

**Six-Monthly Environmental Compliance Report of
Stipulated Conditions of Environmental Clearance
(October 2021 to March 2022)**

FOR

**Construction of Building “Horizon on the Highway”
In Vanijya Nikunj, Udyog Vihar, Phase-V,
Gurugram, Haryana**

M/s Aadarshini Real Estate Developers Pvt. Ltd.

**Submission to:
Ministry of Environment, Forests & Climate Change,
New Delhi**

**Submitted by:
M/s Aadarshini Real Estate Developers Pvt. Ltd.**

May, 2022

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CHAPTER-1**INTRODUCTION AND PROJECT DESCRIPTION****1.1 INTRODUCTION**

The Construction of Building "Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase-V, Gurugram, Haryana is being developed by M/s Aadarshini Real Estate Developers Pvt. Ltd. Building plans of the project have been approved by Haryana State Industrial and Infrastructure Development Corporation Ltd. (HSIIDC), copy of the same is attached as **annexure 1**.

This project has been granted environmental clearance vide letter no **SEIAA/HR/2020/220 dated 03rd June, 2020** by the State Level Environment Impact Assessment Authority, Haryana copy of the same is attached as **annexure-2**.

1.2 PROJECT DESCRIPTION**Table 1.1: Brief Description of project (As per Approved EC)**

Sl. No.	Description	Details	Unit
1.	Plot Area	47590.60	m ²
2.	Proposed Ground Coverage	18,780.08	m ²
3.	Proposed FAR	1,73,638.91	m ²
4.	Non FAR Area	2,36,866.14	m ²
5.	Total Built Up Area	4,10,505.05	m ²
6.	Total Green Area with percentage	9671.807 (20.332%)	m ²
7.	Rain Water Harvesting Pits	12	Nos.
8.	Total Parking	4780	ECS
9.	Organic Waste Converter	03	Nos.
10.	Maximum Height of Building	60	meters
11.	Power Requirement	16670 (DHBVN)	KW
12.	Power Backup	20000 KVA (10x2000)	KVA
13.	Total Water Requirement	1329.8	KLD
14.	Fresh Water Requirement	463.3	KLD
15.	Waste Water Generated	792.9	KLD
16.	Capacity of STP	1000	KLD
17.	Solid Waste Generation	5899.65	Kg/day
18.	Biodegradable waste	2359.86	Kg/day
19.	Number of Tower	02	
20.	Basement	6	Nos.
21.	Stories	G+13	Floors
22.	Cost Of the Project	3212	Crores
23.	CER	16.06	Crores

1.3 PRESENT STATUS

Shoring and excavation works are ongoing. Building construction is yet to start.

1.4 PURPOSE OF THE REPORT

This six-monthly report is being submitted as per the condition stipulated in the Environmental Clearance letter.

Further, the study will envisage the environmental impacts that have generated in the local environment due to the project.

The environmental assessment is being carried out to verify:-

- That the project does not have any adverse environmental impacts in the project area and its surrounding
- Compliance with the conditions stipulated in the Environmental Clearance Letter.
- The Project Management is implementing the environmental mitigation measures as suggested in the approved Form-1, Form-1A, Environmental Management Plan (EMP) and building plans.
- The project proponent is implementing the environmental safeguards in true spirit.
- Any non-conformity in the project with respect to the environmental implication of the project.

CHAPTER-2

COMPLIANCE OF STIPULATED CONDITIONS OF ENVIRONMENTAL CLEARANCE

Name of Project	Construction of Building "Horizon on the Highway" in Nikunj, Udyog Vihar, Phase-V, Gurugram, Haryana
Clearance No.	SEIAA/HR/2020/220 dated 03rd June 2020
Period of compliance Report	October, 2021 to March, 2022

PART A – SPECIFIC CONDITIONS

I.	Sewage shall be treated in the STP based on latest technology with tertiary treatment i.e. Ultra filtration. The treated effluent from STP shall be recycled/re-used for flushing, DG cooling and gardening.	Sewage will be treated in the STP based on latest technology with tertiary treatment i.e. Ultra filtration. The treated effluent from STP will be recycled/re-used for flushing, gardening, car and street washing.
II.	The project proponent would devise a monitoring plan to the satisfaction of the state pollution control board so as to continuously monitor the treated waste water being used for flushing in term of faecal Coliform and other pathogenic bacteria.	Same will be complied.
III.	The PP shall install the online monitoring system for measuring the air pollution on the project site.	Online monitoring system has been provided to monitor the air pollution at site.
IV.	The project proponent would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (Specially the bacterial counts), comparative bacteriological studies from toilet seat using recycled treated waters and fresh water for flushing, and quality of water being supplied through spray faucets attached to toilets seats.	Will be complied during operation stage of project.
V.	The PP shall provide the anti smog gun in the project for suppression of dust during construction phase and shall be used treated water.	Anti smog gun has been provided at site to suppress the dust generated during construction phase.
VI.	The PP shall submit the document for final approval of extra FAR from the concerned authority before the start of the project.	Noted. Attached as Annexure 3 .
VII.	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. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.	Separate wet and dry bins are provided at the site and the solid waste generated at the site is handed over to authorized vendor for disposal. Organic waste will be decomposed in organic waste convertor.
VIII.	Traffic Management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and	Traffic management plan has been submitted with EC application.

	increased habilitation 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.	
IX.	No tree cutting has been proposed in the instant project. 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. As proposed 9761.807 sqm (20.332 %) area shall be provided for green belt development.	Noted. Same will be complied
X.	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.	All the necessary clearances/permissions from the relevant agencies are in place.
XI.	Consent to Establish / Operate for the project shall be obtained from the state pollution control board as required under the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974.	Consent to Established from State pollution Control Board has been obtained Vide letter no. HSPCB/Consent/: 329962320GUNOCTE7690337 on dated: 29/06/2020 and attached as annexure 4 .
XII.	The approval of the Competent Authority shall be obtained for structural safety of buildings code due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.	Building plan approval from HSIIDC has been obtained. Approval from fire department has been obtained vide letter no. FS/2020/74 dated 23/12/2020.
XIII.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F. No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.	Noted
XIV.	The PP shall utilize the CER amount of Rs. 16.06 crores in consultation with the department or concerned ministry.	Same will be complied.
XV.	The PP agrees that the no occupation or possession shall be given before the water supply and sewage connection permitted by the competent authority.	Noted.
XVI.	The PP agrees that the no occupation or possession shall be given before the electricity connection permitted by the competent authority.	Noted. Assurance Certificate has been obtained from DHBVN for electricity supply and copy of same is attached as annexure 5 .
XVII.	The PP shall obtain the permission regarding the withdrawal of ground water from CGWA before the start of project and also obtain the CTO from HSPCB after the approval from CGWA.	No Ground water will be extracted at any stage of project; hence NOC from CGWA is not required.
XVIII.	The PP agrees to carry out the quarterly awareness programs for the stake holders of the commercial colony/project.	Quarterly awareness programs will be carried out for the stake holders of the commercial colony/project.
XIX.	12 rain water harvesting pits shall be provided for rain water usage as per the CGWB.	12 Nos. of RWH pits will be constructed at appropriate stage of site development.
XX.	The PP shall install digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 12 RWH pits.	Digital water level recorder will be provided for monitoring of water recharge. Maintenance and cleaning of RWH pits will be done as per norms.
XXI.	The PP shall provide mechanical ladder for use in case of emergency.	Noted.

XXII.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operation phase.	Anti smog gun has been provided at site. Regular water sprinkling is being done to suppress dust generated from project site during construction and operation phase.
XXIII.	Any change in EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh environmental clearance.	Noted.

PART B- Standard Conditions:

1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by competent authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	All the necessary clearances/permissions from all relevant agencies have been obtained before the commencement of work.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.	Building plan approval from HSIIDC has been obtained Approval from fire department has been obtained vide letter no. FS/2020/74 dated 23/12/2020.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	The project site is located in Udyog Vihar, Gurgaon which is a government approved industrial area/estate and therefore NOC from forest department regarding involvement of forest land are not applicable.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not 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.	Consent to establish from State pollution Control Board has been obtained vide letter no. HSPCB/Consent/: 329962320GUNOCTE7690337 on dated: 29/06/2020 and attached as annexure 4 .
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	No Ground water will be extracted at any stage of project; hence NOC from CGWA is not required.
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.	Already submitted along with application.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	NOC from Civil Aviation Department has already been obtained and copy of same is attached as annexure 6 . Approval from fire department has been obtained vide letter no. FS/2020/74 dated 23/12/2020. NOC from Chief Controller of Explosives will be obtained, if applicable.
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.	At present the solid waste generated at the site is handed over to the authorized agency for disposal.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted.
I.	Air quality monitoring and preservation	

i.	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.	Dust mitigation measures like Anti smog gun, water sprinkling, wind breaking wall water trough has already been provided at site, covering of construction material, wet jet green area development and metal road will be provide once the construction activity started at site.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted.
iii.	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.	Online monitoring system has been provided to monitor the air pollution at site.
iv.	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.	Low sulphur diesel will be used to run the DG sets. All the DG sets will be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards. Stack height will be kept as per CPCB norms.
v.	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.	Barricades have been provided around the project site before the start of construction. Site Photograph is attached as annexure 7 . Anti smog gun has been provided at site and photograph of the same is attached as annexure 7 . Water sprinkling, covering of construction material, wind breaking wall, water trough, valid PUC certified vehicles, wet jet and green area development will be provide at project site.
vi.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Sand, murrum, loose soil, cement, stored on site will be covered to prevent dust pollution from site.
vii.	Wet jet shall be provided for grinding and stone cutting	Same will be provided if applicable.
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling is being done regularly to suppress dust generation from site.
ix.	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.	All construction and demolition debris will be stored at the site before they are properly disposed. All demolition and construction waste will be managed as per the norms.
x.	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.	Low sulphur diesel will be used for DG set operation at construction site.
xi.	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 o the Central Pollution, Control Board (CPCB) norms.	Proper stack height will be maintained as per CPCB standard for operation of DG sets. Acoustic enclosure will be provided to the DG sets to mitigate the noise pollution.

xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Same will be complied.
II.	Water quality monitoring and preservation	
i.	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, or wetland and water bodies. Check dams, bio-swales, landscape, other- sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Natural drainage will be ensured for unrestricted flow of water. No construction will be allowed to obstruct the natural drainage of water system.
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted.
iii.	Total fresh water shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA notification dated 12.12.2018.	Fresh water requirement will not exceed as provided in the project details.
iv.	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.	The water balance diagram has already been submitted along with application.
v.	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, tile 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.	Assurance letter of water supply has been obtained from Gurugram Metropolitan Development Authority and copy of the same is attached as annexure 8 .
vi.	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.	Same will be complied
vii.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bail-ling etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Dual pipe plumbing will be used for supply of fresh water for drinking, cooking and bathing, other for supply of recycled water for flushing, landscape irrigation and for other purpose is being used. Dual plumbing layout plan is attached as annexure 9 .
viii.	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.	Use of water saving device for water conservation will be incorporated in this building plan.
ix.	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.	Dual plumbing system will be used for separation of black and grey water.
x.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Pre-mixed concrete, curing agents and other best practices will be used to reduce water demand.
xi.	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. As proposed 8 nos. of rain water harvesting recharge pts	Noted.

	shall be provided for rain water harvesting after filtration as per CGWB guideline.	
xii.	A rain water harvesting plan needs to be designed where the recharge bores of minimum ore 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.	Same will be complied.
xiii.	All recharge should be limited to shallow aquifer.	Noted.
xiv.	No ground water shall be used during construction phase of the project.	Ground water will not be used during the construction phase of the project. Undertaking for the same is attached as annexure 10 .
xv.	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.	Noted.
xvi.	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.	The water balance diagram has already been submitted along with application. Records of fresh water usage, water recycling and rainwater harvesting will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports during operation phase of the project.
xvii.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC makeup water and gardening. As proposed no treated water shall be disposed in to municipal drain.	Sewage will be treated in the STP based on latest technology with tertiary treatment i.e. Ultra filtration. The treated effluent from STP will be recycled/re-used for flushing, AC makeup water, gardening, car and street washing.
xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage or untreated effluent water will be discharged through storm water drains.
xix.	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.	Same will be complied.
xx.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted.
xxi.	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.	Sludge from onsite sewage will be collected and used as manure for landscape and horticulture development, surplus sludge will be disposed as per the Ministry of Urban Development, CPHEEO manual on sewerage and sewage treatment.
III.	Noise monitoring and prevention	
i.	Ambient noise levels shall conform to residential	Noise level confirm to commercial standard

	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.	both during day and night as per Noise pollution rule. Monitoring has been carried out in the month of March 2022 report is attached as an Annexure 11 .
ii.	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.	Same has been complied and monitoring report is attached as annexure 11 .
iii.	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.	Same will be complied as and when required.
IV.	Energy Conservation measures	
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC act 2017 read with ECBC rule, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also is in no case should be less than 25% as prescribed.	Noted.
ii.	Outdoor and common area lighting shall be LED.	LED will be used for common area lightening
iii.	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 specification.	Noted.
iv.	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 part of the project commissioning.	Energy efficient luminaries like LEDs will be used within project site. Used/damaged LEDs will be stored at designated places within site and handed over to authorized recycler for proper disposal as per norms.
v.	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-law's requirement, whichever is higher.	Same will be complied.
vi.	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 provided to meet 20% of the hot water demand of the commercial building or as per the requirement of the local building whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted.
vii.	The PP will submit report indicating compliance of each parameters of ECBC requirement and submit quantification saving report for each component.	Noted.
V.	Waste Management	
i.	A certificate from the competent authority handling municipal solid wastes, indicating the exiting civic capacities of handling and their adequacy to cater to the M.S.W, generated from project shall be obtained.	The project is in excavation and shoring stage and the number of labour engaged is (approx. 70-80). The MSW generated at the site is handed over to authorized recycler.
ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring	Disposal of muck is being done taking the necessary precaution for general safety and

	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.	health aspect.
iii.	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.	Separate wet and dry bins have been provided in each unit at ground level for segregation of waste. Organic waste will be decomposed in organic waste convertor.
iv.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All non-biodegradable waste will be handed over to authorized recycler for disposal as per norms.
v.	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.	Hazardous waste generated during construction phase will be disposed-off as per applicable rules and norms with necessary approval by SPCB.
vi.	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.	Noted
vii.	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.	Fly ash is being used as building material in the construction of building. Ready mix concrete is being used in building construction.
viii.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Noted.
ix.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Used CFLs and TFLs will be collected separately and provided to authorize recycler for safe disposal.
VI.	Green Cover	
i.	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. Plantation to be ensured species (cut) to species (planted).	Same will be complied.
ii.	A minimum of 1 tree (5' tall) for every 80 sqm. of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and or invasive species should not be used for landscaping.	Noted.
iii.	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. Plantation to be ensured species (cut) to species (planted). Area of green belt development shall be provided as per the details provided in the project document.	Noted.
iv.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas,	Excavated soil is stored at separate place and will be used for site leveling, back

	and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the Proposed vegetation on site.	filling/filling raft and road construction. Top layer of soil has been stored and will be used for landscaping /horticulture development work.
VII.	Transport	
i.	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.	Traffic circulation plan is attached as annexure 12.
ii.	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 nonpeak hours.	Pollution check certified vehicles are being used for construction work. All vehicles, equipment's and construction machines are confirm to applicable air and noise emission standard.
iii.	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 habilitation 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.	Noted.
VIII.	Human health issues	
i.	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.	Adequate PPE (masks, hard hats, safety shoes, reflective jackets etc, as required) has been provided to labours at construction site.
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan have already been submitted along with application.
iv.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	All the necessary and requisite facility will be provided to the construction labours.
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted
vi.	A First Aid Room shall be provided in the project both	First Aid Room has been provided at site

	during construction and operations of the project.	during construction phase and same will be provided during operation phase.
IX.	Corporate Environment Responsibility	
i.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F. No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.	Noted
ii.	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.	Noted
iii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Noted.
iv.	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 to 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.	Same has already been submitted at the time of EC application.
X	Miscellaneous	
i.	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.	Same has been complied and copy of same is attached as annexure 13 .
ii.	The copies of the environment 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.	Same has already been complied.
iii.	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	Same has already been complied.
iv.	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.	Submission of six monthly compliance reports is being done regularly.
v.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed	Same will be complied during operation phase.

	under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	
vi.	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.	Same will be complied.
vii.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted.
viii.	The project proponent shall abide by all the commitments and recommendations made in the Form I-A, conceptual plan also that during their presentation to the Expert Appraisal Committee.	Environmental safeguards contained in the application form 1, Form 1A and in environmental clearance order are being implemented in true spirit.
ix.	No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environment clearance under EIA notification 2006, if at any stage there is a change of area of this project.	Noted.
x.	Any change in planning of approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh environmental clearance.	Noted.
xi.	The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for environment clearance to SEIAA.	Noted
xii.	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.	Noted.
xiii.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted.
xiv.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.
xv.	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.	Noted
xvi.	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 Trans boundary 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.	Noted.
xvii.	The project proponent shall ensure that commitments made in Form-I, Form-IA, EIA/EMP and other	Environmental safeguards contained in the application Form-1, Form-1A and in

	documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any points, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent	Environmental Clearance order granted are being implemented in true spirit.
xviii.	The project proponent shall not violate any judicial order/pronouncement issued by any court/tribunal.	Same will be complied.
xix.	Under the provision of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponents if it was found that construction of the expansion projects has been started before obtaining prior Environmental Clearance.	Environmental Clearance for the project has been obtained.
xx.	Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, If preferred within a period of 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.	Noted.
xxi.	The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.	The project site is located in Udyog Vihar, Gurgaon which is a government approved industrial area/estate and therefore NOC from forest department regarding involvement of forest land are not applicable.
xxii.	The project proponent is responsible for compliance of all condition in environment clearance letter and project proponent can not absolve himself/herself of the responsibility by shifting it to any contractor engaged by project proponent, beside the developers/applicants the responsibility to ensure the compliance of environment safeguards/condition imposed in the environment clearance letter shall be lie on the licensee/licensees in whose name/names the license/CLU has been granted by the town and country planning department, Haryana.	Noted.
xxiii.	The project proponent shall seek fresh environment clearance if at any stage there is change In the planning of the proposed project.	Noted
xxiv.	The project proponent shall not raise any construction in the natural land depression/Nallah/ Water course and shall ensure that the natural flow from the Nallah/Water course is not obstructed.	The project does not intersect any natural drainage route. The surroundings comprise urbanized stretch and well-planned storm water drainage.
xxv.	The project proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the project. Levels of the other areas in the projects shall also be kept suitably so as to avoid flooding.	The plinth level of the building blocks will be provided sufficiently above the level of the approach road to the project. The project is being constructed complying all statutory by laws and NBC guidelines.
xxvi.	The Project Proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.	Noted and will be complied.
xxvii.	The Project Proponent shall provide proper Rasta of proper width and proper strength of each project before start of construction.	Internal road of suitable width is provided in the project design and will be developed for smooth movement of traffic.
xxviii.	The project proponent shall develop complete civic infrastructure of the residential plotted colony including internal roads, green belt development, sewerage line, rain water recharge arrangement, storm water drainage system, solid waste management site and provision for treatment of biodegradable waste, STP water supply line, dual plumbing line etc. and	Not Applicable

	shall offer possession of the units/flats thereafter.	
xxix.	The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.	Detailed fire-fighting & safety plan are prepared and incorporated in project design as per the National Building Code. Necessary fire-fighting approvals will be obtained in pre-project stage and will also be obtained at completion stage before commencement of the project.
xxx.	The site for solid waste management plant be ear marked on the layout plan and the detail project for setting up the solid waste management plant shall be submitted to the authority within one month.	A detail plan for solid waste management has already been submitted along with application.
xxxi.	The project proponent shall discharge excess of treated waste water/ storm water in the public drainage system and shall seek permission of HUDA before the start of the construction.	Onsite STP is proposed and will be constructed in due course of project development. The entire wastewater from the project will be treated in onsite STP and the entire treated sewage will be recycled within the project for flushing, horticulture and cooling purpose hence making zero discharge project. Approval from HUDA for storm drainage and sewerage is normally taken before start of construction of that particular item i.e. storm drainage and sewerage, but not necessarily before start of excavation and construction of the building.
xxxii.	The project proponent shall maintain the distance between STP and water supply line.	Noted and same will be complied.
xxxiii.	The project proponent shall ensure that the stack height is 6 meter more than the highest tower.	The same will complied and the stack height will be provided 6 m more than the roof/terrace level of the building as per norm.
xxxiv.	For disinfections of treated waste water ultra violet radiation or ozonization should be used.	Ultra violet radiation or ozonization process will be provided at STP for disinfection of treated sewage.
xxxv.	The Project proponent Shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.	Local tree species will be planted in the landscape area. No fresh water will be used for horticulture purposes. Treated sewage from proposed sewage treatment plant will be used for irrigation of horticulture.
xxxvi.	The Project proponent shall use zero ozone depleting potential materials in insulation refrigeration air-conditioning and adhesive, Project proponent shall also provide halon free fire suppression system.	CFC/HCFC free refrigerant will be used on HVAC system. Therefore, there will be no use of ozone depleting substances. Fire-fighting system will be provided as per guidelines of NBC and approval of fire scheme by Fire Department.
xxvii.	Standards for discharge of environment pollutants as enshrined in various schedules of rule 3 of Environment Protection Rules 1986 shall be strictly complied with.	There will be no discharge of treated sewage. The entire treated sewage will be reused/ recycled for toilet flushing, horticulture at project site to make the project zero discharge. Back-up DG sets will be kept in acoustically treated room at basement to conform to prescribe noise level standards. DG sets will be provided with adequate stack height as per CPCB guidelines.
xxviii.	The project proponent shall ensure that the DG sets is more than the highest tower and also ensure that the emission standards of noise & air are within the CPCB latest prescribed limits. Noise & Emission level of DG	Adequate stack height will be provided to the DG sets as per CPCB guidelines to ensure that the stack emissions are within the permissible standards. DG sets will be kept in acoustically

	sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.	treated room at basement to conform to prescribed noise level standards.
xxxix.	All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.	All electric connection and supply will be made as per final ECBC, 2017. As per ECBC 2017, the permissible 3 phase power factor at the point of connection is 0.97.
xl.	The project proponent shall not use fresh water for HVAC and DG sets cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The project proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimum level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.	No fresh water will be used for cooling of HVAC and DG sets. For 100% reuse of treated effluent from the STP (i.e. zero discharge), treated effluent from the STP shall be reused in the cooling tower of the HVAC system and DG sets. Therefore water cooled HVAC system and DG sets will be installed in the basement. Air cooled HVAC is not advisable/ permissible in energy efficient building as it consumes more power compared to water cooled type system Evaporative cooling and double stage cooling system are suitable for industrial application but not for Commercial building. Coil type cooling DG Sets impose operational limitations with respect to vertical and horizontal distance of connected piping, and therefore not suitable for the project.
xli.	The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that	Transformer of reputed make and high quality will be installed, and manufacturer's certificate will be obtained.
xlii.	The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down wash under any metrological conditions.	The stack of DG sets will be provided with adequate height and suitably designed to conform to the DG stack emissions norms.
xliii.	The validity of this environment clearance letter is valid upto 7 years from the date of issuance of EC letter. The environment clearance condition applicable till life space project in case of residential project will continue to apply. The resident welfare association/Housing Co-operative societies shall responsible to comply condition laid down in law of land. Compliance report should be sent to this office till life of the project.	Noted
xliv.	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before lapse of validity period of environment clearance i.e. 7 years.	Noted.
xlv.	The project proponent should intimate to the authority well before shifting their address of communication.	Noted.

Chapter 3**Details of Environmental Monitoring****3.1 AMBIENT AIR QUALITY MONITORING****3.1.1 Ambient Air Quality Monitoring Stations**

Ambient air quality monitoring has been carried out at one location near site office in the month of March, 2022 to assess the ambient air quality. This will enable to have a comparative analytical understanding about air quality and the changes in the air environment in the study area with respect to the condition prevailing. The locations of the ambient air quality monitoring stations are given in **Table 3.1**.

Table 3.1 Details of Ambient Air Quality Monitoring Stations

S. No.	Locn. Code	Location Name/ Description	Environmental Setting
1.	AAQ-1	Near Main Gate	Commercial
2.	AAQ-2	Centre of the Project	Commercial
3.	AAQ-3	Back Side of the Project	Commercial

3.1.2 Ambient Air Quality Monitoring Methodology

Monitoring was conducted in respect of the following parameters:

- Particulate Matter (PM10)
- Particulate Matter (PM2.5)
- Sulphur Dioxide (SO₂)
- Oxides of Nitrogen (NO₂)
- Carbon Monoxide (CO)

The duration of sampling of PM10, PM2.5, SO₂ and NO₂ was 24 hourly continuous sampling per day and CO was sampled for 1 hour continuous, thrice in 24 hour duration monitoring. The monitoring was conducted for one day at each location. This is to allow a comparison with the National Ambient Air Quality Standards.

The air samples were analyzed as per standard methods specified by Central Pollution Control Board (CPCB) and IS: 5182. The techniques used for ambient air quality monitoring and minimum detectable levels are given in **Table 3.2**.

Fine particulate sampler APM 550 instrument have used for monitoring Particulate Matter (PM2.5) i.e. <2.5 micron Respirable Dust Samplers APM-451 instruments have been used for monitoring Particulate Matter (PM10), Respirable fraction (<10 microns) and gaseous pollutants like SO₂, and NO₂. Pulse pumps and mylar bags were used for collection of Carbon monoxide samples. Gas Chromatography techniques have been used for the estimation of CO.

Table 3.2 Techniques used for Ambient Air Quality Monitoring

S. No.	Parameter	Technique	Technical Protocol
1	Particulate Matter (PM 2.5)	Fine particulate sampler APM 550 Gravimetric Method)	IRDH/SOP/AAQM/01
2	Respirable Particulate Matter	Respirable Dust Sampler (Gravimetric method)	IS-5182 (Part-23)
3	Sulphur dioxide	Modified West and Gaeke	IS-5182 (Part- 2)
4	Oxides of Nitrogen	Jacob & Hochheiser	IS-5182 (Part-6)
5	Carbon Monoxide	Gas Chromatography	IRDH/SOP/AAQM/08

3.1.3 Ambient Air Quality Monitoring Results

The detailed on-site monitoring results of PM_{2.5}, PM₁₀, SO₂, NO₂ and CO are presented in Table 3.3.

Table 3.3 Ambient Air Quality Monitoring Results

S. No.	Locn. Code	Location	PM ₁₀ (µg/m ³)	PM _{2.5} (µg/m ³)	SO ₂ (µg/m ³)	NO ₂ (µg/m ³)	CO (mg/m ³)
		LIMIT	100	60	80	80	4
1.	AAQ1	Near Main Gate	171.0	77.0	10.1	28.3	1.11
2.	AAQ2	Centre of the Project	168.0	73.0	09.4	27.3	1.09
3.	AAQ3	Back Side of the Project	157.0	66.0	08.9	25.1	1.02

3.1.4 Discussion on Ambient Air Quality in the Study Area

PM₁₀ and PM_{2.5} is observed higher than the limit 100 µg/m³ & 60 µg/m³ (for residential, rural and other areas as stipulated in the National Ambient Air Quality Standards). SO₂, NO₂ and CO was observed within the corresponding stipulated limits (Limit for SO₂ and NO₂: 80 µg/m³ and limit for CO: 4 mg/m³) at all monitoring locations. Station wise variation of ambient air quality parameters has been pictorially shown in **Figure 3.1**.

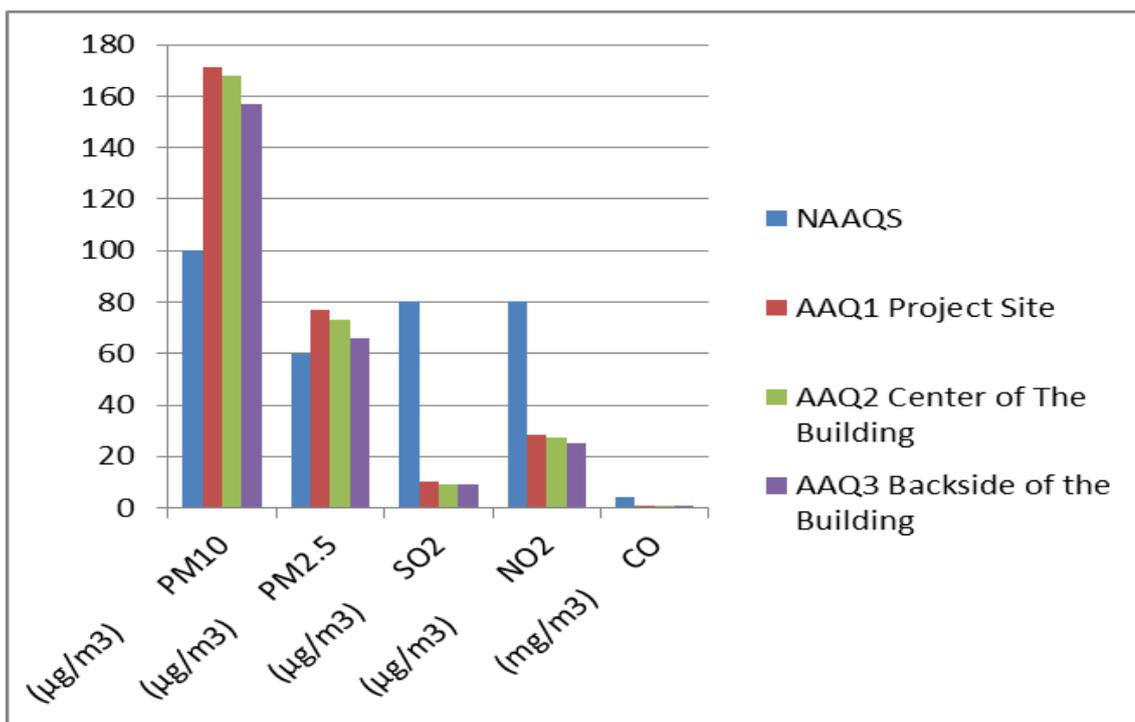


Figure 3.1 Ambient Air Qualities at project site

3.2 AMBIENT NOISE MONITORING

3.1.1 Ambient Noise Monitoring Locations

The main objective of noise monitoring in the study area is to assess the present ambient noise levels in project site due to various construction allied activities around the site and increased vehicular movement. A preliminary reconnaissance survey has been undertaken to identify the major noise generating sources in the area. Ambient noise monitoring has been conducted at the boundary of the project site in the month of March, 2022 as given in **Table 3.4**.

Table 3.4 Details of Ambient Noise Monitoring Stations

S. No.	Locn. Code	Location Name/ Description	Present Land use
1.	ANQ1	Near Main Gate	Commercial
2.	ANQ2	Centre of the Project	Commercial
3.	ANQ3	Back side of the Project	Commercial

3.2.2 Methodology of Noise Monitoring

Noise levels were measured using integrated sound level meter manufactured by Envirotech Instrument Pvt. Ltd. The integrating sound level meter is an integrating/ logging type with frequency range of ‘A’ type as per IS 15675 (Part 1) 2005. This instrument is capable of measuring the Sound Pressure Level (SPL), Leq and SEL on digital display.

Noise level monitoring was carried out continuously for 24-hours with one hour interval starting at 10:00 hrs to 09:00 hrs next day. The noise levels were monitored on working days only. During each hour Leq were directly computed by the instrument based on the sound pressure

levels. Lday (Ld), Lnight (Ln) and Ldn values were computed using corresponding hourly Leq. Monitoring was carried out at 'A' response and fast mode.

3.2.3 Ambient Noise Monitoring Results

The location wise ambient noise monitoring results is summarized in **Table 3.5**. The location-wise variation of noise levels are graphically presented in **Figure 3.2**.

Table 3.5 Ambient Noise Monitoring Results

Sr. No.	Test Locations	Day Time - dB(A)		Night Time - dB(A)	
		Results	Limits as per CPCB guideline	Results	Limits as per CPCB guideline
D-1	Near Main Gate	53.1	65	40.8	55
D-2	Centre of the Project	51.6	65	40.2	55
D-3	Back side of the Project	50.4	65	39.4	55

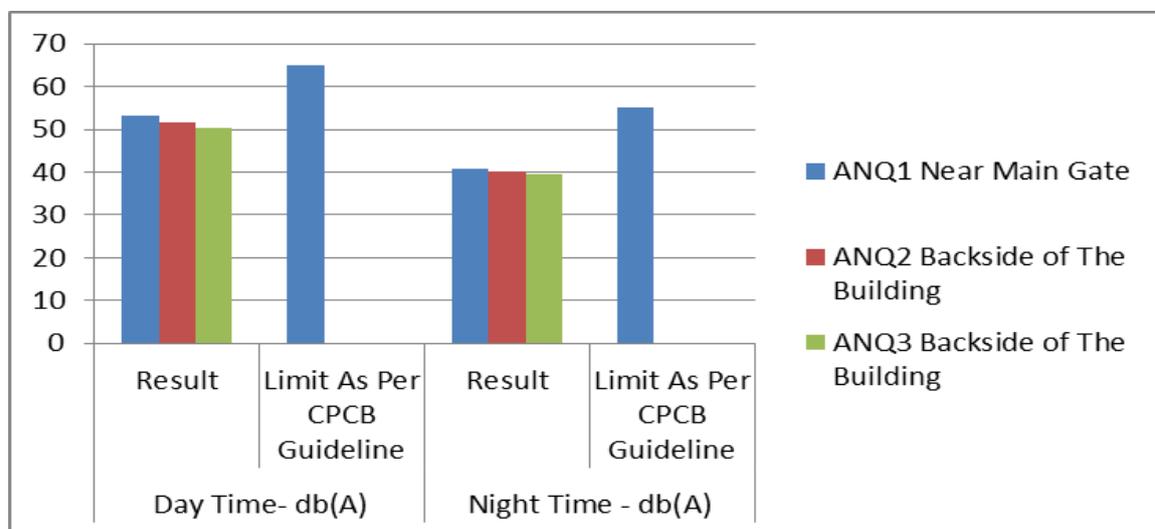


Figure 3.2 Ambient Noise Levels at project site

3.2.4 Discussion on Ambient Noise Levels in the Study Area

Day Time Noise Levels (L_{day}):

The day time noise level was found to within limit prescribed for commercial area i.e. 65 db(A).

Night Time Noise Levels (L_{night}):

The night time noise level was found to within limit prescribed for commercial area i.e. 55 dB (A).

3.3 GROUNDWATER QUALITY MONITORING

As the ground water extraction is restricted in Gurugram, so the ground water sample could not be taken within or around the project site.

3.4 SOIL MONITORING

3.4.1 Soil Monitoring Locations

The objective of the soil monitoring is to identify the impacts of ongoing project activities on soil quality and also predict impacts, which have arisen due to execution of various constructions allied activities. Accordingly, a study of assessment of the soil quality has been carried out.

To assess impacts of ongoing project activities on the soil in the area, the physico-chemical characteristics of soils were examined by obtaining soil samples from selected point and analysis of the same. One sample of soil was collected from the project site in the month of March, 2022 for studying soil characteristics, the location of which is listed in **Table 3.6**.

Table 3.6 Details of Soil Quality Monitoring Location

S. No.	Locn. Code	Location Name/ Description
1.	S1	Project Area

3.4.2 Methodology of Soil Monitoring

The sampling has been done in line with IS: 2720 & Methods of Soil Analysis, Part-1, 2nd edition, 1986 of American Society for Agronomy and Soil Science Society of America. The homogenized samples were analyzed for physical and chemical characteristics (physical, chemical and heavy metal concentrations).

The samples have been analyzed as per the established scientific methods for physico-chemical parameters. The heavy metals have been analyzed by using Atomic Absorption Spectrophotometer and Inductive Coupled Plasma Analyzer.

3.4.3 Soil Monitoring Results

The physico-chemical characteristics of the soil, as obtained from the analysis of the soil sample, are presented in **Table 3.7**.

Table 3.7 Physico-Chemical Characteristics of Soil in the Study Area

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 P-26 (1987)	8.29	--
2.	Conductivity	IS 14767 (RA 2016)	352.0	μS/cm
3.	Moisture	IS 2720 P-25 (1972)	14.8	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	22.0	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.90	-
6.	Bulk density	IRDH/SOP-SL/06	1.46	gm/cc
7.	Chloride	IRDH/SOP-SL/14	212.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1274.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	104.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	38.0	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	180.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.56	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	12.9	meq/100gm
14.	Available nitrogen	IS 14684	51.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	8.8	mg/kg

16.	Iron as Fe	IRDH/SOP-SL/22	1157.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	10.4	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	25.9	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		61.3	
	Clay		25.6	
	Silt		13.1	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	0.75	By calculation

3.4.4 Discussion on Soil Characteristics in the Study Area

The soil in study area is characterized by moderate organic content. The soil quality in the project area has not been affected by the project activities.

ANNEXURE I



(A State Government Undertaking)

Form BR-III
See code 4.2(4)
(Form of Sanction)

From

The Chief Town Planner,
Haryana State Indst. and Infra. Dev. Corporation Ltd. (HSI IDC),
Sector-6, Panchkula, Haryana.

To

M/s Aadarshini Real Estate Developers Pvt. Ltd ,
Registered Office, 1-E,
Jhandewalan Extension ,
Near Cinema Complex,
New Delhi-110055.

Memo No. HSI IDC/IPD/932-A, Vol-I/2020/

Dated:

Sub:- Approval of building plan for Commercial Plot under Transit Oriented Development (TOD) policy dated 09.02.2016, Block-C, Vanijya Nikunj, Udyog Vihar, Phase-V, Gurugram.

Ref:- Your application received on 05.08.2020.

The building plans for Commercial Colony under Transit Oriented Development (TOD) policy dated 09.02.2016, Block-C, Vanijya Nikunj, Udyog Vihar, Phase-V, Gurugram referred above as prepared by Ar. Ardamanjit Singh Sandhu (Council of Architect Registration No. CA/90/12848) and enlisted with HSI IDC, have been received alongwith the following fee/ charges/ documents:

- Malba Security fee Rs. 50,000/- through Demand Draft no.169167 dated 28.08.2020
- Scrutiny Fee through Demand Draft no.053484 dated 10.02.2020 of Rs. 36,63,816/-, and Demand Draft no.309344 Dated 22.09.2020.
- Three sets of Building plans.

The subject cited Building plans have been examined as per the provisions of Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 &

HSI IDC-your partner in progress

पंजीकृत कार्यालय : नं. सी. 13 - 14, सेक्टर - 6, पंचकूला 154 109



(A State Government Undertaking)

Rules framed thereunder and Haryana Building Code - 2017 (as amended from time to time). Accordingly, approval is hereby granted subject to the followings terms and conditions: -

1. The Building Plans shall be valid for a period of Five years from the issuance of sanction letter subject to compliance of terms & conditions of the agreement executed with HSIIDC, allotment letter and Building Plans approval letter.
2. The responsibility of the structural stability of the building shall be of the owner/supervising Architect/Engineer/ Structural Engineer of the project as per provisions of Haryana Building Code-2017 and as per the following conditions:-
 - a) The building shall be constructed in accordance to the Structure Design submitted by the allottee and as prepared by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2), as per the provisions of HBC-2017, NBC and relevant IS code for all seismic load, all dead and live loads, wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.
 - b) All materials to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
 - c) No Walls/Ceiling shall be constructed of easily inflammable material and staircase shall be built of the fire resisting material as per standard specification.
 - d) The Structural Engineer shall design the slab of the underground water tank and roof of outer part of Basement if any as per the latest National Building Code, I.S. Codes and takes into account the seismic loads and safety from earthquake to the intensity expected under Zone IV of IS 1893 that it can take the load of Fire Tender.
 - e) The basement shall be constructed as approved in the plans and the roof slab of the basement external to the building if any shall be designed /constructed to take the load of fire tender upto 45 tones.
3. **Fire safety :**
 - i. That the allottee and the supervising Architect/ Engineer of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws as per the provisions of Code 7.17 of Haryana Building Code, 2017(as amended from time to time)/National Building Code.
 - ii. Accordingly, the allottee and the supervising Architect/ Engineer of the project will ensure the provision of proper fire safety measures as per the provisions of Code 7.17 of Haryana Building Code, 2017(as amended from time to time)/NBC.

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- iii. The fire fighting scheme shall be got certified from the office of Director, Urban Local Bodies, Haryana, or any person authorised by Director, Urban Local Bodies, Haryana and submitted within 60 days before starting the construction at site and requisite NOC at the time of grant of occupation certificate as per Code 4.10(vi) of Haryana Building Code-2017.
- iv. Electric Sub Station/Generator room, if provided should be on solid ground near DG/LT. Control Panel on Ground Floor or in upper Basement and it should be located on outer periphery with fencing of the building, the same should be got approved from the Chief Electrical Inspector Haryana.
4. No addition and alteration of the building plans / layout plan shall be made without the prior approval of Director Controlled Area-cum-MD/HSIIDC or any person authorised by him on his behalf. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Director Controlled Area-cum-MD/HSIIDC, shall be pre-requisite.
5. If any infringement of byelaws remains unnoticed, the Corporation reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Corporation shall stand indemnified against any claim on this account.
6. The layout plan showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
7. That you shall not occupy the building or part thereof for any purpose whatsoever until such building or part thereof has been certified by Director Controlled Area-cum-MD/HSIIDC or any person authorized by him in this behalf as having being completed in accordance with the permission granted and an Occupation Certificate in prescribed form has been duly issued in favour of allottee.
8. That you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - a) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - b) A clearance from Fire Safety point of view from the competent authority.

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9. The basement shall be used for parking and storage/services as prescribed in the approved zoning plan and building plans. The parking lots shall form part of common areas alongwith other common uses or as provided, in the declaration to the filed under Apartment Ownership Act, 1983.
10. The Public Health services should be provided as per the proposed Building Plans.
11. The responsibility of lying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.
12. That you shall obtain the No Objection Certificate from the National Airport Authority before starting the construction at site, if applicable.
13. Alternative source of electricity shall be compulsorily arranged and provided by the allottee for functioning of lifts, common area lights, water supply and sewerage and storm water drainage scheme by providing generator set of required capacity.
14. That the allottee/architect shall make provisions for Differently-abled persons as per Chapter-9 of Haryana Building Code-2017 (as amended from time to time) which includes construction of Ramps in public buildings/places of public gathering, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures prescribed therein.
15. That you shall obtain the clearance/ NOC as per the provisions of Notification No.SO-1533(E) dated 14.09.2006 issued by the Ministry of Environment and Forests, Government of India before starting construction/execution of development works at site, if applicable.
16. That you shall provide the Rain Water Harvesting System as per Central Ground Water Authority norms/ Haryana Govt. Notification as applicable.
17. That you shall use only Light-Emitting diode lamps (LED) fitting for its building (including internal lighting as well).
18. The building should conform to the requirements of Energy Conservation Act 2007. The owner shall use energy efficient electronic motors only. The products of star rating 5 for electric appliances such as frost-free refrigerators, Air conditioners & distribution transformers shall be used.

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19. That you shall strictly comply with the directions issued vide notification 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department and code 8.3 of Haryana Building Code-2017(amended), for enforcement of the Energy Conservation Building Codes.
20. That you shall provide the solar photovoltaic power plant as per provisions of order no. 22/52/2005-5P dated 19.12.2017 issued by Haryana Government Renewable Energy Department and also obtain NOC from Renewable Energy Department, if applicable. The allottee shall ensure the installation of Solar Power point as per code 8.2 of Haryana Building Code-2017(amended).
21. That you shall provide the Solar Water Heating System as per norms specified by HAREDA in each building block and shall be made operational before applying for an Occupation Certificate, if applicable.
22. That you shall deposit Cess @ 1% of the estimated cost of construction to Assistant Director, Industrial Safety & Health, Labour Department Haryana as applicable under the building and other Construction Workers Welfare Cess Act 1996 as amended from time to time.
23. That provision of parking shall be made within the area earmarked/designated for parking.
24. That you shall ensure and submit an undertaking / affidavit that no vehicle will be allowed to park outside the premises as per the orders of Punjab and Haryana High Court in the case of Krishna Lal Gera V/s State of Haryana & Ors.
25. The building shall be artificially lighted and mechanically ventilated as per the provisions of Haryana Building Code-2017 (as amended from time to time).
26. That you shall not use/extract underground water for construction purposes.
27. That you shall strictly comply with the directions of MOEF Guidelines, 2010 as well as the orders dated 10.04.2015 of National Green Tribunal (NGT) in OA No. 21 of 2014, while raising construction at site.
28. That you shall put tarpaulin on scaffolding around the area of construction and the building. No person including allottee/owner shall store any construction material particularly sand on any part of the street/roads.
29. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
30. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction

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debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

31. The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
32. The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
33. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
34. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
35. It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and to terms of Hon'ble NGT order dated 10.04.2015 referred above.
36. All to take appropriate measures and to ensure that the term and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and earlier orders passed in said case should be strictly comply with by fixing sprinklers, creation of green air barriers.
37. Compulsory use of wet jet in grinding and stone cutting.
38. Wind breaking walls around the construction site.
39. That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
40. If any person, owner and or builder is found to be violating any of the conditions stated in the order dated 10.04.2015 of Hon'ble NGT and or for their non-compliance such person, owner, builder shall be liable to pay compensation of Rs. 50000/- per default in relation to construction activity at its site and Rs. 5000/- for each violation during carriage and transportation of construction material, debris through trucks or any other vehicles, in terms of section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority may take against such builder, owner, person and transporter under the laws in force.
41. All owners/builders shall ensure that the construction and demolition waste shall be removed from the site and transported to the solid waste disposal site only in terms of the order dated 10.04.2015 of Hon'ble NGT.

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42. It is made clear that even if the constructions have stated after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in order and MOEF guidelines, 2010, the State Government, SPCV and any officers any department as afore stated shall be entitled to direct stoppage of work.
43. That you shall not bore the tube well at site without obtaining the permission of Director Controlled Area-cum-MD/HSIIDC or any person, authorized by him in his behalf.
44. That you shall not take the sewage connection before occupying the constructed building on the above said plot.
45. That you shall pay all taxes and abide all byelaws/notification of Government to be issued time to time.
46. That you shall submit an undertaking that the area proposed under stilt parking, will not be used for any other purpose except parking only.
47. That, in case at any stage, it is found by the Corporation that the fee and charges submitted by you for augmentation of FAR from 1.75 to 3.50 under Transit Oriented Policy dated 09.02.2016 are deficit, then the same shall be deposited within 15 days of issuance of demand notice.
48. In case of breach of any of the above terms and conditions, the approval of Building Plans shall become void ab-initio.

(Gurmeet Kaur)
Chief Town Planner,
For Haryana State Indl. & Infra. Dev. Corpn. Ltd.,
Panchkula, Haryana

Endst. No. HSIIDC/IPD/932-A, Vol-I/2020/ 5792

Dated: 28/9/20

A copy of the same is forwarded herewith for information & necessary action:

1. HOD, Estate, Panchkula.
2. HOD, (IA), Panchkula.
3. Estate Manager, Udyog Vihar, Gurugram.
4. Assistant General Manager, Udyog Vihar, Gurugram with one set of approved drawings.
5. Fire Officer, Udyog Vihar, Gurugram.
6. Director, Urban Local Bodies, Bays no. 11-14, Sector-4, Panchkula, Haryana.
- ✓ 7. Architect Mr. Ardamanjit Singh Sandhu, 69 Nora Niwas Bhawani Kunj, New Delhi-110070.
8. Assistant Director, Industrial Safety & Health, Labour Department, Udyog Vihar, Gurugram.
9. HSPCB, Sector 6, Panchkula with a request that the compliance of the instructions issued by NGT shall be monitored & strict compliance to be ensured.
10. Project Officer, HAREDA, Udyog Vihar, Gurugram.

(Narender Kumar)
Divisional Town Planner ,
For Haryana State Indl. & Infra. Dev. Corpn. Ltd.,
Panchkula, Haryana

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ANNEXURE II

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA

Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

Tel: 0172-2565232

E-mail Id: seiaa.hry@gmail.com

No. SEIAA/HR/2020/220

Dated: 03/06/2020

To

M/s Andarshini Real Estate Developers Pvt. Ltd.
1E, Jhandewalan Extension, Naaz Cinema Complex,
New Delhi-110055

Subject: Environment Clearance for construction of Building "Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase V, Gurugram, Haryana.

[1] This letter is in reference to your application dated Nil addressed to Member Secretary, SEIAA, Haryana received on 27.05.2019 and subsequent letters dated 11.10.2019 and 05.12.2019 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 30.01.2019, in its meeting held on 31.05.2019, 22.10.2019, 24.12.2019, awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Building "Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase V, Gurugram, Haryana. The details of the project as given below:

Sr. No.	Particulars	
1.	Online Proposal No.	SIA/HR/MIS/43960/2019
2.	Plot Area	47,590.60 m ²
3.	Proposed Ground Coverage	18,780.08 m ²
4.	Proposed FAR	1,73,638.91 m ²
5.	Non FAR Area	2,36,866.14 m ²
6.	Total Built Up area	4,10,505.05 m ²
7.	Total Green Area with Percentage	9671.807 m ² (20.332%)
8.	Rain Water Harvesting Pits	12 Nos.
9.	Total Parking	4780 ECS
10.	Organic Waste Converter	03 Nos.
11.	Maximum Height of the Building	60 meters
12.	Power Requirement	16670 KW (DHBVN)
13.	Power Backup	10 nos. of DG sets of total capacity 20000 KVA (10x2000 KVA)
14.	Total Water Requirement	1329.8 KLD
15.	Fresh Water Requirement	463.3 KLD
16.	Waste Water Generated	792.9 KLD
17.	STP Capacity	1000 KLD
18.	Solid Waste Generated	5899.65 kg/day

19.	Biodegradable Waste	2359.86 kg/day
20.	Number of Towers	02
21.	Basement	6 Nos.
22.	Stories	G+13 Floors
23.	Total Cost of the project:	3,212 Crores
24.	CER	16.06 Crores
25.	Incremental Load in respect of:	
	i) PM _{2.5}	0.295 µg/m ³
	ii) PM ₁₀	0.254 µg/m ³
	iii) SO ₂	2.620 µg/m ³
	iv) NO ₂	15.772 µg/m ³
	v) CO	4.249 mg/m ³

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its 123rd meeting held on 13.03.2020 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(b) of EIA Notification 2006 subject to the strict compliance with the with the following stipulations mentioned below:-

A. **Specific Conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/reused for flushing, DG cooling and Gardening.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall install the online monitoring system for measuring the air pollution on the project site.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. The PP shall provide the Anti smog gun in the project for suppression of dust during construction phase and shall use the treated water.
6. The PP shall submit the documents for final approval of extra FAR from the concerned authority before the start of the project.
7. Separate wet and dry bins must be provided in each unit and also at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn

up to ensure that the current level of service of the roads within a 05 kms. radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

9. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm 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. As proposed 9671.807 m² (20.332%) shall be provided for green area development.
10. 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.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
14. The PP shall utilize the CER amount of Rs. 15.40 crores in consultation with the Department or concerned Ministry.
15. The PP agrees that no occupation or possession shall be given before the water supply and sewage connection permitted by the competent authority.
16. The PP agrees that no occupation or possession shall be given before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP agrees to carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. 12 Rain Water Harvesting Pits shall be provided for rainwater usages as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 12 RWH pits.
21. The PP shall provide the mechanical ladder for use in case of emergency.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

Statutory Compliance:

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

- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. Air Quality Monitoring and Preservation

- i. 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.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. 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 PM25) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. 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.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

- i. 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.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. 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.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. The Rain Water Harvesting storage pits shall be provided for ground water recharging as per the CGWB norms.
- xii. 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.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. 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.
- xvi. 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.
- xvii. 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.
- xviii. No sewage or untreated effluent water would be discharged through storm water

- drains.
- xix. 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.
 - xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III. Noise Monitoring and Prevention

- i) Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) 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.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV. Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. 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.
- v. 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.
- vi. 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.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V. Waste Management

- i. 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.

- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. 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.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI. Green Cover

- i. 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).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm. of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. 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.
- iv. 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.

VII. Transport

- i. 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.
- ii. 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.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms. radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII. Human Health Issues

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX. Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii. 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.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

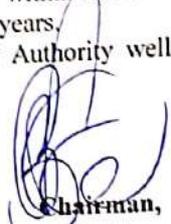
- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

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- iii. 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.
 - iv. 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.
 - v. 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.
 - vi. 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.
 - vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 - viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
 - ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
 - x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
 - xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
 - xii. 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.
 - xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - xv. 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.
 - xvi. 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.
 - xvii. The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
 - xviii. The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
 - xix. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
 - xx. Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
 - xxi. The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.

- xxii. The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself/herself of the responsibility by shifting it to any contractor engaged by project proponent. Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- xxiii. The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- xxiv. The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- xxv. The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- xxvi. The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- xxvii. The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- xxviii. The project proponent shall develop complete civic infrastructure of the Residential Plotted colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
- xxix. The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- xxx. The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.
- xxxi. The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- xxxii. The project proponent shall maintain the distance between STP and water supply line.
- xxxiii. The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- xxxiv. For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- xxxv. The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- xxxvi. The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- xxxvii. Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- xxxviii. The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- xxxix. All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- xl. The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (Cop), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled

- DG Sets.
- xli. The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
 - xlii. The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
 - xliii. The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.
 - xliv. If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.
 - xlv. The project proponent should intimate to the Authority well before shifting their address of communication.

o/c



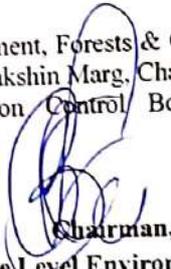
Chairman,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.

Endst. No. SEIAA/HR/2020/221-223. Dated: 03/06/2020

A copy of the above is forwarded to the following:

- 1. The Additional Director (IA Division), MoEF&CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
- 2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
- 3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.

o/c



Chairman,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.

ANNEXURE III

हरियाणा राज्य औद्योगिक
एवं संरचना विकास
निगम लिमिटेड



Haryana State Industrial and
Infrastructure Development
Corporation Ltd.

(A State Government Undertaking)



To

1. The Divisional Town Planner,
HSI IDC, Vanijya Nikunj,
Udyog Vihar, Phase-V,
Gurugram.
2. The Assistant General Manager(E),
HSI IDC, Vanijya Nikunj,
Udyog Vihar, Phase-V,
Gurugram.
3. The Assistant General Manager(IA),
HSI IDC, Vanijya Nikunj,
Udyog Vihar, Phase-V,
Gurugram.

No. HSI IDC/IPD/ 932 /2020/ 4572-4578 Dated: 11-5-2020

Subject: Revised Zoning plan-III of Vanijya Nikunj (11.76 acre), Udyog Vihar, Phase-V,
Gurugram.

In this regard, please find enclosed herewith a copy of duly approved revised zoning plan-III
of Vanijya Nikunj (11.76 acre), Udyog Vihar, Phase-V, Gurugram bearing Drg.No.HSI IDC/IPD/1308
dated 11.05.2020, for information and further necessary action.

DA/ as above

Chief Town Planner
For Haryana State Ind. & Infra. Dev. Corpn. Ltd.

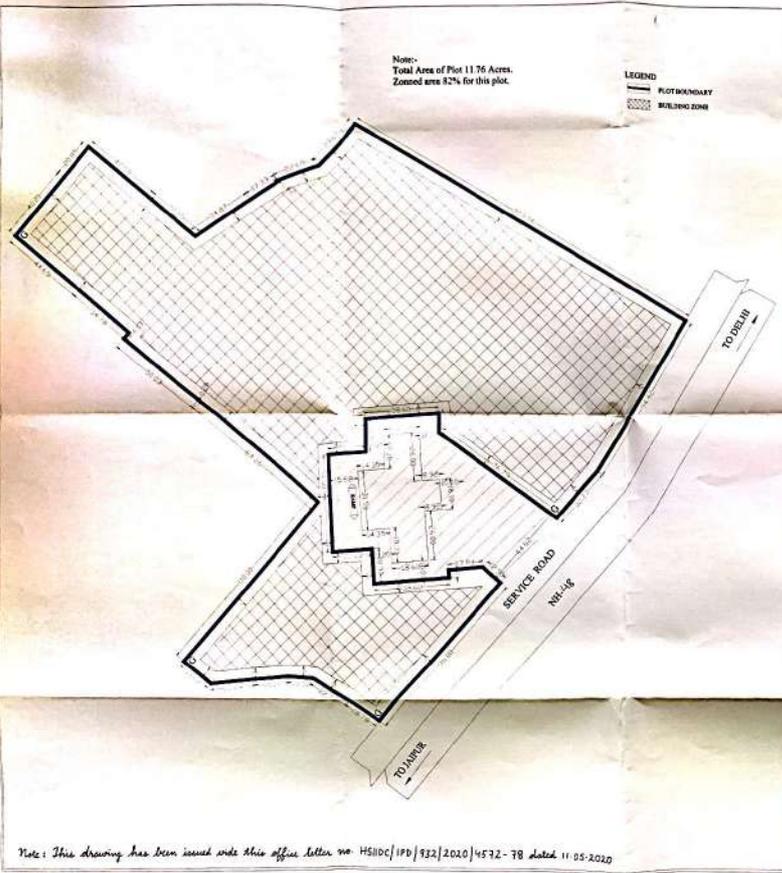
CC to: -

- i. HOD (IA), Head Office, HSI IDC, Panchkula.
- ii. HOD (E), Head Office, HSI IDC, Panchkula.
- iii. HOD (C&H), Head Office, HSI IDC, Panchkula.
- iv. M/s Aadarshini Real Estate Developers Pvt. Ltd., Regd. Office-1E, Jhandewalan
Extension, Near Cinema Complex, New Delhi-110055.

HSI IDC-your partner in progress

पंजीकृत कार्यालय : नं. सी. 13 - 14 , सेक्टर - 6, पंचकूला 134109

REGD. OFFICE: NO. C 13-14, SECTOR 6, PANCHKULA, TEL.: 2590481-83, FAX: 91(172)2590474 E-MAIL: info@hsiidc.org.in
WEBSITE: www.hsiidc.org.in hsiidcesewa.org.in Corporate Identity Number: U29199HR1967SGC034545



HSIIDC REVISED ZONING PLAN-III OF VANIYA NIKUNJ (11.76 ACRES) UDYOG VIHAR, PHASE -V, GURUGRAM

N

1. PURPOSE OF REVISION
Considering the revision of the statute dated 25.11.2018, the zoning plan has been revised.

2. THIS DRAWING incorporates the previous approved zoning bearing Drg No. HSIIDC/MPD/1247, DT. 05.03.2019.

3. Code referred to in this plan is the Haryana Building Code, 2017, amended from time to time.

4. SHAPE & SIZE OF SITE
The shape and size of site is as shown on the zoning plan.

5. TYPE OF BUILDINGS PERMITTED AND LAND USE ZONES
(a) The type of Commercial buildings/structures in this site shall conform to provisions of the Commercial zone as provided in the Appendix 'B' to the final development Plan of Gurugram Master Urban Council and, Haryana Building Code, 2017, as amended from time to time as applicable.
(b) The type of Building permitted on this site shall be building designated and intended to be used for Commercial purpose as per Haryana Building Code, 2017.
(c) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Use Zone	Use Zone Code	Type of Building permitted/structure
Commercial	C-1	Open office building, shopping centers, retail general services etc.
Commercial	C-2	Buildings as per permissible use and as shown in other use zone and as permitted in the zoning plan.

6. SITE COVERAGE AND FLOOR AREA RATIO (FAR)
(a) The building or buildings shall be constructed only within the portion of the site marked as Building Zone as explained above, and nowhere else.
(b) The provision as to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 50% of the area of the site as per TOD Policy dated 09.02.2016 & its subsequent amendments thereafter.
(c) Maximum permissible FAR shall be 350 under Commercial use only on the area of the site.

7. HEIGHT OF BUILDING
The height of the building shall, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
(a) The maximum height of the buildings shall be as per Code 9.2(2)(i) of the Haryana Building Code, 2017.
(b) The ground height of buildings shall be as per Code 7.3 of the Haryana Building Code, 2017.
(c) All building (blocks) shall be constructed so as to maintain an average distance not less than the set back required for each building as follows in the table below:

Use Zone	Set Back (m)	Minimum distance from adjacent building (m)
C-1	1.5	1.5
C-2	1.5	1.5
C-3	1.5	1.5
C-4	1.5	1.5
C-5	1.5	1.5
C-6	1.5	1.5
C-7	1.5	1.5
C-8	1.5	1.5
C-9	1.5	1.5
C-10	1.5	1.5
C-11	1.5	1.5
C-12	1.5	1.5
C-13	1.5	1.5
C-14	1.5	1.5
C-15	1.5	1.5
C-16	1.5	1.5
C-17	1.5	1.5
C-18	1.5	1.5
C-19	1.5	1.5
C-20	1.5	1.5
C-21	1.5	1.5
C-22	1.5	1.5
C-23	1.5	1.5
C-24	1.5	1.5
C-25	1.5	1.5
C-26	1.5	1.5
C-27	1.5	1.5
C-28	1.5	1.5
C-29	1.5	1.5
C-30	1.5	1.5
C-31	1.5	1.5
C-32	1.5	1.5
C-33	1.5	1.5
C-34	1.5	1.5
C-35	1.5	1.5
C-36	1.5	1.5
C-37	1.5	1.5
C-38	1.5	1.5
C-39	1.5	1.5
C-40	1.5	1.5
C-41	1.5	1.5
C-42	1.5	1.5
C-43	1.5	1.5
C-44	1.5	1.5
C-45	1.5	1.5
C-46	1.5	1.5
C-47	1.5	1.5
C-48	1.5	1.5
C-49	1.5	1.5
C-50	1.5	1.5
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C-90	1.5	1.5
C-91	1.5	1.5
C-92	1.5	1.5
C-93	1.5	1.5
C-94	1.5	1.5
C-95	1.5	1.5
C-96	1.5	1.5
C-97	1.5	1.5
C-98	1.5	1.5
C-99	1.5	1.5
C-100	1.5	1.5

(d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open or space shall be the one specified for the tallest building as specified in (c) above.

8. PARKING
(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site as per Code 7.3 of the Haryana Building Code, 2017.
(b) The parking spaces for commercial use shall not be less than 1.0 CC for every 50 Sqm of the Covered area on all floors. The area for parking per car shall be as under:-
1 CC = 23 Sqm for open parking
1 CC = 28 Sqm for deck parking
1 CC = 32 Sqm for basement parking

9. APPROACH TO SITE
(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junction of and the junction with the surrounding roads to the satisfaction of the Competent Authority.
(b) Entry and Exit shall be permitted as indicated/indicated on the plan.

10. GATE POST AND BOUNDARY WALL
(a) Such Boundary wall railing or their combination, hedges or fences along with gates and gate posts shall be constructed as per Haryana Building Code, 2017.
(b) The boundary wall shall be constructed as per the Haryana Building Code, 2017.

11. BAR ON SUB-DIVISION OF SITE
Sub-division of the site shall not be permitted, in any circumstances.

12. APPROVAL OF BUILDING PLANS
The construction of the building/buildings shall be governed by the provision of Haryana Building Code-2017 (as amended from time to time).

13. SIGNAGE
(a) Signage within the building zone of the site shall be provided as per Code 6.1(3) (i) and shall be constructed, used and maintained as per Code 7.1.6.
(b) The number of signages in this site shall be as per the Haryana Building Code, 2017.
(c) The construction of signages shall be executed as per the Haryana Building Code, 2017.

14. PLANNING NORMS
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017 and as approved by the Competent Authority.

15. PROVISIONS OF PUBLIC HEALTH FACILITIES
The W.C. and urinals provided in the buildings shall conform to Chapter 11 of the Haryana Building Code, 2017 & H.C. 200.

16. EXTERIOR FINISHES
(a) The exterior wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terrazzo, glass, marble, chips, stone masonry or any other finish which may be allowed by the Competent Authority.
(b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable enclosed.

17. ALL LIGHTS AND SIGNALS
(a) All light boards and signals shall be written on the signs provided on buildings as per approved buildings plans specifically for the purpose and for no other object, whatsoever.
(b) For building services, plumbing services, construction practice, building material, foundation and Deep Proof Check Chapter 21 of the Haryana Building Code, 2017 shall be followed.

18. BUILDING SET BACKS
The construction of the building/buildings shall be governed by the provisions of the Haryana Building Code, 2017, on the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

19. FIRE SAFETY MEASURES
(a) The owner shall ensure the provision of proper fire safety measures in the multi-storied buildings conforming to the provisions of the Haryana Building Code, 2017 National Building Code of India and the same should be got certified from the Competent Authority.
(b) Electric Sub Station/generator room if provided should be on solid ground near D.V.U. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Competent Authority.
(c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

20. The provision of rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA) Haryana Building Code, 2017 & applicable.
21. That the owner shall use only light emitting diode lamps (LED) fitting for interior lighting as well as Campus lighting.
22. The provision of Energy Conservation Building Code shall be as per the Code 8.2 of the Haryana Building Code, 2017.
23. That the owner shall ensure the installation of solar Power Plant as per provisions of H.R./2016-SP dated 21.03.2016 issued by Haryana Government Renewal Energy Department as amended from time to time.

24. GENERAL
(a) Any other plans and specifications detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
(b) No applied decoration like inscription, crests, names of persons or buildings are permitted on any external face of the building.
(c) The water storage tanks and other plumbing works etc. shall not be exposed to view from any face of building but shall be suitably enclosed.
(d) The building groups for the permissible covered area shall be considered as a whole and not in parts.
(e) Garbage collection-center of refuse use shall be provided within the site.
(f) Color, trade symbols and other symbols shall be subject to the approval of the Competent Authority.
(g) Rooms for differently abled persons shall be provided as per Chapter 5 of the Haryana Building Code-2017.
(h) All dimensions are in meter.
(i) All dimensions of plots are as per the Haryana Building Code-2017 (G.O. 1212/2016-6481) Dated 01.05.2016 issued from HSIIDC Gurugram.

DRG NO. HSIIDC/DPD/17-2
DATE: 11-05-2020
A.P.P. [Signature]
D.P.P. [Signature]
CHIEF ENGINEER, HSIIDC [Signature]

Note: This drawing has been issued under this office letter no HSIIDC/17D/932/2020/4572-78 Dated 11-05-2020

ANNEXURE IV



HARYANA STATE POLLUTION CONTROL BOARD

Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:- hspcbrogrn@gmail.com

Website: www.hrocmmms.nic.in E-Mail - hspcbho@gmail.com

Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 329962320GUNOCTE7690337

Dated:29/06/2020

To.

M/s : BUILDING HORIZON ON THE HIGHWAY IN VANIJAYA NIKUNJ, UDYOG VIHAR, PHASE V, SECTOR 19, GURUGRAM
Block-C, Vanijya Nikunj, Udyog Vihar, Phase V, Sector 19, Gurugram
GURGAON
122002

Sub. : Grant of consent to Establish to M/s BUILDING HORIZON ON THE HIGHWAY IN VANIJAYA NIKUNJ, UDYOG VIHAR, PHASE V, SECTOR 19, GURUGRAM

Please refer to your application no. 7690337 received on dated 2020-06-09 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s BUILDING HORIZON ON THE HIGHWAY IN VANIJAYA NIKUNJ, UDYOG VIHAR, PHASE V, SECTOR 19, GURUGRAM is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	29/06/2020 - 02/06/2027
Industry Type	Building and construction project having waste water generation more than 100 KLD
Category	RED
Investment(In Lakh)	321228.0
Total Land Area (Sq. meter)	47590.6
Total Builtup Area (Sq. meter)	410505.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	792.9 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	0
Permissible Domestic Effluent Parameters	
1. BOD	30 mg/l

2. COD	250 mg/l
3. TSS	100 mg/l
4. O&G	10 mg/l
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	10
Height of stack	
1. DG Stack1 (2000 kVA)	6 METER (Above roof level)
2. DG Stack2 (2000 kVA)	6 METER (Above roof level)
3. DG Stack3 (2000 kVA)	6 METER (Above roof level)
4. DG Stack4 (2000 kVA)	6 METER (Above roof level)
5. DG Stack5 (2000 kVA)	6 METER (Above roof level)
6. DG Stack6 (2000 kvA)	6 METER (Above roof level)
7. DG Stack7 (2000 kVA)	6 METER (Above roof level)
8. DG Stack8 (2000 kVA)	6 METER (Above roof level)
9. DG Stack9 (200 kVA)	6 METER (Above roof level)
10. DG Stack10 (2000 kVA)	6 METER (Above roof level)
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	3.20 KL/day

Regional Officer, Gurgaon North
Haryana State Pollution Control Board.

Terms and conditions

1. The industry has declared that the quantity of effluent shall be 792.9 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 792.9 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.

3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.

19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

Specific Conditions

Other Conditions :

HARYANA STATE



1. The project proponent will obtain all necessary clearances from all concerned departments. 2. Project proponent will not change the quantity of domestic effluent/trade effluent/air emission without prior permission of the Board. Project Proponent will obtain prior CTO before starting of production and apply for CTO/ CTE Extension at least 90 days before expiry date of this CTE. 3. Project Proponent will install STP/ETP/ACPM along with the main project. 4. Project Proponent will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules. 5. Project Proponent will comply with the provisions of Water Act, 1974, Air Act, 1981, Solid Waste Management Rules, 2016, Hazardous & Other Waste Management Rules, 2016, Plastic Waste Management Rules, 2016, E-Waste Management Rules, 2016, Battery Managements Rules, C&D Waste Management Rules, 2016& amendments and other applicable environmental legislation. 6. Project Proponent will use only treated effluent supplied from Sewage treatment plant during construction phase of the project 7. That this CTE will not provide any relaxation /benefit from any other Act/Rules/Regulations applicable to the project/land in question. 8. Project Proponent will not discharge any type Treated or untreated effluent outside the premises of the project. 9. Project Proponent will not use in their DG set as a fuel i.e. pet coke, furnace oil and LSHS etc. 10. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 11. Effective fugitive emission control measures should be imposed in the process, transportation, parking etc. 12. Encourage use of cleaner fuels (pet coke / furnace oil /LSHS may be avoided). 13. Best available technology may be used. For example usage of EAF/SAF/IF in place of Cupola Furnace, Usage of Supercritical technology in place of sub – critical technology. 14. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 15. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 16. Assessment of carrying capacity of transportation load on the roads inside the industrial premises. If the roads required to be widened, shall be prescribed as a condition. 17. Project Proponent will not discharge any type of effluent inside & outside of the premises of the project and reuse/recycle of treated waste water be ensured. 18. Continuous monitoring of emission and effluent quality / quantity to be installed & will connect the same with server of CPCB and HSPCB. 19. A detailed water harvesting plan may be submitted by the project proponent. 20. Project Proponent will achieve zero discharge and install latest technology of STP/ETP and reuse/recycle of treated effluent. 21. In case, domestic waste water generation is more than 10 KLD, the industry may install STP. 22. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs. 23. More stringent norms for management of hazardous waste. The waste generated should be preferably utilized in co-processing. 24. Monitoring of compliance of EC conditions may be submitted with third party audit every year. 25. Project Proponent will dispose off their waste/spent oil of DG sets only to authorize recyclers by the HSPCB. 26. The % of the CER may be least 1.5 times the slabs given in the OM dated 01.05.2018 for SPA and 2 times for CPA in case of Environmental Clearance. 27. Project proponent will comply all the directions of CPCB in this regard and will comply all the orders issued by any court in this regard. 28. Project Proponent will submit an affidavit regarding compliances of above said conditions within 30 days. 29. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly. 30. Unit will deploy anti –smog gun at site to comply with the above said directions & keep proper record of operation of the same and submit action taken report to this office within 03 days positively, failing which action shall be initiated as per applicable Acts/ Rules /Notifications. 31. Project proponent will comply with all the conditions mentioned in Environmental Clearance granted vide letter No. F.No. 23-39/2018-IA.III dated 05.02.2020 and submit the compliance of the same within 90 days to this office. 32. CTE so granted is on the basis of detail submitted by the unit in online application, CTE granted will be without prejudice to any violation made by unit in past & will be deemed revoked & further action will be taken as per law if any violation is observed at any stage. 33. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them 34. At any stage, if any violation observed of any above conditions at any time, this CTE stands cancelled /revoked & further action will be taken as per law if any violation is observed at any stage.

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

ANNEXURE V

	<p>DAKSHIN HARYANA BIJLI VITRAN NIGAM (A Govt. of Haryana Undertaking) Office of Superintending Engineer (OP) Circle-II, DHBVN, Gurugram SCO No. 3&4, HUDA Shopping Complex, Sec-31, Gurugram, Haryana Ph.: -0124-2582106, Fax:- 0124-2582107 E-mail – gurgaonse2@gmail.com Website - www.dhbvn.org.in</p>	
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To,

M/s Aadarshini Real Estate.
Developers Pvt. Ltd.,
Sector-19, Gurugram.

Memo No. Ch- 4 /DGR- 26B

Dated: 20/06/2019

Sub: Assurance Certificate of DHBVN for electrical load requirement of building "Horizon on the Highway" in Vanijya NIKunj, Udyog Vihar, Phase-V, Sector-19, Gurugram Haryana.

Refer your letter No. Nil dated 05/06/2019 received in this office on 20/06/2019 vide Diary No. 3502.

It is here by assured that the power requirement of tentative load of 16670 KW shall be considered form the nearest S/Stn. at the time of actual requirement as per DHBVN Norms. However voltage level will depend upon the nearest S/Stn. at the time of requirement of load subject to the following conditions.

1. Subject to availability of power and infrastructure at the time of actual release of connection.
2. Necessary charges will be got deposited by you as per Nigam instruction and compliance of all other instructions of Nigam will be ensured as per standing instructions of Nigam / HERC Regulations.
3. The necessary infrastructure will be layed by you at your cost. The piece of land will be provided by you for the switching station / sub-station as per instructions of the Nigam.
4. The validity of this letter will be for a period of maximum one year from date of its issuance as per sales instruction No. 7/2018 circulated by SE/Comml, DHBVN, Hisar vide Memo No. Ch-7/SE/Comml/R-17/380/F-21 dated 16/08/2018.


S.E (OP) Circle -II
DHBVN, Gurugram

ANNEXURE VI



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/RHO-NR/ATM/NOC/2019/302/1556-1559

AADARSHINI REAL ESTATE DEVELOPERS PVT LTD

12TH FLOOR ONE HORIZON CENTER
GOLF COURSE ROAD DLF PHASE V
SECTOR 43 GURUGRAM 122002

Date: 11-09-2019

Valid Upto: 10-09-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	PALM/NORTH/B/083019/426205
Applicant Name*	Pawan Chawla
Site Address*	VANJAYA NIKUNJ BUILDING B BLOCK C SECTOR 19 ADJOINING IT OFFICE AND TRIDENT HOTEL,UDYOG VIHAR PHASE V,Gurgaon,Haryana
Site Coordinates*	28 29 53.06N 77 05 10.81E, 28 29 55.76N 77 05 13.36E, 28 29 54.88N 77 05 13.7E, 28 29 54.33N 77 05 14.47E, 28 29 52.28N 77 05 14.61E, 28 29 54.28N 77 05 16.59E
Site Elevation in mtrs AMSL as submitted by Applicant*	238.54 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	318.08 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

- Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"
- The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.
- Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.
- The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. No radio/TV Antenna, lighting arresters, staircase, Mumeer, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 318.08 M (Restricted) (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t I.G.I Airport, Rohini Heliport, Safdarjung Airport Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR751(E).

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

Email ID: noc_nr@aaiaero

Contact No: 011-25653551

महाप्रबन्धक (व्यवस्थापकी प्रबन्धन),
General Manager (ATM)
भारतीय विमानपत्तन प्राधिकरण/AAI

पश्चिम कार्यालय, गुडगाँव रोड, नई दिल्ली
Regional Office, Gurgaon Road, New Delhi

Name / Designation / Sign with Date

Prepared By:	
Verified By:	

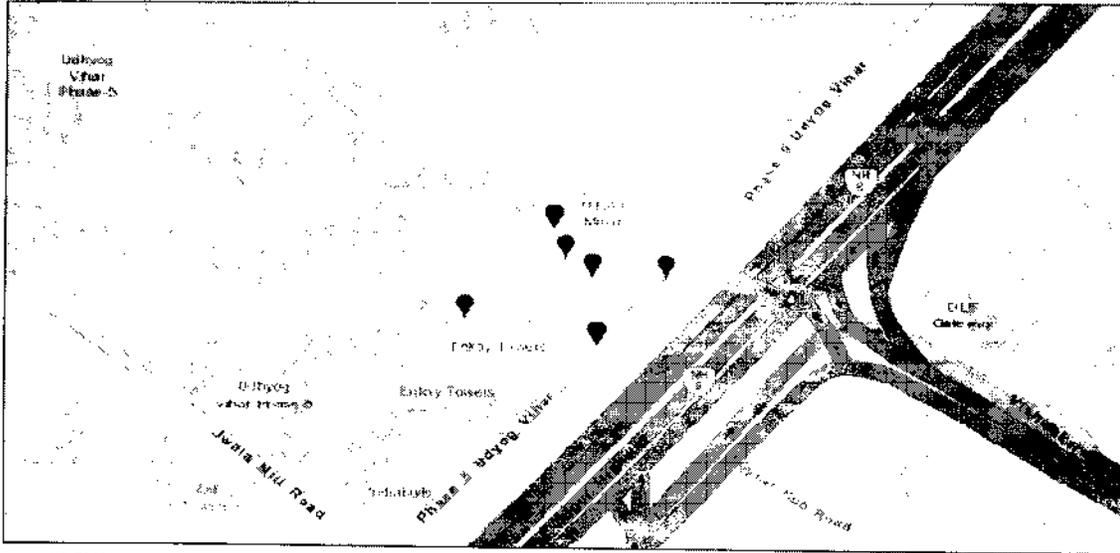
क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

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Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
I.G.I Airport	8129.59	196.59
Rohini Heliport	28205.27	173.3
Safdarjung Airport	15049.76	229.65
NOCID	PALM/NORTH/B/083019/426205	

Street View



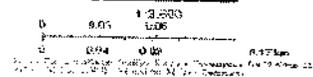
August 30, 2019



Satellite View



August 30, 2019





भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/RHO-NR/ATM/NOC/2019/317/1601-1604

AADARSHINI REAL ESTATE DEVELOPERS PVT LTD

12TH FLOOR ONE HORIZON CENTER
GOLF COURSE ROAD
DLF PHASE V SECTOR 43 GURGRAM
122002

Date: 12-09-2019

Valid Upto: 11-09-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	PALM/NORTH/B/090219/427339
Applicant Name*	Pawan Chawla
Site Address*	VANIJAYA NIKUNJ BUILDING A BLOCK C SECTOR 19 ADJOINING IT OFFICE AND TRIDENT HOTEL,UDYOG VIHAR PHASE V,Gurgaon,Haryana
Site Coordinates*	28 30 0.28N 77 05 11.11E, 28 29 55.76N 77 05 13.36E, 28 29 56.57N 77 05 13.54E, 28 30 1.81N 77 05 14.21E, 28 29 57.19N 77 05 14.24E, 28 29 57.28N 77 05 15.64E, 28 29 55.48N 77 05 17.88E, 28 29 58.33N 77 05 20.51E, 28 30 0.43N 77 05 7.87E, 28 30 1.27N 77 05 9.09E
Site Elevation in mtrs AMSL as submitted by Applicant*	239.04 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	308.76 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है ।"



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 308.76 M (Restricted) (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in
- l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOCID has been assessed w.r.t. I.G.I Airport, Rohini Heliport, Safdarjung Airport Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2; RCS Airports Only) and Schedule-VII of GSR751(E).
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

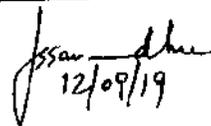
Chairman NOC Committee

Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

Email ID: noc_nr@aai.aero

Contact No: 011-25653551


12/09/19

महानिदेशक (वायु वातावरण प्रबंधन), उत्तरी क्षेत्र
General Manager (ATM), NR

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

प्रमुख कार्यालय, गुरुगंज रोड, नई दिल्ली-110037
Operational Offices, Gurgaon Road, New Delhi-37

Prepared By:	12/09/19, Kapook Verma General Manager (ATM)
Verified By:	12/09/19, अ.यु. म. (RTR)

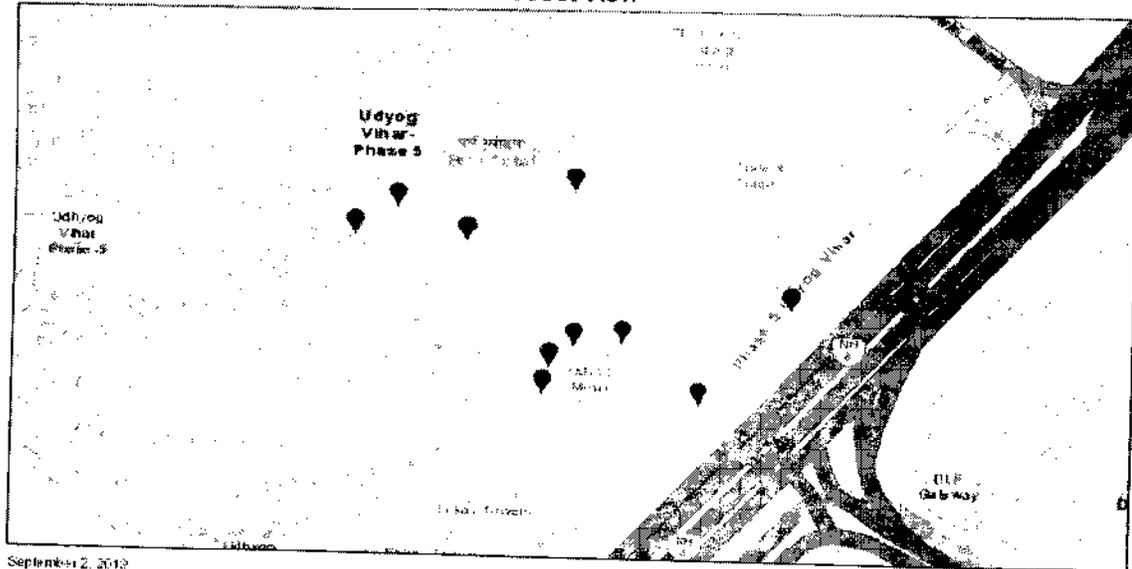
क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है !"

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
I.G.I Airport	7945.12	196.84
Rohini Heliport	28022.24	173.22
Safdarjung Airport	14888.27	229.76
NOCID	PALM/NORTH/B/090219/427339	

Street View



September 2, 2019

0 0.05 0.10 0.17 km
 0 0.04 0.08 0.17 mi
 © 2019 Google

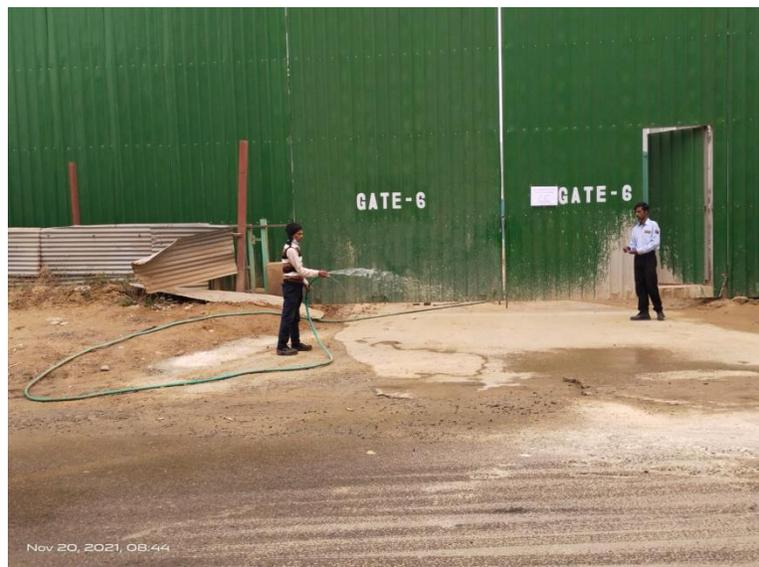
Satellite View



September 2, 2019

0 0.05 0.10 0.17 km
 0 0.04 0.08 0.17 mi
 © 2019 Google

ANNEXURE VII





ANNEXURE VIII



GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY

To

M/s Adarshini Real Estate Developers Pvt. Ltd.
1-E, Jhandewalan Extension, Naaz Cinema Complex,
New Delhi-110055.

Memo No. 3442

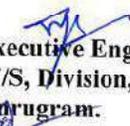
Dated: 18/06/19

Sub:- Assurance of water supply 838 KLD drinking water to Commercial Colony an area measuring 11.76 acres in Vanijya Nikunj, Udyog Vihar, Phase-V, Gurugram, Haryana.

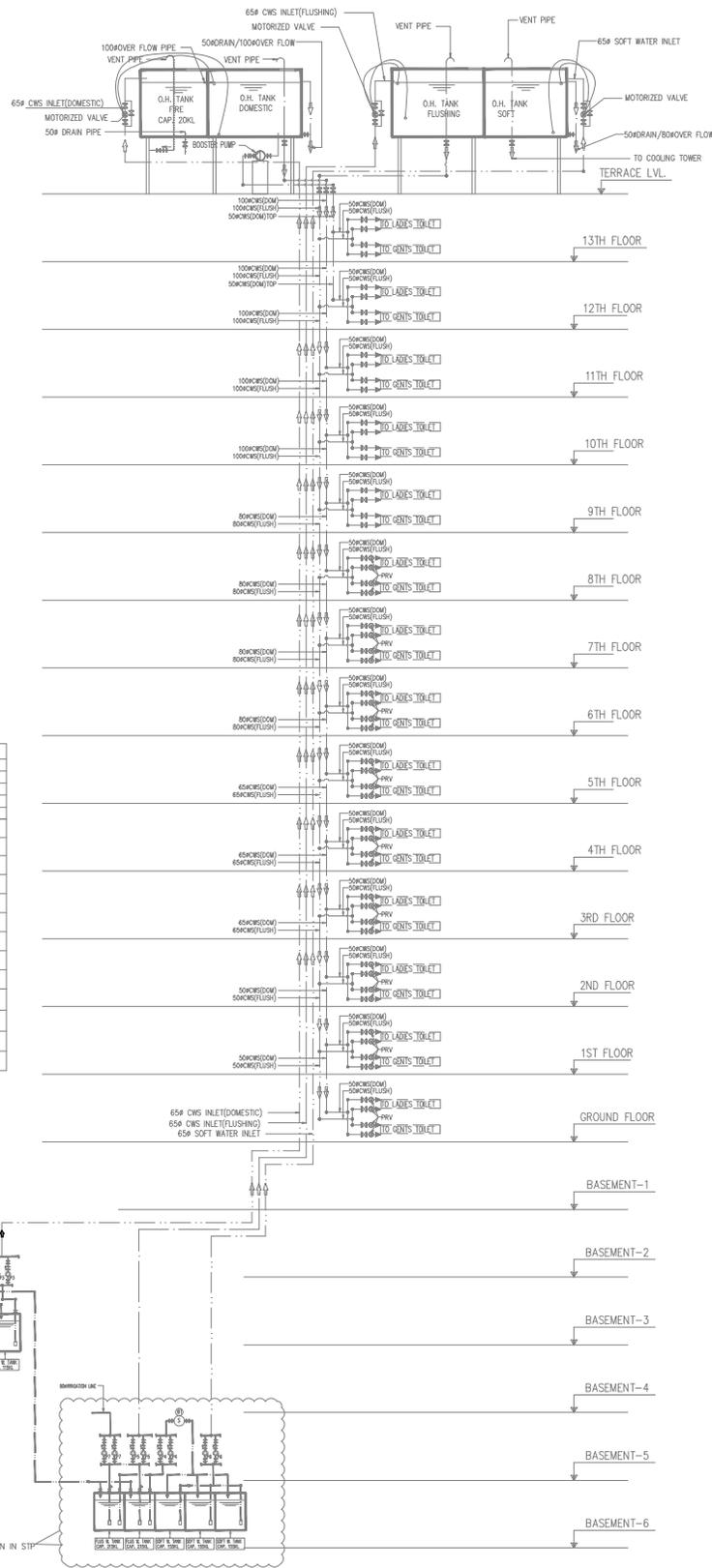
Ref:- Your application dated 05.06.2019.

With reference to the cited subject, it is intimated that the portable water is available in the area. The water connection can be taken by your firm from the existing master water supply line of this area.

However, GMDA assure to supply the portable water of 838 KLD for drinking purpose. The connection will be given only after completion of project by your firm.


Executive Engineer-I
W/S, Division, GMDA,
Gurugram.

ANNEXURE IX



LEGEND

SYMBOL	DESCRIPTION
—TW—	TUBE WELL WATER SUPPLY
—M—	MUNICIPAL WATER SUPPLY
—BV—	BALL VALVE
—NRV—	NON RETURN VALVE
—WM—	WATER METER
P1.	FILTER FEED PUMPS
P2.	FLUSHING WATER TRANSFER PUMPS TO STP
P3.	DOMESTIC WATER TRANSFER PUMPS
P4.	SOFTNER FEED PUMPS
P5.	FLUSHING WATER TRANSFER PUMPS
P6.	SOFT WATER TRANSFER PUMPS
P7.	IRRIGATION TRANSFER PUMPS
P8.	RAIN WATER TRANSFER PUMPS
DMF	DUAL MEDIA FILTER
ACF	ACTIVATED CARBON FILTER
S	SOFTNER
BT	BRINE TANK
AV	AIR VESSEL FOR FIRE PUMP

Note :-

- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

LEGEND:-

Project:

PROPOSED BUILDING PLAN OF VANIYA NIKUNJ, PHASE V, UDYOG VIHAR, GURUGRAM, HARYANA, DEVELOPERS BY AADARSHINI REAL ESTATE DEVELOPERS PRIVATE LIMITED.

Architects



RSMS ARCHITECTS PVT. LTD. 69, Nora Niwas Bhowani Kunj (Behind D2), Vasant Kunj, New Delhi-110070. Tel.: 011-26896616, 26898617

MEP CONSULTANT

ENVIRONS

BUILDING SERVICES CONSULTANTS
A-14 BASEMENT, SHIVAJI K
NEW DELHI-110017
PHONE: 011-26674787, 26674793
TEL.FAX: 26651584, EMAIL: environsconsultants@gmail.com

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

MAY-2019, Scale : NTS

Drawing Title:-

SCHEMATIC DIAGRAM FOR FOR WATER SUPPLY

Drawing No:-

PL-WG-01

ANNEXURE X



हरियाणा HARYANA

U 621736

UNDERTAKING

I, **Sudhanshu Dutt**, s/o **Mr. Brahm Dutt**, authorized signatory of **M/s Aadarshlni Real Estate Developers Pvt. Ltd.** for the project **Proposed Building "Horizon on the Highway" In Vanilja Nikunj, Udyog Vihar, Phase V, Gurugram, Haryana**, on behalf of the company, do hereby solemnly affirm and undertake the following:

1. That no construction work has been started at the project site of the proposed buildings.
2. That no groundwater will be used for construction work of the above project. Treated effluent from the HUDA STP will be used for construction work.
3. That ultra low sulphur diesel (ULSD) will be used as fuel for the proposed DG sets in the building.
4. HAREDA guidelines and ECBC will be followed for energy conservation.
5. That there is no revenue rasta passing through the project site.
6. That relevant ROW required for electrical High Tension (HT) wire shall be maintained.

DEPONENT

VERIFICATION

It is verified that the above contents of the undertaking are true and correct to the best of my knowledge and belief.

Date: 27.05.2019

DEPONENT



ATTESTED

RAM NIVAS MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

Adarshini Real Estate

Developers Pvt Ltd

10864

Sr. No.	10864
Amount	1000
Purpose	BT
27 MAY 2019	
BABULAL (Lic. No. 13/BV/1/17) STAMP VENDOR GURUGRAM	

UNDERTAKING

The undersigned hereby certifies that the above mentioned project is being executed in accordance with the approved plans and specifications and that the same are in conformity with the provisions of the relevant laws and regulations. The undersigned further certifies that the project is being executed in accordance with the approved plans and specifications and that the same are in conformity with the provisions of the relevant laws and regulations.

[Signature]

DEVELOPER

NOTIFICATION

It is notified that the above mentioned project is being executed in accordance with the approved plans and specifications and that the same are in conformity with the provisions of the relevant laws and regulations.

[Signature]

DEVELOPER

ADARSHINI REAL ESTATE DEVELOPERS PVT. LTD.



ANNEXURE XI

INDRESEARCH & DEVELOPMENT HOUSE PVT. LTD.



NABL Accredited & MoEF&CC Recognized Laboratory
(ISO 9001:2015/ISO14001:2015/ ISO 45001:2018)
C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

TEST REPORT (Ambient Air)

Report No	IRDH-0322-COM-AAQ-659-01
Date of Reporting	31/03/2022
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	"Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase -V, Gurugram ,Haryana
Location	Near Main Gate
Date of Sampling	22/03/2022 to 23/03/2022
Type of Monitoring	Ambient Air Monitoring
Parameters to be sampled	PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Duration of Monitoring	24 hourly

RESULTS

S. No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IRDH/SOP/AAQM/01	77.0	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 P- 23 (2006)	171.0	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 P-02 (2001)	10.1	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 P-06 (2006)	28.3	µg/m ³	80
5.	Carbon monoxide as CO	IRDH/SOP/AAQM/08	1.11	mg/m ³	4.0

*Gazette notification published by MoEF&CC, New Delhi on 18 Nov. 2009

End of Report

Dr SNA Rizvi
Quality
Authorized Signatory

- 1- Test Report is limited to the invoice raised
- 2- Test Report cannot be reproduced in a part or as whole in court without laboratory permission.
- 3- Samples shall be retained for 4 weeks after test report submitted.



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C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

TEST REPORT (Ambient Air)

Report No	IRDH-0322-COM-AAQ-659-02
Date of Reporting	31/03/2022
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	"Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase -V, Gurugram ,Haryana
Location	Centre of the Project
Date of Sampling	22/03/2022 to 23/03/2022
Type of Monitoring	Ambient Air Monitoring
Parameters to be sampled	PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Duration of Monitoring	24 hourly

RESULTS

S. No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IRDH/SOP/AAQM/01	73.0	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 P- 23 (2006)	168.0	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 P-02 (2001)	09.4	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 P-06 (2006)	27.3	µg/m ³	80
5.	Carbon monoxide as CO	IRDH/SOP/AAQM/08	1.09	mg/m ³	4.0

*Gazette notification published by MoEF&CC, New Delhi on 18 Nov. 2009

End of Report

Dr SNA Rizvi
Authorized Signatory



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Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

TEST REPORT (Ambient Air)

Report No	IRDH-0322-COM-AAQ-659 -03
Date of Reporting	31/03/2022
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	"Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase -V, Gurugram, Haryana
Location	Back Side of the Project
Date of Sampling	23/03/2022 to 24/03/2022
Type of Monitoring	Ambient Air Monitoring
Parameters to be sampled	PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Duration of Monitoring	24 hourly

RESULTS

S. No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IRDH/SOP/AAQM/01	66.0	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 P- 23 (2006)	157.0	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 P-02 (2001)	08.9	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 P-06 (2006)	25.1	µg/m ³	80
5.	Carbon monoxide as CO	IRDH/SOP/AAQM/08	1.02	mg/m ³	4.0

*Gazette notification published by MoEF&CC, New Delhi on 18 Nov. 2009

End of Report

Dr SNA Rizvi
Authorized Signatory

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C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

TEST REPORT (Ambient Noise)

Report No	IRDH-0322-COM-ANQ-659
Date of Reporting	31/03/2022
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	"Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase -V, Gurugram, Haryana
Location	Near Main Gate(ANQ 1), Centre of the Project(ANQ2) & Back side of the Project(ANQ3)
Date of Sampling	ANQ1 (22/03/2022 to 23/03/2022), ANQ2 (22/03/2022 to 23/03/2022) & ANQ3 (23/03/2022 to 24/03/2022)
Type of Monitoring	Ambient Noise Monitoring
Method of sampling	IRDH/SOP-NS/22
Duration of Monitoring	24 hourly
Sample drawn by	IR&DH Team

RESULTS

All values are in dB (A)

Sr. No.	Locations	Day Time (Lday) 06:00AM - 10:00PM	Night Time (Lnight) 10:00PM - 06:00AM
ANQ -1	Near Main Gate	53.1	40.8
ANQ-2	Centre of the Project	51.6	40.2
ANQ-3	Back Side of the Project	50.4	39.4

CPCB Limits			
Sr. No		Day Time	Night Time
1.	Industrial area	75	70
2.	Commercial area	65	55
3.	Residential area	55	45
4.	Silence Zone	50	40

End of Report

Dr SNA Rizvi
Manager
Authorized Signatory



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Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

TEST REPORT (Soil)

Report No. :	IRDH-0322-COM-SL-659
Date of Reporting	31/03/2022
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	"Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase -V, Gurugram, Haryana
Nature of Sample	Soil
Identification of Sample	Soil sample collected from Project area
Date of Sampling	22/03/2022
Method of sampling	USDA method
Date of testing:	22/03/2022 To 31/03/2022
Sampled by	IR&DH - Team

RESULTS

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 P-26 (1987)	8.29	--
2.	Conductivity	IS 14767 (RA 2016)	352.0	µS/cm
3.	Moisture	IS 2720 P-25 (1972)	14.8	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	22.0	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.90	-
6.	Bulk density	IRDH/SOP-SL/06	1.46	gm/cc
7.	Chloride	IRDH/SOP-SL/14	212.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1274.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	104.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	38.0	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	180.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.56	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	12.9	meq/100gm
14.	Available nitrogen	IS 14684	51.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	8.8	mg/kg

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MoEF&CC Recognized Laboratory
(ISO 9001:2015/ISO14001:2015/ ISO 45001:2018)
C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

Report No. - IRDH-0322-COM-SL-659

Page: 2/2

S. No.	Parameter	Test Method	Results	Unit
16.	Iron as Fe	IRDH/SOP-SL/22	1157.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	10.4	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	25.9	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		61.3	
	Clay		25.6	
	Silt		13.1	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	0.75	By calculation

End of Report

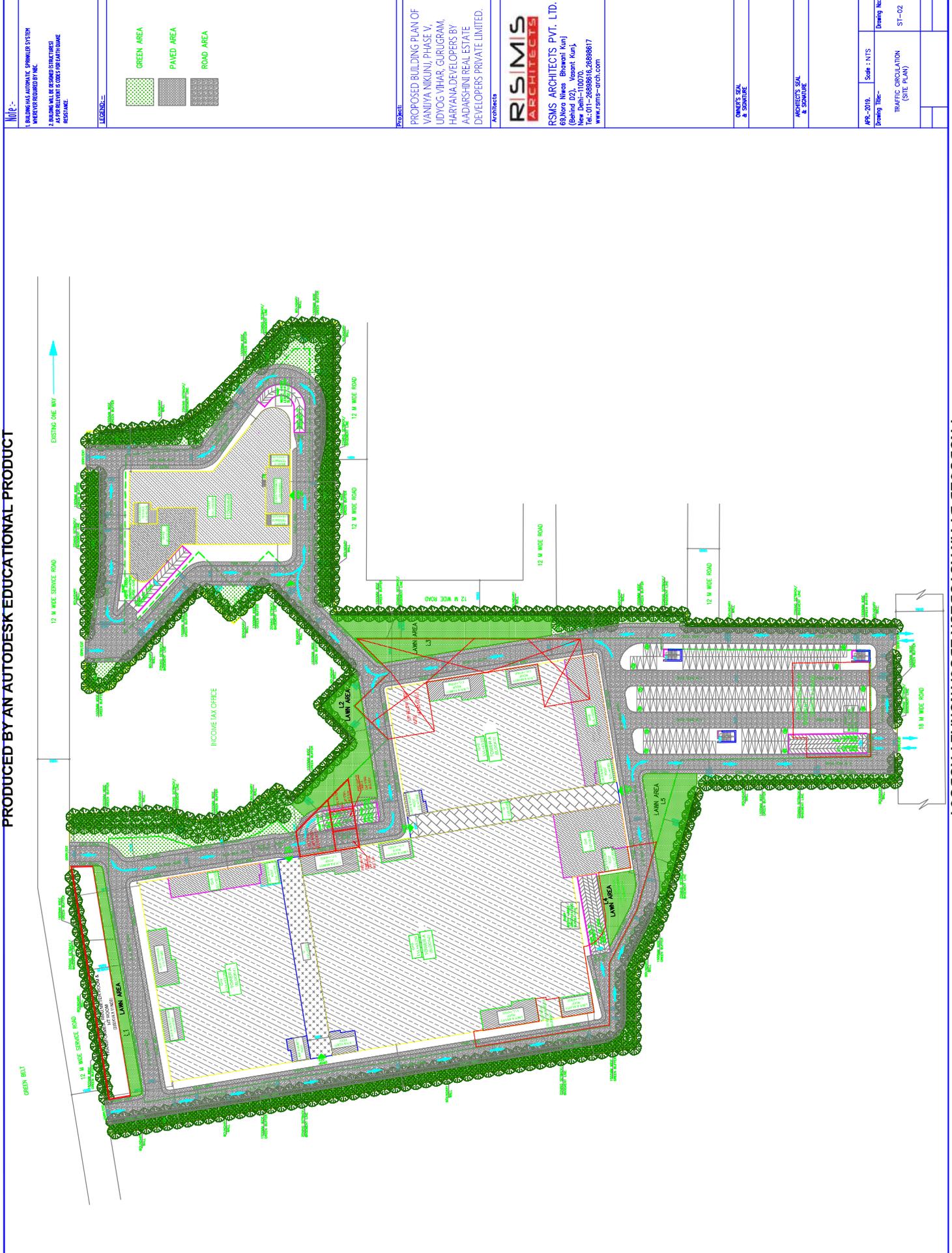
Dr SNA Rizvi
Authorized Signatory

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ANNEXURE XII

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



- Note :-**
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM AND IS FIRE RESISTANT BY NBC.
 2. BUILDING WILL BE REINFORCED STRUCTURES AS PER PRESENTMENT IS CODES FOR FRAMEWORK RESISTANCE.

LEGEND :-

	GREEN AREA
	PAVED AREA
	ROAD AREA

PROJECT :-
 PROPOSED BUILDING PLAN OF
 VANIYA NIKINI, PHASE V,
 LUDYOG VIHAR, GURUGRAM,
 HARYANA. DEVELOPERS BY
 AADARSHINI REAL ESTATE
 DEVELOPERS PRIVATE LIMITED.

Architects
RISHIMIS ARCHITECTS
 RSMS ARCHITECTS PVT. LTD.
 69 Nara Nihar, Block No. K/11,
 (Behind D2), Vasant Kunj,
 New Delhi-110070.
 Tel.-011-26888616,26888617
 www.rsmis-arch.com

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

DATE: 2019	Scale: NTS	Drawing No:
Drawing Title:		ST-02
TRAFFIC CIRCULATION (SITE PLAN)		

ANNEXURE XIII

indianexpress.com

Classifieds

यूको बैंक UCOC BANK (A Govt. of India Undertaking)

Lost & Found Share Certificate of The Saraswati Industrial Syndicate Ltd (Now Known as Isgec Heavy Engineering Ltd) Having Folio No: B-141 issued in the name Bhupender Raj Wadhwa has been lost

HORTICULTURE DEPARTMENT(HQ) E BLOCK, 3rd FLOOR, DR. S.P.M. CIVIC CENTRE J.L. NEHRU MARG, NEW DELHI-110002 NOTICE INVITING TENDER



I arrive at a conclusion not an assumption. Inform your opinion with detailed analysis.

The Indian Express. For the Indian Intelligent. The Indian EXPRESS JOURNALISM OF COURAGE

LOST & FOUND To be known to all that my friend, Smt. Sushma Verma W/o Sh. O.P. Verma R/o B-153 Pritam Dhandra Vihar, Block-B, Laxmi Nagar, Delhi-110082 has been lost

UCOC Bank invites Request for Proposals (RFPs) for the following: 1. Request of proposal for Procurement of SIP trunk with Toll free numbers for call centre.

INDUSTRIAL & PRUDENTIAL INVESTMENT CO. LTD. CIN: L65990WB1913PLCZ18486

NOTICE Notice is hereby given pursuant to Regulation 29 read with Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, that a Meeting of the Board of Directors of the Company is scheduled to be held on Friday, 26th June, 2020, at 5:30 PM, inter alia to consider the following:

"IMPORTANT" Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications.

For Industrial & Prudential Investment Co. Ltd. Sd/- Ayan Datta Company Secretary

Form No. INC-26 (Particulars of the Companies (Incorporation) Rules, 2014) Before the Central Government.

STELLA ALLOY PRIVATE LIMITED (CIN: U20112DL2016PTC03741) Having its Registered Office at: 704/2 DDA Building No. 2, District Centre, Delhi, West Delhi-110058

LCRD Division/New Delhi The Federal Towers Upper Ground floor, 2/2 West Patel Nagar New Delhi-110008 Ph No.011-40733980,40733978

FEDERAL BANK Your Perfect Banking Partner

SALE NOTICE FOR SALE OF IMMOVABLE ASSETS

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to The Federal Bank Ltd. (Secured Creditor), the symbolic possession of the which was taken on 11.01.2016 and physical possession on 07.10.2016 by the Authorised Officer of The Federal Bank Ltd. (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 16.07.2020, for recovery of Rs.8,07,72,924/- (Rupees Eight Crore Seven Lakh Seventy Two Thousand Nine Hundred Twenty Four Only) being the amount due under the Cash Credit Account 11055500003760 in the name of M/S V R ENTERPRISES, Rs.1,44,55,338/- (Rs. One Crore Forty Four Lakh Fifty Five Thousand Three Hundred Thirty Eight Only) being the amount due under the Property Power Account 11057600002403 in the name of M/s. VINOD POPLI, Rs.2,25,40,473/- (Rs. Two Crore Twenty Five Lakh Forty Thousand Four Hundred Seventy Three Only) being the amount due under the Cash Credit Account 11055500003943 in the name of M/s Mamalove Toys P Ltd in a total of Rs.11,77,68,735/- (Rs. Eleven Crore Seventy Seven Lakh Sixty Eight Thousand Seven Hundred Thirty Five Only) plus future interest, costs and other charges due to The Federal Bank Ltd. (Secured Creditor) as on the aforesaid date of sale 1. Mr.Vinod Popli S/o Shri Chaman Lal Popli residing at R-608, Second Floor, New Rajinder Nagar, New Delhi-110060. Also at: 34/18, Old Rajinder Nagar, New Delhi-110060. Also at: 3/3, East Patel Nagar, New Delhi and carrying on business in the name and style of M/s V R Enterprises at Shop No.4906, Phoota Road, Near Westend Cinema, Opposite Oriental Bank, Sadar Bazar, Delhi-110006 Also at Shop No.4920/2, Phoota Road, Near Westend Cinema, Sadar Bazar, Delhi-110006. 2.Mrs. Ragni Popli W/o Shri Vinod Popli residing at 5/3, First Floor, East Patel Nagar, New Delhi-110008 Also at 3/3, East Patel Nagar, New Delhi 3. Mr. Manik Dawar S/o Shri Dev Raj Dawar residing at 5/3, First Floor, Block-5, East Patel Nagar, New Delhi-110008. Also at: 3/3, East Patel Nagar, New Delhi 4.Mrs. Manisha Dawar W/o Shri Manik Dawar residing at 5/3, First Floor, Block-5, East Patel Nagar, New Delhi-110008 Also at 3/3, East Patel Nagar, New Delhi 5. M/s Mamalove Toys Pvt Ltd, having its registered office at A76, Jhandewalan Cyclic Market, New Delhi-110055. The Reserve Price is Rs.6,85,00,000/- (Rs. Six Crore Eighty Five Lakh Only) and the earnest money deposit is Rs.1,37,00,000/- (Rs. One Crore Thirty Seven Lakh Only) i.e. 20% of Reserve Price. Bids below the Reserve Price will be rejected immediately.

उत्तर प्रदेश सहकारी बीनी मिल्स संघ लिमिटेड 9-ए, राणा प्रताप मार्ग, लखनऊ-226001 Tel No. (0522) 2628310, 2283121

TENDER NOTICE On line e-tenders are invited from manufacturers/ Authorised distributors/ Recognized Importers/Channel partner's /Authorised dealers (as per details given in tender documents) for supply of Bearings to various Cooperative Sugar Factories of U.P. The e-tender documents with detailed specifications, make terms and conditions etc. can be downloaded from e-tender portal http://tender.up.nic.in & federation website www.upsugarfed.org time to time.

MINDA REALTY & INFRASTRUCTURE LIMITED Regd. Office: B-641, WAZIRPUR INDUSTRIAL AREA, DELHI-110052

STATE BANK OF INDIA Stressed Assets Recovery Branch-1st Floor, 23, Najafgarh Road, New Delhi-110015, Tel: 011-25419177, 25412977, Email : sbi.05169@sbi.co.in

PUBLIC NOTICE BEFORE THE REGIONAL DIRECTOR, MINISTRY OF CORPORATE AFFAIRS NORTHERN REGION, NEW DELHI

JINDAL CAPITAL LTD. Regd. Office: 79-A Kamla Nagar, Delhi-110007

NOTICE Pursuant to Regulation 29(1)(a) of SEBI (Listing and Disclosure Requirements) Regulations, 2015 notice is hereby given that a meeting of Board of Directors will be held on Tuesday, 30th June, 2020 to consider and take on record Audited financial result for the quarter & year ended on 31st March, 2020.

For and on behalf of the Applicant (Intra Technologies (India) Limited) Sd/- Nandini Bansal (Managing Director)

BRAITHWAITE & CO. LIMITED (A Govt. of India Undertaking) 5, Hide Road, Kolkata - 700 043

(A) Tenders No. BCL / PUR / AK / Door Fitment / 1500 BOXNS / 2020 Sealed Tenders are invited in Two bid system for engagement of contractor for fitment of 3000 nos. doors including painting in BOXNS wagons at Rly. Yard, East Coast Railway as per tender conditions.

(B) Tender No. BCL / PUR / AB / 3mm IRS M44 / 2020 Sealed Offers are invited in two bid system for supply of 3mm thick 1515 MT Stainless steel (IRS M44) from manufacturers having integrated steel plant as per tender conditions including delivery upto BCL's Clive Works, 5, Hide Road, Koli-43.

(C) EOI No. BCL / MKTG / Agency / 2020-21 Expression of Interest is invited from reputed agencies for empanelment of marketing agencies as per EOI conditions.

SRU STEELS LIMITED CIN: L17300DL1995PLC107286 Regd. & Corp Office: A-48, 1st Floor, Wazirpur Industrial Area, Delhi - 110052

CAMBRIDGE TECHNOLOGY ENTERPRISES LIMITED Regd. Off: Unit No. 04-03, Level 4, Block 1, "Cyber Pearl", Hitec City, Madhapur, Hyderabad-51. Ph: +91-040-40234400

NOTICE Pursuant to Regulation 29 read with Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, notice is hereby given that a meeting of the Board of Directors of Cambridge Technology Enterprises Limited will be held on Monday, June 22, 2020, inter-alia, to consider and approve Audited (Standalone & Consolidated) Financial Results of the Company for the quarter and financial year ended March 31, 2020.

For Cambridge Technology Enterprises Ltd Sd/- Ashish Bhattad Company Secretary & Compliance Officer

STATE BANK OF INDIA Stressed Assets Recovery Branch-1st Floor, 23, Najafgarh Road, New Delhi-110015, Tel: 011-25419177, 25412977, Email : sbi.05169@sbi.co.in

POSESSION NOTICE (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002) Whereas, the Authorized Officer of the State Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice on 30.12.2019 calling upon the Borrower M/s Prime Interlogbe Private Limited through Shri Balmest Singh Kathuria S/o Shri Arvind Singh Kathuria, Taranjeet Singh Kathuria S/o Shri Arvind Singh Kathuria, Mrs. Harjeet Kathuria W/o Shri Arvind Singh Kathuria (1) shop no. 187 along with mezzanine floor, Tilak Bazar Delhi 110006, (2) A-37, Phase-1, Naraina Industrial Area, Delhi-110028 (Personal Guarantee/Corporate Guarantee); Shri Balmest Singh Kathuria S/o Shri Arvind Singh Kathuria R/o 16/14, East Patel Nagar, Delhi 110008, Mrs. Gurdeep Kathuria W/o Balmest Singh Kathuria R/o 16/14, East Patel Nagar, Delhi - 110008, Taranjeet Singh Kathuria S/o Shri Arvind Singh Kathuria R/o 16/14, East Patel Nagar, Delhi - 10008, Harjeet Kaur Kathuria W/o Shri Arvind Singh Kathuria R/o 16/14, East Patel Nagar, Delhi-110008 (hereinafter the Borrower and Guarantors are collectively referred to as the "Borrowers") to repay the amount mentioned in the said Demand Notices being Rs. 7,18,64,629 (Rs Seven Crore Eighteen Lakh Sixty four Thousand Six Hundred & Twenty Nine Only) as on 30.12.2019 along with future interest on the said amount the contractual rates with respect to together with all incidental expenses, cost charges, etc. within 60 days from the date of receipt of the said notices.

The borrower has failed to repay the amount, notice is hereby given by the authorized AO to Borrower/Guarantors in particular and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of said Rules on this 22nd day of June 2020.

The Borrower / Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of State Bank of India for an amount of Rs. 7,18,64,629/- (Rupees Seven Crore Eighteen Lakh Sixty four Thousand Six Hundred & Twenty Nine Only) as on 30.12.2019 along with future interest on the said amount the contractual rates with respect to together with all incidental expenses, cost charges, etc.

Description of the Immovable Properties

The residential property bearing Survey Number: 1) C-29 Westend Colony, Delhi-110021 in the name of Mrs. Gurdeep Kaur Kathuria having extension of charge of State Bank of India.

ii) Equitable Mortgage of Shop MCD No. 187 along with mezzanine floor, Tilak Bazar Khari Baoli owned by Shri Arvind Singh Kathuria.

iii) Equitable Mortgage of Commercial property at DSM-529, 5th Floor, DLF Tower, Shivaji Marg New Delhi-110015

With all rights, title and interest, easements, privileges and appurtenances there to with all fitting, fixtures, connections, structure standing thereon, with proportionate rights in the common passage areas, staircase and other common facilities provided there in, if any

Date : 12-06-2020, Place : Delhi Authorised Officer, State Bank of India

FORM A PUBLIC ANNOUNCEMENT (Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF ABAG HI-TECH EDUCATION LIMITED

Table with 2 columns: Sl. No., Particulars. Contains details of corporate debtor ABAG HI-TECH EDUCATION LIMITED, including date of incorporation, authority, corporate identity, insolvency commencement date, and registered address.

KINETRICS INDIA PRIVATE LIMITED CIN No: U74999DL2017FTC346856 Regd. Office: Unit 637, 6 Floor, DLF Prime Towers, Okhla Phase-1, New Delhi DL 110020

Form No. INC-26 (Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014) Advertisement to be published in the newspaper for change of registered office of the company from one state to another

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extraordinary General Meeting held on 15 June 2020 to enable the company to change its Registered Office from "National Capital Territory of Delhi" to "State of Telangana".

SHANTNU INVESTMENTS (INDIA) LTD CIN: L65993DL1973PLC006795 Reg. Office: DSC-319, DLF South Court, Saket, New Delhi-110017

NOTICE TO SHAREHOLDERS (For Mandatory Transfer of Equity Shares of the Company to Investor Education and Protection Fund (IETF))

Wheels India Limited CIN: L55671TN06PLC041475 Registered Office: 21, Paschim Road, Chennai - 600 002, Tel: (944) 2832445

NOTICE TO SHAREHOLDERS (For Mandatory Transfer of Equity Shares of the Company to Investor Education and Protection Fund (IETF))

STARLOG ENTERPRISES LIMITED CRANES FOR SALE 1 No 600 MT Zoomlion QUY600 YOM 2008 2 No 300MT Liebherr LR1350/1 YOM 2005 2 No 260MT FUWA QUY250-1 YOM 2011 1 No 250MT Kobelco CEK2500 YOM 2004 2 No 136MT FMC Link Belt LS518 YOM 1983 4 No 80MT FUWA QUY80A YOM 2007 1 No 130MT Zoomlion QY130H YOM 2006 1 No 408MT American Hoist 11320 YOM 1997

ANNEXURE XIV

**Construction of Building "Horizon on
Highway" in Block C, Vanijya Nikunj,
Udyog Vihar, Phase-V,
Gurugram,Haryana.**

M/s Aadarshini Real Estate Developers Pvt. Ltd.

**ENVIRONMENTAL AUDIT REPORT
[NOVEMBER 2021]**

Prepared by:

IND TECH HOUSE CONSULT
G-8/6,Ground Floor, Sector 11,Rohini, Delhi
Tel:+9111 27571410/2241



Environmental Audit Report

[NOVEMBER 2021]

For

Construction of Building "Horizon on Highway"

in Block C, Vanijya Nikunj, Udyog Vihar,

Phase-V, Gurugram, Haryana

For and on behalf of: **Ind Tech House Consult**

Approved by: **Dr. Bideh Shukla**

Signed: *Bideh*

Position: **Manager (Environment)**

Date of site Visit: **10/12/2021**



1. Introduction

The **Construction of Building "Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase-V, Gurugram, Haryana** is being developed by M/s Aadarshini Real Estate Developers Pvt. Ltd. Haryana. In order to identify the required environmental statutory compliance and understand environmental performance, the company has engaged Ind Tech House Consult for conducting Environmental Audit for its above said project.

2. Scope

As per the mandate of the assignment, the project is to be audited in the perspective of legal compliance of environmental regulations, identifying the gaps against conditions imposed by the environmental statutory authorities and review of environmental parameters.

3. Methodology

The mandate for coverage of the review at the project included assessment of environmental facilities, procedures and management practices with respect to legal compliance as well as good practices. The deliverable in this assessment is a report covering findings on significant environmental issues with special emphasis on the conditions of the Environmental Clearance granted to the project.

4. Key Observations–

4.1 General Project Overview

4.1.1 General Environmental Setting of Project Site

The project site is located in Vanijya Nikunj Udyog Vihar, Phase-V, Gurugram, Haryana.

4.1.2 Land use

The total plot area of the project site is [47590.60sqm]. Building plans of the project have been approved by Haryana State Industrial and Infrastructure Development Corporation Ltd. (HSIIDC).

Project Approvals

Environmental Clearance

This project has been granted environmental clearance vide letter no **SEIAA/HR/2020/220 dated 03rd June, 2020** by the State Level Environment Impact Assessment Authority, Haryana

Consent to Establish

Consent to Establish under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 for the project was obtained from Haryana State Pollution Control Board (HSPCB) vide letter no. HSPCB/Consent/329962320GUNOCTE7690337 dated 29/06/2020



4.1.3 Project Salient Features [As proposed during EC approval]

The proposed total built up area is 410505.05 sq m. The salient features of the project are tabulated below–

Sl. No.	Description	Details	Unit
1.	Plot Area	47590.60	m ²
2.	Proposed Ground Coverage	18,780.08	m ²
3.	Proposed FAR	1,73,638.91	m ²
4.	Non FAR Area	2,36,866.14	m ²
5.	Total Built Up Area	4,10,505.05	m ²
6.	Total Green Area with percentage	9671.807 (20.332%)	m ²
7.	Rain Water Harvesting Pits	12	Nos.
8.	Total Parking	4780	ECS
9.	Organic Waste Converter	03	Nos.
10.	Maximum Height of Building	60	meters
11.	Power Requirement	16670 (DHBVN)	KW
12.	Power Backup	20000 KVA (10x2000)	KVA
13.	Total Water Requirement	1329.8	KLD
14.	Fresh Water Requirement	463.3	KLD
15.	Waste Water Generated	792.9	KLD
16.	Capacity of STP	1000	KLD
17.	Solid Waste Generation	5899.65	Kg/day
18.	Biodegradable waste	2359.86	Kg/day
19.	Number of Tower	02	
20.	Basement	6	Nos.
21.	Stories	G+13	Floors
22.	Cost Of the Project	3212	Crores
23.	CER	16.06	Crores

4.1.4 Status Of Construction (As on Nov 2021) Retention wall for North parcel completed and excavation ongoing.



Recent Photographs of Site



PART A – SPECIFIC CONDITIONS

S. No.	Condition of Environmental clearance	Status of Compliance (For Quarter ending Nov 2021)	Observations/ Remarks (Ind Tech)
I.	Sewage shall be treated in the STP based on latest technology with tertiary treatment i.e. Ultra filtration. The treated effluent from STP shall be recycled/re-used for flushing, DG cooling and gardening.	The condition will be complied in operation stage of the project	Nil
II.	The project proponent would devise a monitoring plan to the satisfaction of the state pollution control board so as to continuously monitor the treated waste water being used for flushing in term of faecal Coliform and other pathogenic bacteria.	Will be complied	Nil
III.	The PP shall install the online monitoring system for measuring the air pollution on the project site.	Online monitoring system has been provided to monitor the air pollution at site.	Complied
IV.	The project proponent would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (Specially the bacterial counts), comparative bacteriological studies from toilet seat using recycled treated waters and fresh water for flushing, and quality of water being supplied through spray faucets attached to toilets seats.	Will be complied during operation stage of project	Nil
V.	The PP shall provide the anti smog gun in the project for suppression of dust during construction phase and shall be used treated water.	Anti-smog gun has been provided at site to suppress the dust generated during construction phase.	Complied
VI.	The PP shall submit the document for final approval of extra FAR from the concerned authority before the start of the project.	The Document for final approval of FAR from concerned authority has been taken	Complied
VII.	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. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.	Excavation work for basement is still going on. As informed by site representative, the number of labours working at the site is very less. So the generation of solid waste is very low. Wet and dry bins are provided at the site and the solid waste generated at the site is handed over to authorized vendor for disposal. Copy of challan/receipt checked as proof.	Complied
VIII.	Traffic Management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and	Traffic management plan is available and has been submitted with EC application	Complied



	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 habilitation 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.		
IX.	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.	Necessary clearance/ Permission from relevant agency as required has been obtained. Approval from HSIIDC has been obtained.	Complied
X.	Consent to Establish / Operate for the project shall be obtained from the state pollution control board as required under the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974.	Consent to Establish from State Pollution Control Board has been obtained Vide Memo. No. HSPCB/ Consent/329962320GUNOCTE 7690337 dated 29/06/2020.	Complied.
XI.	The approval of the Competent Authority shall be obtained for structural safety of buildings code due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.	The approval of design of structural safety of building has been obtained. Approval from fire department has been obtained Vide letter No. FS/2020/74 dated 23/12/2020	Complied
XII.	The PP shall utilize the CER amount of Rs. 16.06 crores in consultation with the department or concerned ministry.	Main construction for the project is yet to commence. CER amount will be utilized in due course of time after start of construction .	Will be complied
XIII.	The PP agrees that the no occupation or possession shall be given before the water supply and sewage connection permitted by the competent authority.	Will be complied	Nil
XIV.	The PP agrees that the no occupation or possession shall be given before the electricity connection permitted by the competent authority.	As of now only excavation for basement is going on. Assurance Certificate has been obtained from DHBVN for electricity supply vide letter no. ch-4/DGR 26 B dated 20/06/2019	Complied
XV.	The PP shall obtain the permission regarding the withdrawal of ground water from CGWA before the start of project and also obtain the CTO from HSPCB after the approval from CGWA.	No Ground water will be extracted at any stage of project. Water demand for construction purpose is sourced through GMDA. Copy of Challan/Receipt checked as proof.	Complied
XVI.	The PP agrees to carry out the quarterly awareness programs for the stake holders of the commercial colony/project.	Will be complied	Nil
XVII.	12 rain water harvesting pits shall be provided for rain water usage as per the CGWB.	12 Nos. RWH pits will be constructed at appropriate stage of site development.	Nil



XVIII.	The PP shall install digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 12 RWH pits.	Will be complied during Operation stage of project	Nil
XIX.	The PP shall provide mechanical ladder for use in case of emergency.	Will be provided	Nil
XX.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operation phase.	Anti smog gun has been provided at site. Regular water sprinkling is being done to control the dust.	Complied
XXI.	Any change in EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh environmental clearance.	Noted.	-

PART B- Standard Conditions:

S. No.	Condition of Environmental clearance	Status of Compliance (For Quarter ending August 2021)	Observations/ Remarks (Ind Tech)
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by competent authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Permission from authority for ground coverage and FAR in accordance with the zoning plan has been obtained vide letter no HSIIDC/IPD/932/2020/4572-4578 dated 11/5/2020.	Complied
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.	The approval for design of Structural Safety of building has been obtained from competent authority. Approval from fire department has been obtained vide Memo No. FS/2020/74 dt 23/12/2020.	Complied
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	The project site is located in Udyog Vihar, Gurgaon which is a government approved industrial area/estate and therefore NOC from forest department regarding involvement of forest land is not applicable.	Complied
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not 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.	Consent to establish from State Pollution Control Board has been obtained vide letter No. HSPCB/Consent/329962320GUNOCTE 7690337 dated 29/06/2020	Complied
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the	No Ground water will be extracted at any stage of project; Affidavit regarding this has been already	Complied



	project from the competent authority.	submitted.	
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.	Already submitted along with application. Power supply assurance from DHBVN is available.	Complied
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	NOC from Civil Aviation Department has been obtained vide letter No. AAI/RHQ/ATM/NOC/2019/317/1601-1604 dt 12/02/2019. The quantity of diesel stored is very low. So, NOC from Chief Controller of explosive is not required.	Complied
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.	At present, the solid waste generated at the site is handed over to the authorized agency for disposal. Challan/receipt has been checked as proof.	Complied
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Will be Complied during operation stage of Project	Nil
I.	Air quality monitoring and preservation		
i.	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.	Anti-smog gun has been provided at the site, water sprinkling is being done regularly to mitigate fugitive emission. All construction materials stored at site are properly covered.	Complied
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Management Plan has been submitted with EC application. Anti-smog gun, regular sprinkling of water, proper covering of construction materials are some measure which are being used presently at the site to control air pollution at site.	Complied
iii.	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.	Monitoring of Ambient air is being done regularly through recognized external laboratory. Latest monitoring report of Oct 2021 has been checked as proof.	Complied
iv.	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.	The Condition will be complied during operation stage of the project	Nil
v.	Construction site shall be adequately barricaded before the construction begins.	Barricades have been provided around the project site before the	Complied



	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 3meter 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.	start of construction. Anti-smog gun has been provided at site. Regular water sprinkling, covering of construction materials, entry of only valid PUC certified vehicles are being ensured at project site. PUC certificate of some vehicle checked as proof	
vi.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Cement, Sand and loose soil are being stored at proper place with proper covering.	Complied
vii.	Wet jet shall be provided for grinding and stone cutting	As of now there is no grinding and stone cutting at site same will be provided if required.	Nil
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling is being done regularly to suppress dust generation from site.	Complied
ix.	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.	As of now, no construction has been started so there is not much construction debris. Excavated earth will be partly used in backfilling and rest is disposed through external agency.	Complied
x.	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.	Two DG sets [125 KVA(1 Nos.) & 40 KVA (1 Nos.)] used during construction phase are of low sulphur diesel type and are in conformation with EPA Rule purchase slip for low sulphur diesel has been checked as proof.	Complied
xi.	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 o the Central Pollution, Control Board (CPCB) norms.	Will be complied during operational stage of project.	Nil
xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Will be complied.	Nil
II.	Water quality monitoring and preservation		
i.	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, or wetland and water bodies. Check dams, bio-swales, landscape, other-	No natural drainage, wetland and waterbodies falls in the vicinity of the project area . Drainage slope will be made maintaining the drainage pattern of the area.	Complied



	sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.		
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Will be complied	Nil
iii.	Total fresh water shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA notification dated 12.12.2018.	Will be complied	Nil
iv.	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.	Will be complied	Nil
v.	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.	Assurance letter of water supply has been obtained from Gurugram Metropolitan Development Authority.	Complied
vi.	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.	Same will be complied	Nil
vii.	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.	Will be complied during operation stage of project. Dual plumbing plan has been proposed for the project and submitted along with EC application	Nil
viii.	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.	Will be complied.	Nil
ix.	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.	Will be complied	Nil
x.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Pre-mixed concrete, curing agents and other best practices are being used to reduce water demand. Batch mixing report is checked as proof.	Complied
xi.	The local bye-law provisions on rain water harvesting should be followed. If local bye-	Will be complied	Nil



	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. As proposed 8 nos. of rain water harvesting recharge pts shall be provided for rain water harvesting after filtration as per CGWB guideline.		
xii.	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.	Will be complied.	Nil
xiii.	All recharge should be limited to shallow aquifer.	Will be complied	Nil
xiv.	No ground water shall be used during construction phase of the project.	No groundwater is being used in the construction of the project. Undertaking for the same has been submitted	Complied
xv.	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.	Approval from CGWA is not required as project does not involve any ground water abstraction or dewatering.	Complied
xvi.	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.	Will be complied during operation stage of project.	Nil
xvii.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC makeup water and gardening. As proposed no treated water shall be disposed in to municipal drain.	Will be complied during operation stage of project.	Nil
xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	Will be complied	Nil
xix.	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	Same will be complied.	Nil



	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.		
xx.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Will be complied during operation stage	Nil
xxi.	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.	At present Mobile toilets with septic tanks are provided for workers at the site and the sewage/Sludge collected from them is handed over to the authorized vendor for their disposal. The condition will also be complied during operation stage of the project also.	Complied
III.	Noise monitoring and prevention		
i.	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.	Latest Monitoring report of Oct 2021 has been checked and found that noise levels are within limit prescribed for day and night. Latest Ambient air quality report (Oct 2021) has been also checked and found all parameters except PM10 and PM2.5 within permissible limit. The high values of PM10 & PM2.5 [148.0 µg/m ³ and 67.0 µg/m ³ respectively] are probably due to close proximity of NH8 just beside the project. Measures like anti-smog gun, regular sprinkling of water, entry of only PUC certified vehicles at the site and proper covering of construction materials are being done at the site to reduce the fugitive emission level.	Complied
ii.	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.	Noise level survey has been carried out as per the guideline and monitoring report is submitted along with six monthly compliance report.	Complied
iii.	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.	Same is complied at present and will be complied as and when required.	Complied
IV.	Energy Conservation measures		
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC act 2017 read with ECBC rule, 2018 shall be ensured. Buildings in the States which have notified	ECBC report has been submitted along with EC application.	Complied



	their own ECBC, shall comply with the State ECBC also is in no case should be less than 25% as prescribed.		
ii.	Outdoor and common area lighting shall be LED.	Will be complied	Nil
iii.	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 specification.	Will be complied	Nil
iv.	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 part of the project commissioning.	Will be complied during operation phase.	Nil
v.	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-law's requirement, whichever is higher.	Same will be complied during operation stage of project	Nil
vi.	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 provided to meet 20% of the hot water demand of the commercial building or as per the requirement of the local building whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Will be Complied	Nil
vii.	The PP will submit report indicating compliance of each parameters of ECBC requirement and submit quantification saving report for each component.	ECBC report has been Submitted.	Complied
V.	Waste Management		
i.	A certificate from the competent authority handling municipal solid wastes, indicating the exiting civic capacities of handling and their adequacy to cater to the M.S.W, generated from project shall be obtained.	The project is in initial stage of construction as of now only excavation and shoring is going on and the number of labour engaged in project is limited [approx. 70-80]. The MSW generated at the site is handed over to authorized vendor for disposal. Challan/Receipt is checked as proof	Complied
ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Site representative informed that there is very less generation of muck at the site and whatever the muck generated when dried is stored and will be used for backfilling or leveling of site.	Complied
iii.	Separate wet and dry bins must be	Separate wet and dry bins have	Complied



	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.	been provided at the site at present. The condition will also be complied during operation stage of project	
iv.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	At present excavation of site is going on with small no of workers the construction work is yet to commence however the waste generated is handed over to the authorized recycler for recycling. The condition will also be complied during operation phase.	Complied
v.	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.	The only Hazardous waste that generates during construction phase is used oil from DG sets. The amount of which is very less and handed over to authorized vendor (Satyam Petrochem Limited) for disposal.	Complied
vi.	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.	Will be complied	Nil
vii.	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.	Fly ash and ready mix concrete are being used. Batch report has been checked as proof.	Complied
viii.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	As of now only excavation of site is going on and the construction is yet to be commence the construction waste generated will be managed as per rule	Complied
ix.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Will be complied during operational stage of the project	Nil
VI.	Green Cover		
i.	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. Plantation to be ensured species (cut) to species (planted).	Tree Cutting is involved in this project total 109 trees need to be cut for which permission has already been obtained from forest department vide letter No.C-VII-23/Vol-19/1740-G dt. 05/11/2019	Complied
ii.	A minimum of 1 tree (5' tall) for every 80 sqm. of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native	Will be complied	Nil



	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.		
iii.	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. Plantation to be ensured species (cut) to species (planted). Area of green belt development shall be provided as per the details provided in the project document.	Will be Complied	Will be complied
iv.	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.	Top soil is stored at separate place and will be used for plantation in later stage of development.	Complied
VII.	Transport		
i.	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.	Will be complied during operation stage of project	Nil
ii.	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 nonpeak hours.	Only PUC certified vehicle are being allowed for bringing construction materials to the site. PUC certificate of vehicles are checked as proof	Complied
iii.	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 habilitation 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	Traffic Management and circulation plan is available and has been submitted with EC application.	Complied



	urban development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.		
VIII.	Human health issues		
i.	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.	Adequate PPE (masks, helmets, safety shoes, reflective jackets etc.) are being provided to labours at construction site.	Complied
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Will be complied during operational stage.	Nil
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan has already been submitted along with application.	Complied
iv.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	There is no labor hutment inside the project site. Mobile toilets and first aid facility are available at site	Complied
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Regular Health checkup of worker is being done.	Complied
vi.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First Aid Room is provided at site.	Complied
IX.	Corporate Environment Responsibility		
i.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F. No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.	CER fund has been allocated and will be spent in due course of time	Will be Complied
ii.	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.	Environmental Policy Duly approved by Boards of Directors is Available	Complied



iii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Separate environmental cell has been set	Complied
iv.	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 to 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.	Action Plan has already been submitted at the time of EC application. Fund for environmental protection measures are being spent in accordance with EMP submitted at the time of EC Application. Year wise expenditure is available.	Complied
X	Miscellaneous		
i.	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.	Complied	Complied
ii.	The copies of the environment 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.	Complied	Complied
iii.	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	The status of Compliance of EC conditions including result of monitoring data has been uploaded on proponent website (www.theatriumplace.com).	Complied
iv.	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.	As of now only excavation is going at the site the construction is yet to commence the site representative inform that the form will be submitted once the construction starts	Nil
v.	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.	Same will be complied.	Will be complied
vi.	The project proponent shall ensure that commitments made in Form-I, Form-IA,	Environmental safeguards contained in the application Form-1,	Complied



	EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any points, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent	Form-1A and in Environmental Clearance order granted are being implemented in true spirit.	
vii.	The project proponent shall not violate any judicial order/pronouncement issued by any court/tribunal.	As of now no judicial orders has been issued.	Complied
viii.	Under the provision of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponents if it was found that construction of the expansion projects has been started before obtaining prior Environmental Clearance.	Environmental Clearance for the project has already been obtained.	Complied
ix.	The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.	The project site is located in Udyog Vihar, Gurgaon which is a government approved industrial area/estate and therefore NOC from forest department regarding involvement of forest land are not applicable.	-
x.	The project proponent is responsible for compliance of all condition in environment clearance letter and project proponent can not absolve himself/herself of the responsibility by shifting it to any contractor engaged by project proponent, beside the developers/applicants the responsibility to ensure the compliance of environment safeguards/condition imposed in the environment clearance letter shall be lie on the licensee/licensees in whose name/names the license/CLU has been granted by the town and country planning department, Haryana.	Noted.	-
xi.	The project proponent shall seek fresh environment clearance if at any stage there is change In the planning of the proposed project.	Noted	-
xii.	The project proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the project. Levels of the other areas in the projects shall also be kept suitably so as to avoid flooding.	Will be complied	Nil
xiii.	The Project Proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.	Sedimentation basin has been constructed at the site.	Complied
xiv.	The Project Proponent shall provide proper Rasta of proper width and proper strength of each project before start of construction.	Internal road of suitable width is provided in the project design and will be developed for smooth movement of traffic.	Complied
xv.	The project proponent shall develop	Will Be Complied	Nil



	complete civic infrastructure of the residential plotted colony including internal roads, green belt development, sewerage line, rain water recharge arrangement, storm water drainage system, solid waste management site and provision for treatment of biodegradable waste, STP water supply line, dual plumbing line etc. and shall offer possession of the units/flats thereafter.		
xvi.	The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.	Will be provided during operational stage of project	Nil
xvii.	The site for solid waste management plant be ear marked on the layout plan and the detail project for setting up the solid waste management plant shall be submitted to the authority within one month.	Layout plan earmarked with solid waste management plan has already been submitted along with application.	Complied
xviii.	The project proponent shall discharge excess of treated waste water/ storm water in the public drainage system and shall seek permission of HUDA before the start of the construction.	As of now, No construction has been started at site The condition will be complied before start of construction.	Nil
xix.	The project proponent shall maintain the distance between STP and water supply line.	Will be complied	Nil
xx.	The project proponent shall ensure that the stack height is 6 meter more than the highest tower.	The same will complied and the stack height will be provided 6 m more than the roof/ terrace level of the building as per norm.	Nil
xxi.	For disinfections of treated waste water ultra violation radiation or ozonization should be used.	Will be complied	Nil
xxii.	The Project proponent Shall strive to minimize water in irrigation of landscape by minimizing grass area, using native verity, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.	Will be complied	Nil
xxiii.	The Project proponent shall use zero ozone depleting potential materials in insulation refrigeration air-conditioning and adhesive, Project proponent shall also provide halon free fire suppression system.	Will be complied	Nil
xxiv.	Standards for discharge of environment pollutants as enshrined in various schedules of rule 3 of Environment Protection Rules 1986 shall be strictly complied with.	Will be complied	Nil
xxv.	The project proponent shall ensure that the DG sets is more than the highest tower and also ensure that the emission standards of noise & air are within the CPCB latest prescribed limits. Noise & Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.	Will be complied	Nil



xxvi.	All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.	Will be complied	Nil
xxvii.	The project proponent shall not use fresh water for HVAC and DG sets cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The project proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimum level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.	Will be complied	Nil
xxviii.	The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that	Will be Complied during operational stage of project.	Nil
xxix.	The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down wash under any metrological conditions.	The stack of DG sets will be provided with adequate height and suitably designed to conform to the DG stack emissions norms.	Nil

4.2 Identification of Gaps

4.2.1 Non-compliance with respect to environmental laws

4.2.2 As of now the proponent is fulfilling almost all the requirements of condition imposed in the EC.

5. Overall Findings

This audit has been conducted according to the requirement of the condition imposed in the Environmental Clearance issued by the SEIAA, Haryana. The audit was conducted with involvement of the official of the project proponent.

Overall housekeeping at the project site was found to be underway. As said by the official, Suitable measures like use of Antismog gun, regular sprinkling of water, proper covering of construction materials are being carried out to suppress dust emissions at the construction site.

6. Recommendations

Immediate action on the non-compliances observed during the audit should be taken and reported.



**Construction of Building "Horizon on
Highway" in Block C, Vanijya Nikunj,
Udyog Vihar, Phase-V,
Gurugram,Haryana.**

M/s Aadarshini Real Estate Developers Pvt. Ltd.

**ENVIRONMENTAL AUDIT REPORT
[FEB 2022]**

Prepared by:

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Tel:+9111 27571410/2241



Environmental Audit Report

[FEB 2022]

For

Construction of Building "Horizon on Highway"

in Block C, Vanijya Nikunj, Udyog Vihar,

Phase-V, Gurugram, Haryana

For and on behalf of: **Ind Tech House Consult**

Approved by: **Dr. Bideh Shukla**

Signed: *Bideh*

Position: **Manager (Environment)**

Date of site Visit: **20/03/2022**



1. Introduction

The **Construction of Building "Horizon on the Highway" in Vanijya Nikunj, Udyog Vihar, Phase-V, Gurugram, Haryana** is being developed by M/s Aadarshini Real Estate Developers Pvt. Ltd. Haryana. In order to identify the required environmental statutory compliance and understand environmental performance, the company has engaged Ind Tech House Consult for conducting Environmental Audit for its above said project.

2. Scope

As per the mandate of the assignment, the project is to be audited in the perspective of legal compliance of environmental regulations, identifying the gaps against conditions imposed by the environmental statutory authorities and review of environmental parameters.

3. Methodology

The mandate for coverage of the review at the project included assessment of environmental facilities, procedures and management practices with respect to legal compliance as well as good practices. The deliverable in this assessment is a report covering findings on significant environmental issues with special emphasis on the conditions of the Environmental Clearance granted to the project.

4. Key Observations–

4.1 General Project Overview

4.1.1 General Environmental Setting of Project Site

The project site is located in Vanijya Nikunj Udyog Vihar, Phase-V, Gurugram, Haryana.

4.1.2 Land use

The total plot area of the project site is [47590.60sqm]. Building plans of the project have been approved by Haryana State Industrial and Infrastructure Development Corporation Ltd. (HSIIDC).

Project Approvals

Environmental Clearance

This project has been granted environmental clearance vide letter no **SEIAA/HR/2020/220 dated 03rd June, 2020** by the State Level Environment Impact Assessment Authority, Haryana

Consent to Establish

Consent to Establish under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 for the project was obtained from Haryana State Pollution Control Board (HSPCB) vide letter no. HSPCB/Consent/329962320GUNOCTE7690337 dated 29/06/2020



4.1.3 Project Salient Features [As proposed during EC approval]

The proposed total built up area is 410505.05 sq m. The salient features of the project are tabulated below–

Sl. No.	Description	Details	Unit
1.	Plot Area	47590.60	m ²
2.	Proposed Ground Coverage	18,780.08	m ²
3.	Proposed FAR	1,73,638.91	m ²
4.	Non FAR Area	2,36,866.14	m ²
5.	Total Built Up Area	4,10,505.05	m ²
6.	Total Green Area with percentage	9671.807 (20.332%)	m ²
7.	Rain Water Harvesting Pits	12	Nos.
8.	Total Parking	4780	ECS
9.	Organic Waste Converter	03	Nos.
10.	Maximum Height of Building	60	meters
11.	Power Requirement	16670 (DHBVN)	KW
12.	Power Backup	20000 KVA (10x2000)	KVA
13.	Total Water Requirement	1329.8	KLD
14.	Fresh Water Requirement	463.3	KLD
15.	Waste Water Generated	792.9	KLD
16.	Capacity of STP	1000	KLD
17.	Solid Waste Generation	5899.65	Kg/day
18.	Biodegradable waste	2359.86	Kg/day
19.	Number of Tower	02	
20.	Basement	6	Nos.
21.	Stories	G+13	Floors
22.	Cost Of the Project	3212	Crores
23.	CER	16.06	Crores

4.1.4 Status Of Construction (As on Feb 2022) Retention wall for South parcel ongoing.



Recent Photographs of Site



PART A – SPECIFIC CONDITIONS

S. No.	Condition of Environmental clearance	Status of Compliance (For Quarter ending Feb 2022)	Observations/ Remarks (Ind Tech)
I.	Sewage shall be treated in the STP based on latest technology with tertiary treatment i.e. Ultra filtration. The treated effluent from STP shall be recycled/re-used for flushing, DG cooling and gardening.	The condition will be complied in operation stage of the project	Nil
II.	The project proponent would devise a monitoring plan to the satisfaction of the state pollution control board so as to continuously monitor the treated waste water being used for flushing in term of faecal Coliform and other pathogenic bacteria.	Will be complied	Nil
III.	The PP shall install the online monitoring system for measuring the air pollution on the project site.	Online monitoring system has been provided to monitor the air pollution at site.	Complied
IV.	The project proponent would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (Specially the bacterial counts), comparative bacteriological studies from toilet seat using recycled treated waters and fresh water for flushing, and quality of water being supplied through spray faucets attached to toilets seats.	Will be complied during operation stage of project	Nil
V.	The PP shall provide the anti smog gun in the project for suppression of dust during construction phase and shall be used treated water.	Anti-smog gun has been provided at site to suppress the dust generated during construction phase.	Complied
VI.	The PP shall submit the document for final approval of extra FAR from the concerned authority before the start of the project.	The Document for final approval of FAR from concerned authority has been taken	Complied
VII.	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. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.	Excavation work for basement is still going on. As informed by site representative, the number of labours working at the site is very less. So the generation of solid waste is very low. Wet and dry bins are provided at the site and the solid waste generated at the site is handed over to authorized vendor for disposal. Copy of challan/receipt checked as proof.	Complied
VIII.	Traffic Management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and	Traffic management plan is available and has been submitted with EC application	Complied



	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 habilitation 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.		
IX.	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.	Necessary clearance/ Permission from relevant agency as required has been obtained. Approval from HSIIDC has been obtained.	Complied
X.	Consent to Establish / Operate for the project shall be obtained from the state pollution control board as required under the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974.	Consent to Establish from State Pollution Control Board has been obtained Vide Memo. No. HSPCB/ Consent/329962320GUNOCTE 7690337 dated 29/06/2020.	Complied.
XI.	The approval of the Competent Authority shall be obtained for structural safety of buildings code due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.	The approval of design of structural safety of building has been obtained. Approval from fire department has been obtained Vide letter No. FS/2020/74 dated 23/12/2020	Complied
XII.	The PP shall utilize the CER amount of Rs. 16.06 crores in consultation with the department or concerned ministry.	Main construction for the project is yet to commence, therefore, CER amount has not been spent as of now.	Will be complied
XIII.	The PP agrees that the no occupation or possession shall be given before the water supply and sewage connection permitted by the competent authority.	Will be complied	Nil
XIV.	The PP agrees that the no occupation or possession shall be given before the electricity connection permitted by the competent authority.	As of now only excavation for basement is going on. Assurance Certificate has been obtained from DHBVN for electricity supply vide letter no. ch-4/DGR 26 B dated 20/06/2019	Complied
XV.	The PP shall obtain the permission regarding the withdrawal of ground water from CGWA before the start of project and also obtain the CTO from HSPCB after the approval from CGWA.	No Ground water will be extracted at any stage of project. Water demand for construction purpose is sourced through GMDA. Copy of Challan/Receipt checked as proof.	Complied
XVI.	The PP agrees to carry out the quarterly awareness programs for the stake holders of the commercial colony/project.	Will be complied	Nil
XVII.	12 rain water harvesting pits shall be provided for rain water usage as per the CGWB.	12 Nos. RWH pits will be constructed at appropriate stage of site development.	Nil



XVIII.	The PP shall install digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 12 RWH pits.	Will be complied during Operation stage of project	Nil
XIX.	The PP shall provide mechanical ladder for use in case of emergency.	Will be provided	Nil
XX.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operation phase.	Anti smog gun has been provided at site. Regular water sprinkling is being done to control the dust.	Complied
XXI.	Any change in EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh environmental clearance.	Noted.	-

PART B- Standard Conditions:

S. No.	Condition of Environmental clearance	Status of Compliance (For Quarter ending August 2021)	Observations/ Remarks (Ind Tech)
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by competent authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Permission from authority for ground coverage and FAR in accordance with the zoning plan has been obtained vide letter no HSIIDC/IPD/932/2020/4572-4578 dated 11/5/2020.	Complied
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.	The approval for design of Structural Safety of building has been obtained from competent authority. Approval from fire department has been obtained vide Memo No. FS/2020/74 dt 23/12/2020.	Complied
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	The project site is located in Udyog Vihar, Gurgaon which is a government approved industrial area/estate and therefore NOC from forest department regarding involvement of forest land is not applicable.	Complied
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not 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.	Consent to establish from State Pollution Control Board has been obtained vide letter No. HSPCB/ Consent/329962320GUNOCTE 7690337 dated 29/06/2020	Complied
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the	No Ground water will be extracted at any stage of project; Affidavit regarding this has been already	Complied



	project from the competent authority.	submitted.	
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.	Already submitted along with application. Power supply assurance from DHBVN is available.	Complied
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	NOC from Civil Aviation Department has been obtained vide letter No. AAI/RHQ/ATM/NOC/2019/317/1601-1604 dt 12/02/2019. The quantity of diesel stored is very low. So, NOC from Chief Controller of explosive is not required.	Complied
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.	At present, the solid waste generated at the site is handed over to the authorized agency for disposal. Challan/receipt has been checked as proof.	Complied
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Will be Complied during operation stage of Project	Nil
I.	Air quality monitoring and preservation		
i.	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.	Anti-smog gun has been provided at the site, water sprinkling is being done regularly to mitigate fugitive emission. All construction materials stored at site are properly covered.	Complied
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Management Plan has been submitted with EC application. Anti-smog gun, regular sprinkling of water, proper covering of construction materials are some measure which are being used presently at the site to control air pollution at site.	Complied
iii.	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.	Monitoring of Ambient air is being done regularly through recognized external laboratory. Latest monitoring report of Oct 2021 has been checked as proof.	Complied
iv.	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.	The Condition will be complied during operation stage of the project	Nil
v.	Construction site shall be adequately barricaded before the construction begins.	Barricades have been provided around the project site before the	Complied



	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 3meter 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.	start of construction. Anti-smog gun has been provided at site. Regular water sprinkling, covering of construction materials, entry of only valid PUC certified vehicles are being ensured at project site. PUC certificate of some vehicle checked as proof	
vi.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Cement, Sand and loose soil are being stored at proper place with proper covering.	Complied
vii.	Wet jet shall be provided for grinding and stone cutting	As of now there is no grinding and stone cutting at site same will be provided if required.	Nil
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling is being done regularly to suppress dust generation from site.	Complied
ix.	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.	As of now, no construction has been started so there is not much construction debris. Excavated earth will be partly used in backfilling and rest is disposed through external agency.	Complied
x.	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.	Two DG sets [125 KVA(1 Nos.) & 40 KVA (1 Nos.)] used during construction phase are of low sulphur diesel type and are in conformation with EPA Rule purchase slip for low sulphur diesel has been checked as proof.	Complied
xi.	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 o the Central Pollution, Control Board (CPCB) norms.	Will be complied during operational stage of project.	Nil
xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Will be complied.	Nil
II.	Water quality monitoring and preservation		
i.	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, or wetland and water bodies. Check dams, bio-swales, landscape, other-	No natural drainage, wetland and waterbodies falls in the vicinity of the project area . Drainage slope will be made maintaining the drainage pattern of the area.	Complied



	sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.		
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Will be complied	Nil
iii.	Total fresh water shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA notification dated 12.12.2018.	Will be complied	Nil
iv.	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.	Will be complied	Nil
v.	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.	Assurance letter of water supply has been obtained from Gurugram Metropolitan Development Authority.	Complied
vi.	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.	Same will be complied	Nil
vii.	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.	Will be complied during operation stage of project. Dual plumbing plan has been proposed for the project and submitted along with EC application	Nil
viii.	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.	Will be complied.	Nil
ix.	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.	Will be complied	Nil
x.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Pre-mixed concrete, curing agents and other best practices are being used to reduce water demand. Batch mixing report is checked as proof.	Complied
xi.	The local bye-law provisions on rain water harvesting should be followed. If local bye-	Will be complied	Nil



	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. As proposed 8 nos. of rain water harvesting recharge pts shall be provided for rain water harvesting after filtration as per CGWB guideline.		
xii.	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.	Will be complied.	Nil
xiii.	All recharge should be limited to shallow aquifer.	Will be complied	Nil
xiv.	No ground water shall be used during construction phase of the project.	No groundwater is being used in the construction of the project. Undertaking for the same has been submitted	Complied
xv.	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.	Approval from CGWA is not required as project does not involve any ground water abstraction or dewatering.	Complied
xvi.	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.	Will be complied during operation stage of project.	Nil
xvii.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC makeup water and gardening. As proposed no treated water shall be disposed in to municipal drain.	Will be complied during operation stage of project.	Nil
xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	Will be complied	Nil
xix.	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	Same will be complied.	Nil



	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.		
xx.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Will be complied during operation stage	Nil
xxi.	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.	At present Mobile toilets with septic tanks are provided for workers at the site and the sewage/Sludge collected from them is handed over to the authorized vendor for their disposal. The condition will also be complied during operation stage of the project also.	Complied
III.	Noise monitoring and prevention		
i.	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.	Latest Monitoring report of Oct 2021 has been checked and found that noise levels are within limit prescribed for day and night. Latest Ambient air quality report (Oct 2021) has been also checked and found all parameters except PM10 and PM2.5 within permissible limit. The high values of PM10 & PM2.5 [148.0 µg/m ³ and 67.0 µg/m ³ respectively] are probably due to close proximity of NH8 just beside the project. Measures like anti-smog gun, regular sprinkling of water, entry of only PUC certified vehicles at the site and proper covering of construction materials are being done at the site to reduce the fugitive emission level.	Complied
ii.	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.	Noise level survey has been carried out as per the guideline and monitoring report is submitted along with six monthly compliance report.	Complied
iii.	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.	Same is complied at present and will be complied as and when required.	Complied
IV.	Energy Conservation measures		
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC act 2017 read with ECBC rule, 2018 shall be ensured. Buildings in the States which have notified	ECBC report has been submitted along with EC application.	Complied



	their own ECBC, shall comply with the State ECBC also is in no case should be less than 25% as prescribed.		
ii.	Outdoor and common area lighting shall be LED.	Will be complied	Nil
iii.	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 specification.	Will be complied	Nil
iv.	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 part of the project commissioning.	Will be complied during operation phase.	Nil
v.	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-law's requirement, whichever is higher.	Same will be complied during operation stage of project	Nil
vi.	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 provided to meet 20% of the hot water demand of the commercial building or as per the requirement of the local building whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Will be Complied	Nil
vii.	The PP will submit report indicating compliance of each parameters of ECBC requirement and submit quantification saving report for each component.	ECBC report has been Submitted.	Complied
V.	Waste Management		
i.	A certificate from the competent authority handling municipal solid wastes, indicating the exiting civic capacities of handling and their adequacy to cater to the M.S.W, generated from project shall be obtained.	The project is in initial stage of construction as of now only excavation and shoring is going on and the number of labour engaged in project is limited [approx. 70-80]. The MSW generated at the site is handed over to authorized vendor for disposal. Challan/Receipt is checked as proof	Complied
ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Site representative informed that there is very less generation of muck at the site and whatever the muck generated when dried is stored and will be used for backfilling or leveling of site.	Complied
iii.	Separate wet and dry bins must be	Separate wet and dry bins have	Complied



	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.	been provided at the site at present. The condition will also be complied during operation stage of project	
iv.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	At present excavation of site is going on with small no of workers the construction work is yet to commence however the waste generated is handed over to the authorized recycler for recycling. The condition will also be complied during operation phase.	Complied
v.	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.	The only Hazardous waste that generates during construction phase is used oil from DG sets. The amount of which is very less and handed over to authorized vendor (Satyam Petrochem Limited) for disposal.	Complied
vi.	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.	Will be complied	Nil
vii.	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.	Fly ash and ready mix concrete are being used. Batch report has been checked as proof.	Complied
viii.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	As of now only excavation of site is going on and the construction is yet to be commence the construction waste generated will be managed as per rule	Complied
ix.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Will be complied during operational stage of the project	Nil
VI.	Green Cover		
i.	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. Plantation to be ensured species (cut) to species (planted).	Tree Cutting is involved in this project total 109 trees need to be cut for which permission has already been obtained from forest department vide letter No.C-VII-23/Vol-19/1740-G dt. 05/11/2019	Complied
ii.	A minimum of 1 tree (5' tall) for every 80 sqm. of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native	Will be complied	Nil



	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.		
iii.	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. Plantation to be ensured species (cut) to species (planted). Area of green belt development shall be provided as per the details provided in the project document.	Will be Complied	Will be complied
iv.	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.	Top soil is stored at separate place and will be used for plantation in later stage of development.	Complied
VII.	Transport		
i.	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.	Will be complied during operation stage of project	Nil
ii.	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 nonpeak hours.	Only PUC certified vehicle are being allowed for bringing construction materials to the site. PUC certificate of vehicles are checked as proof	Complied
iii.	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 habilitation 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	Traffic Management and circulation plan is available and has been submitted with EC application.	Complied



	urban development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.		
VIII.	Human health issues		
i.	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.	Adequate PPE (masks, helmets, safety shoes, reflective jackets etc.) are being provided to labours at construction site.	Complied
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Will be complied during operational stage.	Nil
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan has already been submitted along with application.	Complied
iv.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	There is no labor hutment inside the project site. Mobile toilets and first aid facility are available at site	Complied
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Regular Health checkup of worker is being done.	Complied
vi.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First Aid Room is provided at site.	Complied
IX.	Corporate Environment Responsibility		
i.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F. No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.	CER fund has been allocated and will be spent in due course of time	Will be complied
ii.	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.	Environmental Policy Duly approved by Boards of Directors is Available	Complied



iii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Separate environmental cell has been set	Complied
iv.	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 to 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.	Action Plan has already been submitted at the time of EC application. Fund for environmental protection measures are being spent in accordance with EMP submitted at the time of EC Application. Year wise expenditure is available.	Complied
X	Miscellaneous		
i.	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.	Complied	Complied
ii.	The copies of the environment 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.	Complied	Complied
iii.	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	The status of Compliance of EC conditions including result of monitoring data has been uploaded on proponent website (www.theatriumplace.com).	Complied
iv.	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.	As of now only excavation is going at the site the construction is yet to commence the site representative inform that the form will be submitted once the construction starts	Nil
v.	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.	Same will be complied.	Will be complied
vi.	The project proponent shall ensure that commitments made in Form-I, Form-IA,	Environmental safeguards contained in the application Form-1,	Complied



	EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any points, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent	Form-1A and in Environmental Clearance order granted are being implemented in true spirit.	
vii.	The project proponent shall not violate any judicial order/pronouncement issued by any court/tribunal.	As of now no judicial orders has been issued.	Complied
viii.	Under the provision of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponents if it was found that construction of the expansion projects has been started before obtaining prior Environmental Clearance.	Environmental Clearance for the project has already been obtained.	Complied
ix.	The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.	The project site is located in Udyog Vihar, Gurgaon which is a government approved industrial area/estate and therefore NOC from forest department regarding involvement of forest land are not applicable.	-
x.	The project proponent is responsible for compliance of all condition in environment clearance letter and project proponent can not absolve himself/herself of the responsibility by shifting it to any contractor engaged by project proponent, beside the developers/applicants the responsibility to ensure the compliance of environment safeguards/condition imposed in the environment clearance letter shall be lie on the licensee/licensees in whose name/names the license/CLU has been granted by the town and country planning department, Haryana.	Noted.	-
xi.	The project proponent shall seek fresh environment clearance if at any stage there is change In the planning of the proposed project.	Noted	-
xii.	The project proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the project. Levels of the other areas in the projects shall also be kept suitably so as to avoid flooding.	Will be complied	Nil
xiii.	The Project Proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.	Sedimentation basin has been constructed at the site.	Complied
xiv.	The Project Proponent shall provide proper Rasta of proper width and proper strength of each project before start of construction.	Internal road of suitable width is provided in the project design and will be developed for smooth movement of traffic.	Complied
xv.	The project proponent shall develop	Will Be Complied	Nil



	complete civic infrastructure of the residential plotted colony including internal roads, green belt development, sewerage line, rain water recharge arrangement, storm water drainage system, solid waste management site and provision for treatment of biodegradable waste, STP water supply line, dual plumbing line etc. and shall offer possession of the units/flats thereafter.		
xvi.	The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.	Will be provided during operational stage of project	Nil
xvii.	The site for solid waste management plant be ear marked on the layout plan and the detail project for setting up the solid waste management plant shall be submitted to the authority within one month.	Layout plan earmarked with solid waste management plan has already been submitted along with application.	Complied
xviii.	The project proponent shall discharge excess of treated waste water/ storm water in the public drainage system and shall seek permission of HUDA before the start of the construction.	As of now, No construction has been started at site The condition will be complied before start of construction.	Nil
xix.	The project proponent shall maintain the distance between STP and water supply line.	Will be complied	Nil
xx.	The project proponent shall ensure that the stack height is 6 meter more than the highest tower.	The same will complied and the stack height will be provided 6 m more than the roof/ terrace level of the building as per norm.	Nil
xxi.	For disinfections of treated waste water ultra violation radiation or ozonization should be used.	Will be complied	Nil
xxii.	The Project proponent Shall strive to minimize water in irrigation of landscape by minimizing grass area, using native verity, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.	Will be complied	Nil
xxiii.	The Project proponent shall use zero ozone depleting potential materials in insulation refrigeration air-conditioning and adhesive, Project proponent shall also provide halon free fire suppression system.	Will be complied	Nil
xxiv.	Standards for discharge of environment pollutants as enshrined in various schedules of rule 3 of Environment Protection Rules 1986 shall be strictly complied with.	Will be complied	Nil
xxv.	The project proponent shall ensure that the DG sets is more than the highest tower and also ensure that the emission standards of noise & air are within the CPCB latest prescribed limits. Noise & Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.	Will be complied	Nil



xxvi.	All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.	Will be complied	Nil
xxvii.	The project proponent shall not use fresh water for HVAC and DG sets cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The project proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimum level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.	Will be complied	Nil
xxviii.	The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that	Will be Complied during operational stage of project.	Nil
xxix.	The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down wash under any metrological conditions.	The stack of DG sets will be provided with adequate height and suitably designed to conform to the DG stack emissions norms.	Nil

4.2 Identification of Gaps

4.2.1 Non-compliance with respect to environmental laws

4.2.1.1 As of now the proponent is fulfilling almost all the compliances required at the site the only suggestion is there to take action on utilization of CER budget.

5. Overall Findings

This audit has been conducted according to the requirement of the condition imposed in the Environmental Clearance issued by the SEIAA, Haryana. The audit was conducted with involvement of the official of the project proponent.

Overall housekeeping at the project site was found to be underway. As said by the official, Suitable measures like use of Antismog gun, regular sprinkling of water, proper covering of construction materials are being carried out to suppress dust emissions at the construction site.

6. Recommendations

Immediate action on the non-compliances observed during the audit should be taken and reported.

