT.
 - RESPONSIBILITY FOR STRUCTURE AND EARTHQUAKE SAFETY WILL BE TAKEN CARE BY THE APPLICANT/STRUCTURE ENGINEER/ARCHITECT.



LEGEND

PROJECT :-
 PROPOSED BUILDING PLANS OF TEMPORARY SITE OFFICE SITUATED IN MIXED LAND USE COLONY (87% RESIDENTIAL & 13% COMMERCIAL COMPONENT) UNDER TOD POLICY ON AN AREA MEASURING 7.8031 ACRES FALLING IN THE , SECTOR -104, GURUGRAM (LICENSE NO 199 DATED 05/10/2023).

APPLICANT SIGNATURE - **M/s HERO REALTY PVT. LTD.**

ARCHITECT SIGNATURE - **ARCHDECK ASSOCIATES**

APPLICANT :- **M/s HERO REALTY PVT. LTD.**

SHEET TITLE :- **BUILDING PLANS OF TEMPORARY SITE OFFICE**

DATE :- **13-01-2024**

SHEET SIZE :- **A1**

DRAWING TITLE - **PLANS**

SCALE :- **N.T.S.**

SHEET NO. **01**

ARCHITECT SIGNATURE - **ARCHDECK ASSOCIATES**

#587, SECTOR-27, GURUGRAM-122001
 Email id - info@archdeckassociates.com
 Contact - +91-9569556900

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Saheb Businessbay

Ansal Townwalk @ SAHEB

Dharmendra Goud (Tax Co

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HARI HAR SUDH VAISHNO DHABA

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Ansal Townwalk @ SAHEB

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