

DLF HOME DEVELOPERS LIMITED

DLF Galway Tower, R Block, DLF City,
Phase-III, Gurgaon-122002, Haryana (INDIA)
Tel.: +91-124-439d005 Fax: +91-124-4769292



To,
The Joint Director/ Scientist 'D'
Northern Regional Office
Ministry OF Environment, Forest & Climate Change (MoEF&CC)
Bays No. 24-25, Sector 31-A, Dakshin Marg
Chandigarh

Date:

Sub: Submission of Six-monthly Compliance Report as per the Condition of Environmental Clearance for Proposed Expansion of Group Housing Project (25.087 acres), Village Maidawas, Sector 63, Gurugram, Haryana for period of April 2023 to September 2023

Sir,

In accordance to the condition of Environmental Clearance for the above project received from State Environmental Impact Authority (SEIAA), Haryana vide EC identification no. **EC22B039HR137715** and File No. **SEIAA/HR/2022/139** dated 11th June 2022, further expansion of the project has been granted vide EC Identification No. **EC23B039HR116175** & File no **SEIAA/HR/2023/317** dated **24th April, 2023**, we are submitting herewith six monthly Compliance report of stipulated condition of Environmental Clearance (in soft copy "as notification in Gazette of India on 28th November 2018") for the period of April 2023 to September 2023

Thanking you!

Yours Sincerely,

For **M/s DLF HOME DEVELOPERS LIMITED**



Copy to:

1. Chairman, Haryana State Pollution Control Board (HSPCB), C-11, Sector-6, Panchkula, Haryana.
2. The Member Secretary, State Environment Impact Assessment Authority (SEIAA), Haryana, Bay no. 55-58, Prayavan Bhawan, Sector-2, Panchkula, Haryana

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Haryana State Pollution Control Board
C-11, Sector 6, Panchkula



Six Monthly Report <smcompliancereport@gmail.com>

Submission of Six-monthly Compliance Report as per the Condition of Environmental Clearance for Proposed Expansion of Group Housing Project (25.087 acres), Village Maidawas, Sector 63, Gurugram, Haryana for period of April 2023 to September 2023

1 message

Six Monthly Report <smcompliancereport@gmail.com>Wed, Nov 29, 2023 at
2:07 PM

To: Environment Wing IRO Chandigarh <ecompliance-nro@gov.in>

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For **M/s DLF HOME DEVELOPERS LIMITED****SMCR DLF sec 63 Dec 2023.pdf**
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पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय
Ministry of Environment, Forest and Climate Change



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Welcome Akanksha Moudgil,PP

List of **Uploaded** Compliances

Sr.No.	Proposal No. and Single Window No.	Compliance No. and Clearance ID	State and District	Year of Compliance	Period of Compliance	Remarks	Uploaded Date	Status	View
1	SIA/HR/INFRA2/420899/2023	EC/COMPLIANCE/30234222/2023	HARYANA	2023	01 Dec(01 Apr - 30 Sep)	Six Monthly compliance report for April 2023 to September 2023	08-12-2023	Pending at IRO Head	View
	SW/119190/2023	Clearance : 2	GURUGRAM						

**Six-Monthly Environmental Compliance Report of
Stipulated Conditions of Environmental Clearance
(April 2023 to September 2023)**

FOR

**Proposed Expansion of Group Housing Project (25.087 acres),
Village Maidawas, Sector 63, Gurugram, Haryana**

M/S DLF HOME DEVELOPERS LIMITED

Submission to:

Ministry of Environment, Forests & Climate Change,

Submitted by:

M/S DLF HOME DEVELOPERS LIMITED

November, 2023

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

The **Proposed Expansion of Group Housing Project (25.087 acres), Village Maidawas, Sector-63, Gurugram, Haryana by M/S DLF Home Developers Limited.**

This project has been granted environmental clearance vide **EC Identification No. EC22B039HR137715** & File no **SEIAA/HR/2022/139** dated **11th June, 2022**, further expansion of the project has been granted vide **EC Identification No. EC23B039HR116175** & File no **SEIAA/HR/2023/317** dated **24th April, 2023** by the State Level Environment Impact Assessment Authority, Haryana copy of the same is attached as **annexure 01**.

1.2 PROJECT DESCRIPTION

Table 1.1: Brief Description of project (As per Approved EC)

Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/420899/2023
2.	Latitude	28°24'32.60"N
3.	Longitude	77° 05'48.89"E
4.	Plot Area	101523.9 m2 (25.087 acres)
5.	Proposed Ground Coverage	13631.963 m ²
6.	Proposed FAR	319019.263 m ² (1.7493)
7.	Non FAR Area	Basement all levels : 181318.00 m ² Other Non FAR Area: 96555.835 m ²
8.	Total Built Up area	596893.10 m2
9.	Total Green Area with %	21545.44 m2 (21.22% of total site area)
10.	Rain Water Harvesting Pits	24 nos. Harvesting Pits
11.	Total Parking	3709 ECS
12.	Maximum Height of the Building (m)	152 m
13.	Power Requirement	14307.00 KW
14.	Power Backup	19600 kVA
15.	Total Water Requirement	1031 KLD
16.	Fresh Water Requirement	637 KLD
17.	Treated Water	394 KLD
18.	Waste Water Generated	724 KLD
19.	STP Capacity	925 KLD
20.	Solid Waste Generated	4.77 TPD
21.	Basement	3
22.	Stories	3 Level Basements + Silt + 39 Floors

1.3 PRESENT STATUS

Construction of the project site is started and in initial stage.

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	Proposed Expansion of Group Housing Project (25.087 acres), Village Maidawas, Sector-63, Gurugram, Haryana
EC Identification No.	EC23B039HR116175
File No.	SEIAA/HR/2023/317 dated 24 th April, 2023
Period of compliance Report	April 2023 to September 2023

PART A – SPECIFIC CONDITIONS

I.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The Dimension of the each component of STP should be properly designed as per Norms.	Sewage will be treated in the STP of 925 KLD 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 terms of faecal coli forms and other pathogenic bacteria.	Noted. Same will be complied in operation phase.
III.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.	EMP budget is being spent as per the details given for the construction phase. For Operational phase, EMP will be spent as per the details given in the EC letter.
IV.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Six-monthly compliance report will be uploaded regularly on the website.
V.	The Project Proponents would commission a third party study on the	Same will be complied in operation phase.

	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.	
VI.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.	Separate wet and dry bins has been provided for segregation of waste. Solid waste is being handed over to authorized vendor for safe disposal/recycle in Construction phase. During Operation phase Bio-degradable waste will be decomposed in organic waste convertor and non-biodegradable waste will be handed over to authorized vendor for safe disposal/recycle.
VII.	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.	Traffic management plan has been submitted with EC application.
VIII.	That Green Area as mentioned in the earlier EC dated 11.06.2022 i.e. 21545.44 Sqmtr, 21.22 % shall not be truncated/ modified / changed or put to use for the any other purpose.	21545.44 m ² Green area will be developed before the operation of the project site.
IX.	The PP shall develop Miyawaki Forest outside the project boundary & surrounded area as specified in the EMP budget.	Noted.

X.	That Project Proponent will make efforts to promote the use of solar energy and further promote to install infrastructure for vehicles charging facilities for electrical vehicles to the extent possible.	Provisions for Solar power has been ensured and will be provided as per details given with EC application.
XI.	That keeping in view the tall structure of the Project (Height – 152 Meter), Project proponent shall take, adequate measures for “structure stability” & ensure compliance of the relevant guidelines and directions issued by the Competent Authority, in this regard.	Noted.
XII.	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.	Permission from town and country planning department has been obtained, copy of the same is attached as Annexure 02 .
XIII.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.	Consent to Established from State pollution Control Board has been obtained vide letter no. HSPCB/Consent/:329962323GUNOCTE26520307 , dated 01/06/2023 valid upto 23/04/2033 , Copy of CTE is attached as Annexure 03 .
XIV.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.	Statutory clearances have been obtained. application for approval of fire safety has been submitted, copy of application is attached as Annexure 04 . Structure Safety Certificate is attached as Annexure 05 .
XV.	The PP shall not carry any construction above or below the Revenue Rasta, if any	Any construction will not be carried above or below the Revenue Rasta.
XVI.	The PP shall not carry any construction below the HT Line passing through the project, if any	No HT Line is passing through the project Site.
XVII.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.	NOC Permission for Fire Safety has been applied and copy of the same is attached as Annexure 04 .
XVIII.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG	Eco Friendly Green Transformer will be provided at appropriate stage of site development.

	sets will be operated for maximum 04 hours during power failure through Executing Agency	
XIX.	The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.	Occupation or possession will be provided after obtaining the permission from competent authority
XX.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.	Quarterly awareness programs will be carried out for the stake holders of the project.
XXI.	24 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.	24 nos. Rain water harvesting pits will be provided at appropriate stage of site development.
XXII.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.	Digital Water Level Recorder will be provided in Operation phase.
XXIII.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase	Regular water sprinkling is being done to control dust generation from project site during construction phase and same will be done in operation phase also.
XXIV.	The PP shall obtain power assurance from the competent authority.	NOC for Power assurance has been applied and Copy of the application is attached as Annexure 06
XXV.	The PP may provide electric charging stations to facilitate electric vehicle commuters.	Electric charging points/stations will be provided at the project site during appropriate stage of site development.
XXVI.	The PP shall provide the 04 Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.	As the construction at the project site is in Initial stage however Anti-smog guns is available at the project site.
XVII.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.	Noted
XXVIII.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance	Noted

PART B- Standard Conditions/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	All the necessary clearance/permission from all relevant agencies have been obtained before the commencement of work. Zoning Plan is attached as Annexure 07.
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	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.	Structure Safety Certificate has been obtained, copy of the same is attached as Annexure 05
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.	NOC from forest department has been obtained with letter no. R7K-K4G-LG2U dated 15/03/2022, Copy of the same is attached as Annexure 08 .
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 Established from State pollution Control Board has been obtained vide letter no. HSPCB/Consent/ : 329962323GUNOCTE26520307 , dated 01/06/2023 valid upto 23/04/2033 , before the start of construction. Copy of CTE is attached as Annexure 04 .
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Ground water extraction will not be done at any stage of project.
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.	NOC for Power assurance has been applied and Copy of the application is attached as Annexure 06
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.	Statutory clearances have been obtained. application for approval of fire safety has been submitted, copy of application is attached as Annexure 04 . Structure Safety Certificate is attached as Annexure 05 .
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.	Solid waste will be managed as per Solid Waste (Management) Rules, 2016

10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.	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 water sprinkling, covering of construction material, wind breaking wall, water trough, valid PUC certified vehicles are being provide at project site.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Dust mitigation measures like water sprinkling, covering of construction material, wind breaking wall, water trough, valid PUC certified vehicles are being provide at project 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 PM2.5) covering upwind and downwind directions during the construction period.	Ambient air monitoring has been carried out and monitoring report is attached as Annexure 09 .
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).	Water sprinkling, covering of construction material, wind breaking wall, water trough, valid PUC certified vehicles have been provided at project site. Barricades have been provided around the project. Anti-smog gun and Site Barricades photographs has been attached as Annexure 10

	Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	
vi.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Sand, murram, loose soil, cement, stored on site has been covered to prevent dust pollution from site.
vii.	Wet jet shall be provided for grinding and stone cutting	Wet jet will be provided for grinding and stone cutting at appropriate stage of site development.
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 of 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	Natural drainage will be ensured for unrestricted flow of water. No construction will be allowed to obstruct the natural drainage of water system.

	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.	
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, 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.	Water supply assurance letter has been obtained with letter no. EE(Proj)GMDA/2022/219 dated 05/04/2022 and copy of the same is attached as Annexure 11 .
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 bathing 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 will be used.
viii.	Use of water saving devices, fixtures (viz.	Use of water saving device for water

	low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	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. Rain water harvesting recharge pts shall be provided for rain water harvesting after filtration as per CGWB guideline.	24 no. of RWH pits will be provided as per Application submitted for EC.
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.	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.
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	The water balance diagram has already been submitted along with application.

	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.	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 of 925 KLD 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. Assurance for Sewerage Connection for disposal of 364 KLD surplus domestic treated effluent in Master Sewer line has been obtained with vide letter no. GMDA/SEW/2022/328 dated 30/03/2022, attached as Annexure 12 .
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.	100% waste water will be treated at onsite STP. Treated water will be used for landscape, flushing, etc.
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	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.

	Treatment Systems, 2013.	
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.	Noise level confirm to residential standard both during day and night as per Noise pollution rule. Monitoring report is attached as an Annexure 09 .
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 09 .
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	Energy efficient luminaries like LEDs will

	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.	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.	As the construction of the project site is in initial stage, Municipal solid waste will be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016 (as amended).
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.	Disposal of muck during construction phase is not creating any adverse effect on the neighboring communities and is being disposed by taking the necessary precaution for general safety and 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 is provided for segregation of waste. All the solid waste will be handed over to authorized vendor safe disposal/recycle.

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.	Organic waste converter will be provided at site at appropriate stage of site development.
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.	All non-biodegradable waste will be handed over to authorized recycler for disposal as per norms.
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.	As this is a building and construction project, the only hazardous waste generated will be spent oil from DG which will be disposed off as per applicable rules and norms with necessary approval by SPCB.
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.	environment friendly materials are being used at the project site.
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.	Fly ash is being used as building material with RMC in the ratio of 20-25%, also bricks and blocks will be used as per the provisions
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.	Management of wastes from construction and demolition activities related will 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.	E waste 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	Total 79 nos. of Tree cutting/Transplant is involved in this project Permission from Forest department has been obtained vide reference no. XFH-LKM-78FU. And copy of

	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).	the same is attached as Annexure 13 . Compensatory Tress will be planted at appropriate stage of site development.
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.	A minimum of 1 tree (5' tall) for every 80 sqm. of land will be planted and maintained. Plant species selected for the project are mostly indigenous type with less water demand. Landscape plan is attached as Annexure 14
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.	Proper green belt has been designed with peripheral shelter belt. Desired Noise level within the project site will be maintained. Landscape and covered vegetation proposed will be of indigenous variety. Landscape plan is attached as Annexure 13
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.	Excavated soil has been stored at separate place and will be used for site leveling, back 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.	Noted.

	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 nonpeak hours.	No construction activity is being carried out during night time during construction phase. Pollution check certified vehicle is being used for construction work. All vehicles, equipments and construction machines is kept idle when not in use.
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.	A detailed traffic management has already been submitted with EC Application.
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 facilities like dust mask, PPE kits, reflectors, has been provided to labours at construction site.
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	The ventilation provisions for indoor air quality will be 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.	Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan has already been submitted along with application.
iv.	Provision shall be made for the housing of construction labour within the site	All the necessary and requisite facility are being provided to the construction

	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.	labours.
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Occupational health surveillance of the workers is being done on a regular basis.
vi.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First Aid Room with proper medical facility has been available at the site during construction phase and same will be provided during operation phase. Photographs is attached as Annexure 10
IX.	Corporate Environment Responsibility	
i.	The project proponent shall comply with the provisions of CER, as applicable.	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.	The same will be 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.	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	Same has already been submitted at the time of EC application.

	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.	
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.	Advertisement in two local news paper has been done, copy of the same is attached as Annexure 14 .
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 will be 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 under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	The Project is in initial stage of construction, environmental statement for each financial year in Form-V will be submitted in Operation phase of the Project.
vi.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final	Same will be complied.

	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.	The project authorities will 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 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. No further expansion or modifications in the plan will be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana.
x.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.	Fresh environmental clearance will be sought in case of any change in planning of approved plan.
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.	The same will be complied on later stage of project development.
xii.	Concealing factual data or submission of false/fabricated data will result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986	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	Submission of six monthly compliance reports is being done regularly on 1 st june

	conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	and 1 st December of every year.
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.	The same is being complied.
xvii.	The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal	Noted
xviii.	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.	Noted.
xix.	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.	Authority as well as the quarter concerned will be intimated in case of any change in the present communication address.
xx.	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.	Noted
xxi.	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the	Noted

	12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.	
xxii.	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.	Noted
xxiii.	The Project Proponent should intimate to the Authority as well as to the quarter concerned in case of any change in the present communication address.	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 at project site in the month of September, 2023 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	Project Site	Residential

3.1.2 Ambient Air Quality Monitoring Methodology

Monitoring was conducted in respect of the following parameters:

- Particulate Matter (PM₁₀)
- Particulate Matter (PM_{2.5})
- Sulphur Dioxide (SO₂)
- Oxides of Nitrogen (NO₂)
- Carbon Monoxide (CO)

The duration of sampling of PM₁₀, PM_{2.5}, 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 (PM_{2.5}) 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

S. No.	Parameter	Technique	Technical Protocol
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 ($\mu\text{g}/\text{m}^3$)	PM _{2.5} ($\mu\text{g}/\text{m}^3$)	SO ₂ ($\mu\text{g}/\text{m}^3$)	NO ₂ ($\mu\text{g}/\text{m}^3$)	CO (mg/m^3)
		LIMIT	100	60	80	80	4
1.	AAQ1	Project Site	162.0	68.0	10.2	18.0	0.90

3.1.4 Discussion on Ambient Air Quality in the Study Area

PM₁₀ is observed higher than the limit 100 $\mu\text{g}/\text{m}^3$ & PM_{2.5} is found within the limit 60 $\mu\text{g}/\text{m}^3$ (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 $\mu\text{g}/\text{m}^3$ and limit for CO: 4 mg/m^3) at all monitoring locations. Station wise variation of ambient air quality parameters has been pictorially shown in **Figure 3.1**.

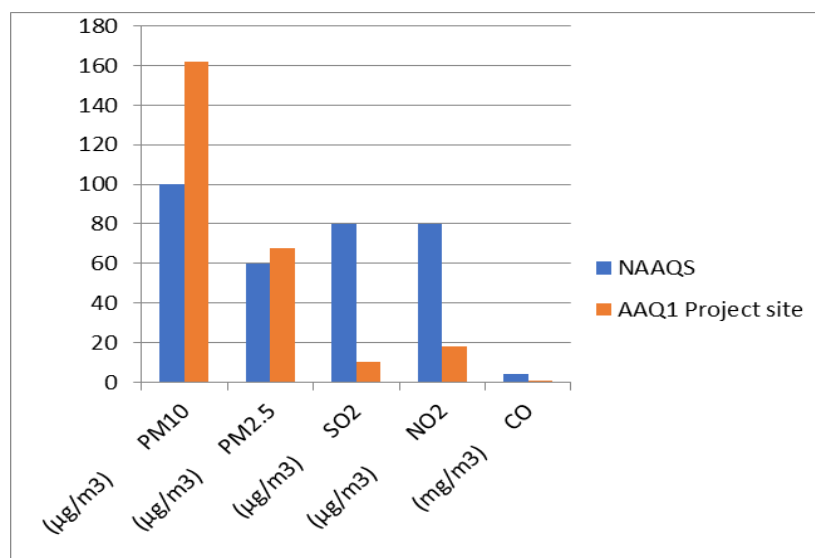


Figure 3.1 Ambient Air Qualities at project site

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 September, 2023 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	Project Site	Residential

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
ANQ-1	Near Main Gate	53.3	55	42.1	45

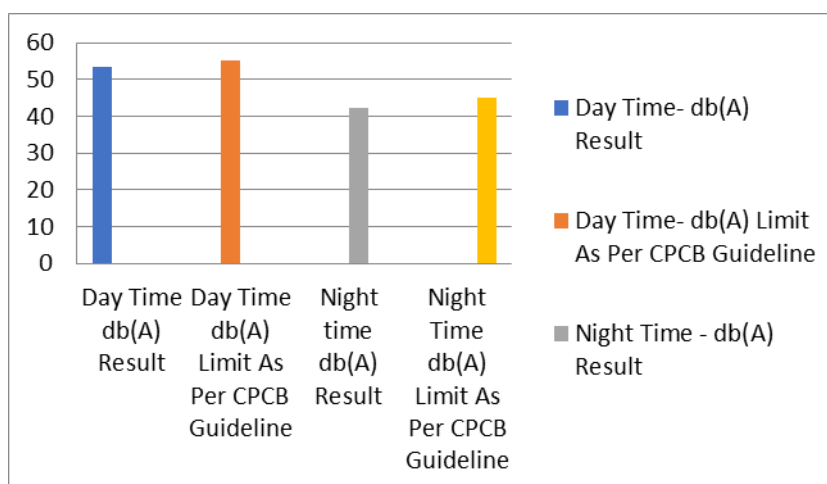


Figure 3.2 Ambient Noise Levels at project site**3.2.4 Discussion on Ambient Noise Levels in the Study Area****Day Time Noise Levels (L_{day}):**

The day time noise level was found to within limit prescribed for Residential area i.e. 55 db(A).

Night Time Noise Levels (L_{night}):

The night time noise level was found to within limit prescribed for Residential area i.e. 45 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 September, 2023 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)	8.13	--
2.	Conductivity	IS 14767 (RA 2016)	480.0	$\mu\text{S/cm}$

3.	Moisture	IS 2720 P-25 (1972)	12.2	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	21.5	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.92	-
6.	Bulk density	IRDH/SOP-SL/06	1.41	gm/cc
7.	Chloride	IRDH/SOP-SL/14	235.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1782.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	142.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	54.0	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	148.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.52	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	13.2	meq/100gm
14.	Available nitrogen	IS 14684	55.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.55	mg/kg
16.	Iron as Fe	IRDH/SOP-SL/22	1280.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	13.0	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	26.0	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.4	
	Clay		25.4	
	Silt		14.2	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	0.86	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



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

To,

The Authorized signatory
M/S DLF HOME DEVELOPERS LIMITED
Gateway Tower 1st floor, DLF city phase-III, Gurgaon, Haryana -122002

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/INFRA2/420899/2023 dated 04 Mar 2023. The particulars of the environmental clearance granted to the project are as below.

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|--|--|
| 1. EC Identification No. | EC23B039HR116175 |
| 2. File No. | SEIAA/HR/2023/317 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Proposed Expansion of Group Housing Project (25.087 acres), Village Maidawas, Sector-63, Gurugram, Haryana |
| 7. Name of Company/Organization | M/S DLF HOME DEVELOPERS LIMITED |
| 8. Location of Project | HARYANA |
| 9. TOR Date | N/A |

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

Date: 24/04/2023

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

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

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

Tel: 0172-2565232, 4043956

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

Subject: EC for Proposed Expansion of Group Housing Project over land measuring area 25.087 acres (The Arbour), Village Maidawas, Sector-63, Gurugram, Haryana by M/s DLF Home Developers Limited.

1.	Project Proponent	M/s DLF Home Developers Limited.
2.	Project Consultant	M/s Ind Tech House Consult
3.	NABET, ACCREDITATION	(No. NABET/EIA/2023/SA 0174 Valid upto : 29-04-2023)
4.	Applied Category of the Project	8(b)
5.	Location of the Project	Village Maidawas, Sector-63, Gurugram
6.	Longitude Latitude	28°24'32.60"N 77°05'48.89"E
7.	Total Cost of the Project	Rs. 2921 Crore
8.	Validity of the Environment Clearance letter	10 Years from the date of issuance in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022.

1. This has reference to your **online Proposal No. SIA/HR/INFRA2/420899/2023 dated 04.03.2023** and subsequent letter dated 14.03.2023 for obtaining Environmental Clearance under category 8(b) of EIA Notification dated 14.09.2006 along with submission of **due Scrutiny fee (as applicable) of ₹ 2,00,000/- vide DD No. 521468 Dated 07.12.2022 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021)**. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP Report 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 21.02.2022, in its meeting held on 14.03.2023 awarded **“Gold” rating / grading** to the Project.
2. It is inter-alia, noted that the project involves the EC for Expansion of Group Housing Project over land measuring area 25.087 acres (The Arbour), Village Maidawas, Sector-63,

3. The details of project are as under:

Sr. No.	Particulars	As per Previous EC	Proposed Expansion	Total After Expansion
1.	Online Proposal Number	SIA/HR/INFRA2/420899/2023		
2.	Latitude	28°24'32.60"N,		
3.	Longitude	77°05'48.89"E		
4.	Total Plot Area	101523.9	0	101523.9 sqm
5.	Proposed Built Up Area	4,55,952.10	140941.00	596893.10sq m
6.	Total no of Saleable DU's	1012	125	1137 Nos
7.	Total EWS Unit	179	22	201 Nos
8.	Max Height of Building	64.2	87.8	152 M
9.	Max No of Floors	3B+ST+18	21	3B+S+39
10.	Cost of Project	1414.7	1506.3	2921 Crore
11.	Expected Population	8704	2519	11223 person
12.	Proposed Ground Coverage Area	26,186.19	-12554.23	13631.963sq m
13.	Proposed FAR Area	1,77,598.70	141420.56	319019.263sqm
14.	Proposed Non-FAR Area	66645.7	29910.14	96555.835sq m
15.	Proposed basement Area	211707.69	-30389.69	181318.00sq m
16.	Total Water Requirement	795	236	1031 KLD
17.	Fresh water requirement	497	140	637 KLD
18.	Waste water Generation	581	143	724 KLD
19.	Proposed STP Capacity	730	195	925 KLD
20.	No of RWH of Pits Proposed	24	0	24
21.	Total Proposed Parking	2640	1069	3709
22.	Proposed Green Area	21545.44 (21.22 %)		
23.	Municipal Solid Waste Generation	3.92	0.85	4.77 TPD
24.	Total Power Requirement	6004.35	8302.65	14307.00 KW
25.	DG set backup	9000	10600	19600 KVA
26	Incremental Load in respect of:	PM ₁₀	0.294 µg/m ³	
		PM _{2.5}	0.176 µg/m ³	
		SO ₂	1.15 µg/m ³	
		NO _x	4.71 µg/m ³	
		CO	0.00265 mg/m ³	

EMP Detail

ENVIRONMENT BUDGET (Construction Phase)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	543	4.4946
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY (4 nos.)	20	9

DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	2	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	0.5
LABOR WELFARE (canteen, creche, safe access road - water power, cooking kerosene/gas)	2.5	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	577	23.64

Environment Budget (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/ Annum
SEWAGE TREATMENT PLANT	300	100
RAIN WATER HARVESTING SYSTEM	200	22
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter)	52	55
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	80	22
ROOF TOP SPV PLANT (173 kw)	77	2.0
Stack for DG Sets, DG Room enclosure & Acoustic treatment	250	2.0
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
EV Charging	125	20
TOTAL	1084	225

4. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during **155th Meeting held on 29.03.2023** to **“GRANT ENVIRONMENT CLEARANCE” TO THE PROJECT, UNDER CATEGORY 8(b) OF EIA NOTIFICATION, 2006**, subject to the conditions listed below:

A. Specific Conditions:-

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
- 8.

That Green Area as mentioned in the earlier EC dated 11.06.2022 i.e. 21545.44 Sqmtr, 21.22 % shall not be truncated/ modified / changed or put to use for the any other purpose.

9. The PP shall develop Miyawaki Forest outside the project boundary & surrounded area as specified in the EMP budget.
- 10.

That Project Proponent will make efforts to promote the use of solar energy and further promote to install infrastructure for vehicles charging facilities for electrical vehicles to the extent possible.

11.

That keeping in view the tall structure of the Project (Height – 152 Meter), Project proponent shall take, adequate measures for “structure stability” & ensure compliance of the relevant guidelines and directions issued by the Competent Authority, in this regard.

12. 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.
13. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall not carry any construction above or below the Revenue Rasta, if any
16. The PP shall keep the ROW below the HT Line passing through the project, if any.

17. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
18. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
19. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
21. **24 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning **of RWH pits.**
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. The PP shall obtain power assurance from the competent authority.
25. The PP may provide electric charging stations to facilitate electric vehicle commuters.
26. The PP shall provide the **04 Anti smog gun** mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
27. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by

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 PM_{2.5}) 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 lowsulphur 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 lowsulphur 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. Rain Water Harvesting 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 of 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 of CER, as applicable.
- 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

- 1) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- 2) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- 3) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 4) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- 5) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- 6) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- 7) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 8) The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- 9) No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- 10)

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

- 11) The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- 12)

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

- 13) The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 14) The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- 15) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- 16) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- 17) The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal
- 18) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- 19) Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- 20) The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.
- 21)

The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.

22)

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

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

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

A copy of the above is forwarded to the following:

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

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

ANNEXURE II

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in

Phone: 0172-2549349; e-mail: tcphry@gmail.com

FORM LC-V

(See Rule 12)

LICENCE NO. 123. OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Arlie Builders & Developers Pvt. Ltd., Aaliyah Real Estate Developers Pvt. Ltd., Arnon Builders & Developers Pvt. Ltd., Beyla Builders & Developers Pvt. Ltd., Afaaf Builder & Developers Pvt. Ltd., Karena Estates Developers Pvt. Ltd., Alfonso Builders & Developers Pvt. Ltd., Zanobi Builder & Developers Pvt. Ltd., Sh. Ajit Singh s/o Sh. Preetam, C/o DLF New Gurgaon Homes Developers Pvt. Ltd., DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase-1, Gurgaon-122002 for development of Group Housing Colony over an area measuring **25.087** acres falling in the revenue estate of village Maidawas, Sector 63 of Gurgaon - Manesar Urban Complex, Distt. Gurgaon.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a) That the residential Group Housing Colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e) That you shall take permanent access from service road proposed along the development plan road.
 - f) That licensee shall deposit the Infrastructural Development Charges @ Rs.1000/- per Sqm for commercial component, @ Rs. 625/- per Sqm for Group Housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - g) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - h) That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
 - i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.

- j) That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
- k) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- l) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- m) That you shall pay the labour cess charges as per policy dated 4.5.2010.
- n) That you shall abide by the policy dated 3.2.2010 regarding allotment of EWS flats.
- o) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- q) That the developer will use only CFL fittings for internal as well as for campus lighting.
- r) That since balance land of Khasra no 27//8/2, 9, 12, 13/1 of village Maidawas, Distt. Gurgaon (after donation of land to Gram Panchayat) is still joining the two pockets of applied land and one pocket to the other pockets is accessible through this land, hence you will not sell the balance piece of land till the access is available through the planned circulation.
- s) The new rates of licence fee and Infrastructure Development Charges stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.
- t) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- u) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

3. The license is valid up to 19-12-2016


(Anurag Rastogi, I.A.S.)
Director General, Town & Country Planning
Haryana, Chandigarh

Place: Chandigarh

Dated: 20-12-2012

Endst.No.LC-1994-JE (S)-2012/


26407

Dated: 21-12-12

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

- Regd. 1. Arlie Builders & Developers Pvt. Ltd., Aaliyah Real Estate Developers Pvt. Ltd., Arnon Builders & Developers Pvt. Ltd., Beyla Builders & Developers Pvt. Ltd., Afaaf Builder & Developers Pvt. Ltd., Karena Estates Developers Pvt. Ltd., Alfonso Builders & Developers Pvt. Ltd., Zanobi Builder & Developers Pvt. Ltd., Sh. Ajit Singh s/o Sh. Preetam, C/o DLF New Gurgaon Homes Developers Pvt. Ltd., DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase-1, Gurgaon-122002 alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
- 2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
- 3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
- 4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.

5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.



(Devendra Nimbekar)

District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with licence No. 123 of 2012/20¹²/2012

1. Detail of land owned by Arlie Builders & Developers Pvt. Ltd. 326/480 share, Aaliyah Real Estates Pvt. Ltd. 2/9 share, Arnon Builders & Developers Pvt. Ltd. 7/72 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	1	8-0
		10	8-0
	28	6	8-0
Total			24-0

2. Detail of land owned by Arlie Builders & Developers Pvt. Ltd. 99/160 share, Arnon Builders & Developers Pvt. Ltd. 14/160 share, Beyla Builders & Developers Pvt. Ltd. 47/160 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	2	8-0

3. Detail of land owned by Arlie Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total	Total Area Taken K-M
Medawas	28	24	8-0	2-14
		13	8-0	3-5
		14/1	4-0	4-0
		17	8-0	7-15
		18	8-0	0-11
	46	2	8-0	8-0
		3/1	7-12	7-12
		Total		33-17

4. Detail of land owned by Afaaf Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total	Total Area Taken K-M
Medawas	28	2	8-0	1-4
		3	8-0	7-19
		4	8-0	8-0
		5	8-0	8-0
		7	8-0	8-0
		8	8-0	6-3
			Total	39-6

5. Detail of land owned by Arnon Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	28	15/1	4-0
		14/2	4-0
	46	4	8-0
Total			16-0

6. Detail of land owned by Karena Estates Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	28	15/2	4-0

Aranteg
D.G.T.C.P. (Mr.)
C. K. S. T. 12/12/12

-2-

7. Detail of land owned by Beyla Builders & Developers Pvt. Ltd. 40/183 share, Arnon Builders & Developers Pvt. Ltd. 73/183 share, Aaliyah Real Estates Pvt. Ltd. 70/183 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	11/1	7-12
	28	16/1	1-11
	Total		9-3

8. Detail of Land owned by Arnon Builders & Developers Pvt. Ltd. 1/10 share, Beyla Builders & Developers Pvt. Ltd. 9/10 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	24	8-0

9. Detail of Land owned by Aaliyah Real Estates Pvt. Ltd. 63/702 share, Karena Estate Developers Pvt. Ltd. 639/702 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	46	1	8-0

10. Detail of Land owned by Alfonso Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	46	3/2	0-8
	27	16/2	5-0
		17	8-0
		18/1	7-7
		19	8-0
		25/1	5-0
	Total		33-15

11. Detail of Land owned by Zanobi Builders & Construction Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	18/2	0-13
		23/2	3-15
		Total	4-8

12. Detail of land owned by Sh. Ajit Singh s/o Preetam, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	22	8-0
		23/1	4-5
		Total	12-5

Grand Total 200 K 14 M or 25.087 Acres

Akshay
Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chandigarh

Directorate of Town & Country Planning, Haryana

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

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

To

Arlie Builders & Developers Pvt. Ltd. and others,
In collaboration with DLF Home Developers Ltd.
(earlier known as DLF New Gurgaon Home Developers Pvt. Ltd.),
DLF Shopping Mall, 3rd Floor,
Arjun Marg, DLF City, Phase-I,
Gurugram-122002.

Memo No. LC-1994-II-JE (VA)-2022/ 5474 Dated 23-02-22

Subject: - Renewal of licence no. 123 of 2012 dated 20.12.2012 granted for setting up of Group Housing Colony over an area measuring 25.087 acres falling in the revenue estate of village Maidawas, Sector-63, Gurugram Manesar Urban Complex.

Please refer to your application dated 23.11.2021 & 12.01.2022 on the subject cited above.

2. Licence no. 123 of 2012 dated 20.12.2012 granted vide this office Endst No. LC-1994-JE (S)-2012/26407-421 dated 21.12.2012 for setting up of Group Housing Colony over an area measuring 25.087 acres falling in the revenue estate of village Maidawas, Sector-63, Gurugram-Manesar Urban Complex is hereby renewed upto 19.12.2025 subject to the outcome of CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana, pending adjudication before Hon'ble Supreme Court and final outcome of CBI investigation under process. This renewal is further subject to terms and conditions laid down in the licence in question and fulfilment of following conditions:-

- a) This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
- b) That you shall start construction at site after getting building plans approved within six months from issuance of this renewal letter.
- c) That you shall get the renewal of the licence till the final completion of the colony is granted.


(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1994-II-JE (VA)-2022/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.

3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.



(Amit Madholia)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.


Email: tcpharyana7@gmail.com Website: <http://tcpharyana.gov.in>

ORDER

Whereas, licence No. 123 of 2012 dated 20.12.2012 was granted in favour of land owner companies/individual in collaboration with DLF Home Developers Ltd. (earlier known as DLF New Gurgaon Home Developers Pvt. Ltd.) for development of group housing colony over an area measuring 25.087 acres in Sector-63, Gurugram Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

2. And, whereas, request was made vide application dated 10.02.2022 to grant permission for transfer of part licenced area measuring 5.6648 acres in favour of developer company as per the provisions of Rule 17 of Rules 1976. The request has been examined and observed that the above said area already stands transferred in favour of developer company and a request has been made to compound the offence so committed. Accordingly, while considering the request for composition under the provisions of Section 13 of Act 8 of 1975 and charging composition fees amounting Rs. 40,09,087/- in lieu thereof, ex-post facto permission to transfer the licenced land measuring 5.6648 acres in favour of developer company i.e. DLF Home Developers Ltd. from land owner licencees is hereby accorded. The revised land schedule is also enclosed, which may be read alongwith licence no. 123 of 2012 dated 20.12.2012 for the henceforth communication.

DA/As above.



(T. L. Satyaparkash, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1994-Vol-III/JE (VA)/2022/ 28957

Dated: 22-09-22

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

1. DLF Home Developers Ltd. 1st floor, Gateway Tower, R-Block, DLF City, Phase-III, Gurugram-122002.
3. Chief Administrator, HSVP, Panchkula.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Chief Accounts officer of this Directorate.


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

To be read with License no. 123 dated 20.12.2012

Revised land Schedule

1. Details of land of Arlie Builders & Developers Pvt. Ltd. (Share 326/480), DLF Home Developers Ltd. (Share 154/480)

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	1	8	0
	27	10	8	0
	28	6	8	0
		Total	24	0

2. Details of land of Arlie Builders & Developers Pvt. Ltd. (Share 99/160), DLF Home Developers Ltd. (Share 14/160), Beyla Builders & Developers Pvt. Ltd. (Share 47/160),

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	2	8	0

3. Details of land of Arlie Builders & Developers Pvt. Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	28	24/2 min	2	14
	28	13/2	3	5
	28	14/1	4	0
	28	17/1	7	15
	28	18/1	0	11
	46	2	8	0
	46	3/1	7	12
		Total	33	17

4. Details of land of Afaaf Builders & Developers Pvt. Ltd

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	28	2/2	1	4
	28	3/1	7	19
	28	4	8	0
	28	5	8	0
	28	7	8	0
	28	8/1	6	3
		Total	39	6

g.d.
D.T.C.P (HR)

5. Details of land of DLF Home Developers Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	22	8	0
	27	23/1	4	5
	28	15/1	4	0
	28	14/2	4	0
	46	4	8	0
		Total	28	5

6. Details of land of Vamil Builders & Developers Pvt. Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	28	15/2	4	0

7. Details of land of Beyla Builders & Developers Pvt. Ltd. (Share 40/183), DLF Home Developers Ltd. (Share 143/183),

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	11/1	7	12
	28	16/1	1	11
		Total	9	3

8. Details of land of Beyla Builders & Developers Pvt. Ltd. (Share 9/10), DLF Home Developers Ltd. (Share 1/10),

Village	Rect. No.	Killa No.	Area	
			K	M
	27	24	8	0

9. Details of land of Hoshi Builders & Developers Pvt. Ltd


Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	16/2	5	0
	27	17	8	0
	27	18/1	7	7
	27	19	8	0
	27	25/1	5	0
	46	3/2	0	8
		Total	33	15

10. Details of land of Zanobi Builders & Cons. Pvt. Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	18/2	0	13
	27	23/2	3	15
		Total	4	8

11. Details of land of Vamil Builders & Developers Pvt. Ltd. (Share 639/702), M/s DLF Home Developers Ltd. (Share 63/702),

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	46	1	8	0
	GRAND TOTAL 200K-14M		25.087 Acres	


 Director,
 Town & Country Planning
 Haryana
 Jalandhar

ANNEXURE III



HARYANA STATE POLLUTION CONTROL BOARD

HSPCB Gurgaon North Vikas Sadan, 1st Floor, Near DC Court,

Gurgaon Ph.0124-2332775 Email:-

hspcbrogrn@gmail.com

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

Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 329962323GUNOCTE26520307

Dated:01/06/2023

To.

M/s : Proposed Group Housing Project by M/S DLF HOME DEVELOPERS LIMITED

**25.087 acres,Village Maidawas, Sector 63, Gurugram
GURGAON
122001**

Sub. : Grant of consent to Establish to M/s Proposed Group Housing Project by M/S DLF HOME DEVELOPERS LIMITED

Please refer to your application no. 26520307 received on dated 2023-05-16 in regional office Gurgaon North.

With reference to your above application for consent to establish,M/s Proposed Group Housing Project by M/S DLF HOME DEVELOPERS LIMITED is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	01/06/2023 - 23/04/2033
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	292100.0
Total Land Area (Sq. meter)	101523.9
Total Builtup Area (Sq. meter)	596893.1
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	724.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l

3. TSS	20 mg/l
4. O&G	10 mg/l
5. Total Nitrogen	10 mg/l
6. Total Phosphorus	1 mg/l
7. Faecal Coliform (MPN/100 ML)	Less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	3
Height of stack	
1. Stack to DG sets 2000 KVA x 9	9 Meter
2. Stack to DG set 1500 KVA	9 Meter
3. Stack to DG set 100 KVA	9 Meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	1.1 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 724 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 724 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 :



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 expansion.
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 for expansion 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 compliance 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 guns 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 and submit the compliance of the same within 90 days to this office.
32. CTE expansion so granted is on the basis of detail submitted by the unit in online application, CTE expansion 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 expansion in respect of past violation committed by them
34. Unit will not do any construction work in their project without obtaining valid renewed license from DTCP and CTE expansion will be become null and void if unit fails to renew DTCP license.
35. This CTE expansion is only valid for the area for which unit has obtained License /CLU issued by DTCP and Aravali clearance report from Deputy Commissioner, Gurugram.
36. At any stage, if any violation observed of any above conditions at any time, this CTE expansion stands cancelled /revoked & further action will be taken as per Law/Acts/Notifications/Policies/Rules.

Regional Officer, Gurgaon North
Haryana State Pollution Control Board.

ANNEXURE IV



**Directorate of Urban Local Bodies,
Haryana
Acknowledgement Receipt
Gurgaon Gurgaon**



Receipt No:	051452223000088	Receipt Date:	27/07/2022
Application Name:	Fire Services	Service Name:	Approval of Fire Fighting Scheme
Applicant Name:	DLF Home Developers Ltd	Address:	1st floor gateway tower DLF cyber city gurugram
Mobile No:	97*****32	Verify Code:	D7256

Acknowledgement for receipt of application for Fire Services with above detail.



ANNEXURE V

FORM BR-V (A2)
[See Code 2.1 (1) (vii)]

Certificate of conformity to rules and structural safety for all buildings for all buildings except as stated in Form BR-V (A1).

Certificate to be submitted along with the building application in Form BR-1 duly signed by the Architect and Structural Engineer and the Proof Consultant and the Geotechnical Engineer (for buildings above 70 meter height).

Details of the building for which the certificate is issued:

Revised building plans for 'The Sixty Three', Group Housing scheme area measuring 25.087 Acres, Village Maidawas, Sector 63, Gurugram Manesar Urban Complex, being developed by DLF Home Developers Limited.

Name of the owner/Project : DLF Home Developers Ltd. / The Sixty Three

Complete address of the owner : DLF Centre, Sansad Marg,
New Delhi, 110001.

A. Building Plan:

(i) Name of Architect : Prateek Bhatnagar
(ii) Council of Architect Registration No. : CA/2003/32077
(iii) Complete Address : Arcop Associates Pvt. Ltd.
Plot No.-36B, Sector-32, Gurgaon, Haryana-122001
(iv) Email : prateek@arcop.co.in
(v) Mobile No : 9810756364

B. Structural Design

(i) Name of Engineer : Misam Imam
(ii) Qualifications : BE Civil Engineering, M. Sc. Civil Engineering
(iii) Complete Address : Thornton Tomasetti (India) LLP
10th Fl., Unit #1001-A; Senapati Bapat Marg
Elphinstone (W), Mumbai, 400013, India
(iv) E-mail : mimam@ThorntonTomasetti.com
(v) Mobile no. : 9769805147

Certificate

It is hereby certified that the plans submitted in Form BR-1 for the building detailed above, are in accordance with the Code and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated _____

Signature of Owner

Mobile No: _____

Signature of Architect

Signature of Structural Engineer

DLF Home Developers Limited

Authorised Signatory

PRATEEK BHATNAGAR
ARCHITECT
M.C.A., A.I.I.A.
Registration No.: CA/2003/32077
A-14795



The structure design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian standard codes for structures resistant to earthquake and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated: 18/01/2023



S. Prabhune

Sneha Prabhune
Signature of Proof Consultant

Mobile No: 9167208142

Email ID: Sneha.ghate@optimal.in

Certificate of Geotechnical Engineer (For building above 70 meter height)

The structural design has been checked from geotechnical perspective and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for safe bearing capacity, required depth for foundation, stability of excavated slopes and safety of the adjoining structures, structures resistant to earthquakes and other natural hazards by considering all relevant affecting/ governing aspects, the strata and sub-soil conditions. The local soil conditions, its load bearing capacity and the underground water table etc. have also been kept in view in the design.

Date: _____



A. K. G. May

Signature of Geotechnical Engineer

Mobile No: 9810341627

Email ID: AKG13MAY@YAHOO.COM

ANNEXURE VI

DLF HOME DEVELOPERS Limited

DLF Gateway Tower, R Block, DLF City,
Phase III, Gurugram-122 002, Haryana
Tel.: (+91-124) 4396000

DLFA
BUILDING INDIA

To,
The Superintendent Engineer (OP),
Circle -II
DHBVN, Gurugram (Hr).

Date : 01.03.2023

Subject : Assurance Certificate of DHBVN for Electrical load requirement for Residential Building Complex on land measuring 25.087 Acres, "GROUP HOUSING 63" project in Sector -63, Gurugram, Haryana.

Dear Sir,

We are constructing a Residential Multistory building at sector 63, Gurugram, Haryana.

The total approximate electrical load for the project will be about **14307KW** (Electrical Load Sheet is enclosed).

In view of the above it is requested that an Assuring Certificate Stating that this entire electrical load will be provided / Supplied by DHBVN, whenever electrical connection for the same is applied.

Kindly issue the assurance certificate to get the Environment clearance from HSEIAA (Haryana State Environment Impact Assessment Authority) / HSEAC (Haryana State Expert Appraisal Committee / MoEF & CC .

Thanking you.

Yours faithfully,


For : DLF HOME DEVELOPERS LTD.



(Authorised Signatory)

Encl: As above

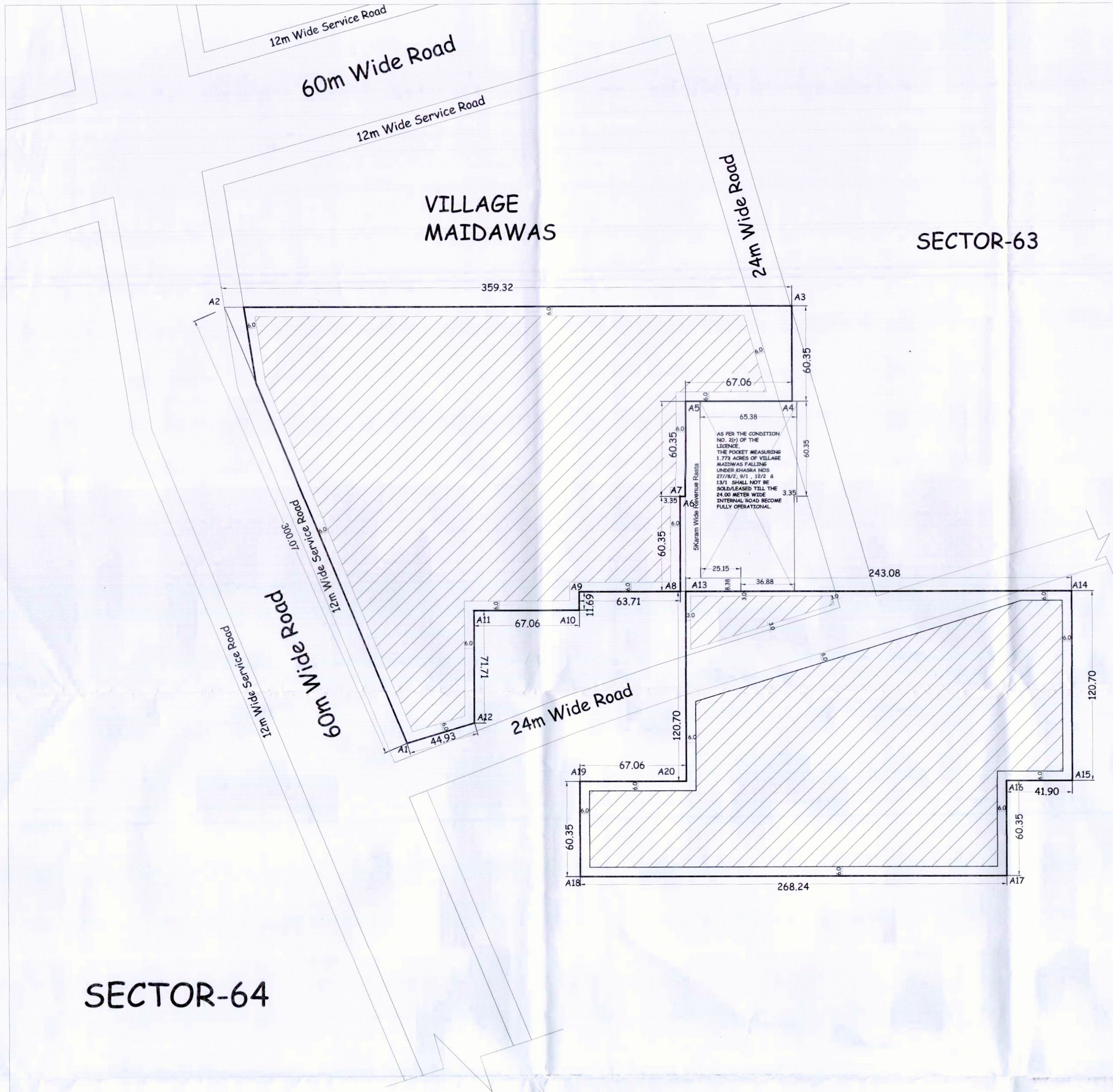
DESPATCHER
SE (OP) Circle-II
DHBVN SCO No. 3&4
Sector-31, Gurugram
DESPATCHER


DESPATCHER
SE (OP) Circle-II
DHBVN SCO No. 3&4
Sector-31, Gurugram

POWER SUPPLY REQUIREMENT CALCULATION			
S.N	Description	Connected load (KW)	Demand load (KW)
1	North Pocket Apartment Load	13500	6750
2	North Pocket Tower Common Area Load	1136	568
3	North Pocket Basements & Ancillaries	3520	908
	Subtotal For North Pocket	18156	8227
4	South Pocket Apartment Load	9240	4620
5	South Pocket Tower Common Area Load	832	416
6	South Pocket Basements & Ancillaries	2547	686
	Subtotal For South Pocket	12467	5722
7	EWS Apartment Load	600	300
8	EWS Tower Common Area Load	70	41
9	EWS Basements & Ancillaries	35	17
	Subtotal For EWS	705	358
	Grand Total For Entire Development	31293	14307
	Load in KVA at 0.9 PF		15896
Considering the Overall Demand of 15.8 MVA for Development, one Single 33kV Connection from DHBVN is Proposed			

SUNIL NAYYAR CONSULTING ENGINEERS LLP
GURGAON

ANNEXURE VII



SECTOR-64

ZONED AREA =20.563 ACS.
ALL DIMENSIONS ARE IN METERS.



REVISED ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 25.087 ACRES (LICENCE NO.123 OF 2012 DATED 21/12/2012 IN SECTOR 63, GURUGRAM BEING DEVELOPED BY DLF HOME DEVELOPERS LTD. & OTHERS

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

- 1. SHAPE & SIZE OF SITE:**
The shape and size of the Group Housing Colony is in accordance with the approved demarcation plan as verified by DTP, Gurugram vide endst. no. 2598 dated 11.03.2022 shown as A1 to A20 on the Zoning Plan.
- 2. TYPE OF BUILDING PERMITTED**
The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.
- 3. GROUND COVERAGE AND FAR:**
 - a. Building shall only be permitted with in the portion of the site marked as buildable zone and no where else.
 - b. The maximum coverage on ground floor shall be 35% on the area of 25.087 acres.
 - c. The permissible FAR is 175 on the area of 25.087 acres. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director, Town and Country Planning, Haryana. However, an additional FAR of 126904.16 Sqm. is also permitted in lieu of following granted TDR :-

S.No.	TDR Certificate No.	Area in Sqm.
1	01-600 of 2022	16682.015
2	01-1974 of 2022	54844.9346
3	01-1498 of 5/2022	41628.5969
4	01-565 of 7/2022 (Part)	13748.6135
TOTAL		126904.16

- 4. HEIGHT OF BUILDING:**
The height of the building block, 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 not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
 - b. If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.
 - c. Building/Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
 - d. All building block(s) shall be constructed so as to maintain an interse distance not less the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 & above	16

- e) 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 air space shall be the one specified for the tallest building as specified above.
- 5. SUB-DIVISION OF SITE:**
 - a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
 - b) The site shall not be sub divided or fragmented in any manner whatsoever.
 - 6. GATE POST AND BOUNDARY WALL.**
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 metres width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/ public open space.
 - 7. DENSITY.**
The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 25.087 acres and Maximum density (PPA) with TDR is Existing+200.
For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.
 - 8. ACCOMMODATION FOR SERVICE POPULATION.**
Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less then 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for E.W.S category.
 - 9. PARKING:**
Parking will be as per clause No. 7.1 of Haryana Building Code 2017.
The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 mtr. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

- 10. LIFTS AND RAMPS:**
Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storeys lifts with 100% stand by generators along with automatic switchover would be essential. Atleast one lift shall be provided with minimum size of 1.80 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 metres with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.
- 11. OPEN SPACES :**
While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and land scoped according to the plan approved by the DG,TCP, Haryana. At least 15% of the total site area shall be developed as organised open space i.e. tot lots and play ground.
- 12. APPROVAL OF BUILDING PLANS:**
The building plans of the buildings to be constructed at site shall have to be got approved from the Director Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code -2017 (as amended time to time) before starting up the construction.
- 13. BUILDING BYE- LAWS:**
The construction of building /buildings shall be governed by the Haryana Building Code -2017 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of the Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norms, the model building bylaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DTCP, Haryana.
- 14. CONVENIENT SHOPPING.**
0.5% of the total area shall be reserved to cater for essential convenient shopping with the following conditions.
 - a. The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
 - b. The size of Kiosk/Shops shall not be more than 2.75 m x 2.75 m and 2.75 m x 8.25 m.
 - c. The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meters.
- 15. PROVISION OF COMMUNITY BUILDINGS.**
The community buildings shall be provided as per the composite norms in the Group Housing Scheme.
- 16. BASEMENT:**
 - (a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
 - (b) The construction of basement shall be executed as per the Haryana Building Code, 2017.
- 17. APPROACH TO SITE:**
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, Haryana.
- 18. FIRE SAFETY MEASURES:**
 - a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code, 2016/ National Building Code of India and t the same should be got certified from the competent authority.
 - b) 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 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 authorize by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.
- 19. SOLAR WATER HEATING SYSTEM**
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.
- 20. RAIN WATER HARVESTING SYSTEM.**
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- The coloniser shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting well as campus lighting.
- The colonizer/owner shall convey the ultimate power load requirement of the project to the concerned power utility to enable the provision of site for transformers/switching stations/electric sub-station as per the norms prescribed by the power utility in the project site within 2 months from the issuance of sanction of building plans.
- That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the coloniser/owner as per provision of The Haryana development & Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, falling which the said site shall vest with the Govet 1975.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the coloniser/owner shall strictly comply with the policy issued vide Memo no. LC-147/2021/4830-31 dated 26.02.2021 issued by Haryana Government regarding allocation of EWS Flats.

DRG. NO. D.T.C.P. 8845 DATED 02-01-23

(RAM AVTAR BASSI)
JD(HQ)

(SANJAY NARANG)
ATP(HQ)

(R.S. BAFFH)
DTP(HQ)

(HITESH SHARMA)
STP(HQ/M)

(P. SINGH)
CTP(HR)

(T.L. SATYAPRAKASH)
DG,TCP (HR)

ANNEXURE VIII



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



गैर-वन भूमि पर वन कानून उपयुक्तता के विषय में स्पष्टीकरण पत्र।

Clarification letter regarding applicability of forest laws on non forest land.

नाम Name	आकांक्षा Akanksha
संगठन का नाम Organisation Name	Arlie Builders & Developers Pvt. Limited And Others, C/o Dlf
वर्तमान पता Current Address	Home Developers Limited. Gateway Tower, 2nd Floor, Cyber City
भूमि स्थान Land Location	Medawas, Gurgaon, Medawas
भूमि मापन Land Measurements	25.087 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	27,28,46,;

Reference No. (SRN):- R7K-K4G-LG2U

जारी करने की तिथि / Date of Issuance: 15-03-2022

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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



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



गैर-वन भूमि पर वन कानून उपयुक्तता के विषय में स्पष्टीकरण पत्र।

Clarification letter regarding applicability of forest laws on non forest land.

किला नम्बर Killa Number	Kila Nos : Rect No. 27, Kila No. 1 (8-0), 10 (8-0), 2 (8-0), 11/1 (7-12), 24(8-0), 16/2(5-0), 17(8-0), 18/1(7-7), 19(8-0), 25/1(5-0), 18/2 (0-13), 23/2(3-15), 22(8-0),23/1(4-5), Rect No 28, Kila No 6 (8-0), 24 Min (2-14), 13/2 (3-5), 14/1(4-0), 17/1 (7-15), 18/1(0-11), 2/2(1-4),3/1(7-19),4(8-0),5(8-0),7(8-0), 8/1(6-3),15/1(4-0)14/2(4-0),15/2(4-0),16/1(1-11) Rect. No 46, Kila No 2(8-0),3/1(7-12),4(8-0),1(8-0), 3/2(0-8)
प्रयोजन Purpose	Building Construction



जारी करने की तिथि / Date of Issuance: 15-03-2022

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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



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



गैर-वन भूमि पर वन कानून उपयुक्तता के विषय में स्पष्टीकरण पत्र।

Clarification letter regarding applicability of forest laws on non forest land.

Applicant Akanksha located at village /city Medawas district Gurgaon
made a proposal to use this land for Building Construction. It is made clear that:

- a) As per records available above said land is not part of notified Reserved Forest, Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 of Punjab Land Preservation Act, 1900.
- b) It is clarified that by the Notification No. S.O.8/PA.2/1900/S.4/2013 dated 4th January, 2013, all Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O.81/PA.2/1900/S.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- c) If approach is required from Protected Forest by the user agency, the clearance/ regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s Arlie Builders & Developers Pvt. Limited And Others, C/o whose land is located at village/city, Medawas M/s Home Development Limited must obtain clearance as applicable under Forest Conservation Act 1980.
- d) As per the records available with the Forest Department, Gurgaon the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- e) All other statutory clearances mandated under the Environment Protection Act. 1986, as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/ order shall be obtained as applicable by the project proponents from the concerned authorities.
- f) The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.
- g) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.05.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.
- h) It shall be the responsibility of user agency/ applicant to get necessary clearances/ permissions under various Acts and Rules applicable if any, from the respective authorities/ Department.
- i) This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher.

It is subject to the following conditions:

1. Clarification Is Hereby Issued Subject To The Conditions
Mentioned Above.



Date: 15-03-2022
Place: Gurgaon

Rajeev Tejyan,
(Divisional Forest Officer)

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

प्रेषक,

उपायुक्त, गुरुग्राम।

सेवा मे

M/s DLF Home Developers Limited,
Gateway Tower (2nd Floor),
DLF City, Phase-III, Gurugram.

क्रमांक

37

/एम0बी0

दिनांक 27-04-2022.

विषय:-

Report of the Tehsildar Gurugram through the office of DC that the land of the project does not fall under MoEF Aravalli Notification S.O 319(E) dated 7th May 1992: NOC Forest and Aravalli Certificate for proposed Project of Group Housing in sector 63, Village Medawas, Gurugram, Haryana.

उपरोक्त विषय के संदर्भ में।

विषयाधीन मामले में उक्त के सम्बन्ध में नायब तहसीलदार, बादशाहपुर व उप वन संरक्षक, गुरुग्राम से रिपोर्ट प्राप्त की गई जो निम्न प्रकार है:-

नायब तहसीलदार, बादशाहपुर ने अपने कार्यालय के पत्र क्रमांक 1019/रीडर दिनांक 03.12.2021 व क्रमांक 01/आर0सी0 दिनांक 01.04.2022 के द्वारा रिपोर्ट इस कार्यालय में प्रेषित की है जिसमें लिखा है कि पटवारी हल्का से रिपोर्ट प्राप्त की गई। रिपोर्ट बिन्दुवार निम्नप्रकार है:-

1. प्रार्थना पत्र में वर्णित खसरा/किला न0 मु0न0 27 किला न0 1(8-0), 2(8-0), 10(8-0), 11/1(7-12), 16/2(5-0), 17(8-0), 18/1(7-7), 18/2(0-13), 19(8-0), 22(8-0), 23/1(4-5), 23/2(3-15), 24(8-0), 25/1(5-0) मु0 न0 28 किला न0 2/2(1-4), 3/1(7-19), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8/1(6-3), 13/2(3-5), 14/1(4-0), 14/2(4-0), 15/1(4-0), 15/2(4-0), 16/1(1-11), 17/1(7-15), 18/1(0-1), 24/2(5-6), मु0न0 46 किला न0 1(8-0), 2(8-0), 3/1(7-12), 3/2(0-8), 4(8-0) किता 35 रकबा 202 कनाल 16 मरला (25.35 एकड) दिनांक 07.05.1992 मौजा मैदावास उप-तहसील बादशाहपुर जिला गुरुग्राम हरियाणा अरावली क्षेत्र में नहीं है।
2. उपरोक्त अराजी भूमि दिनांक 07.05.1992 के नोटिफिकेशन के पूर्व व उसके पश्चात गैर मु0 पहाड/गैर मु0 राडा/गैर मु0 बीहड/बंजड बीहड या रुद्र नहीं है।
3. उपरोक्त अराजी मुतनाजा भूमि दिनांक 07.05.1992 के नोटिफिकेशन के पूर्व किस्म चाही तथा नोटिफिकेशन के पश्चात किस्म गैर मु0 व बंजर कदीम है।
4. उपरोक्त अराजी मुतनाजा भूमि चकबंदी/मिसल हकीयत ता हाल कभी ग्राम पंचायत/शामलात देह/नगर पालिका की मलकियत नहीं रही है।
5. अराजी भूमि मुतनाजा खेवट न0 612/646 जमाबन्दी साल 2019-20 के खाना कैफियत में दर्ज रपट न0 879 दिनांक 27.03.2015 बरवे रपट न0 855 दिनांक 01.04.2022 से कलमजन हो चुकी है। अब खाना कैफियत के अनुसार कोई केस आदि नहीं है।
6. उपरोक्त अराजी भूमि SEZ(Special Economical Zone) में नहीं है।
7. अराजी मुतनाजा मु0 न0 27 किला न0 16/2, 17, 18/1, 18/2, 19, 23/2, 25/1 पर रपट न0 949 दिनांक 09.06.2010 से धारा 4 दर्ज है जो कि अब रपट न0 80 दिनांक 27.09.2021 से उपरोक्त किला नम्बरान रीलीज हो चुके है।

उप वन संरक्षक, गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 3250-जी0 दिनांक 24.03.2022 के द्वारा अवगत कराया है कि उनके कार्यालय द्वारा ऑनलाईन दिनांक 15.03.2022 (M/s Arlie Builders & Developers Pvt. Limited and others, C/o DLF Home Developers Ltd.) को गांव मैदावास, जिला गुरुग्राम के 25.087 एकड एरिया की फोरेस्ट क्लेरिफिकेशन आनलाईन जारी की जा चुकी है जिसकी छाया प्रति इस कार्यालय में प्रेषित की है जिसमें लिखा है कि Applicant M/s Arlie Builders &

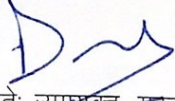
Developers Pvt. Limited and others, C/o DLF Home Developers Ltd., Land Measuring 25.087 (Acre) having Rect. No. 27 Killa No. 1(8-0), 10(8-0), 2(8-0), 11/1(7-12), 24(8-0), 16/2(5-0), 17(8-0), 18/1(7-7), 19(8-0), 25/1(5-0), 18/2(0-13), 23/2(3-15), 22(8-0), 23/1(4-5) Rect No. 28, Killa No. 6(8-0), 24 min(2-14), 13/2(3-5), 14/1(4-0), 17/1(7-15), 18/1(0-11), 2/2(1-4), 3/1(7-19), 4(8-0), 5(8-0), 7(8-0), 8/1(6-3), 15/1(4-0), 14/2(4-0), 15/2(4-0), 16/1(1-11), Rect No. 46 Killa No. 2(8-0), 3/1(7-12), 4(8-0), 1(8-0), 3/2(0-8) Land located at village Medawas District Gurugram made a proposal to use this land for Building Construction. It is made clear that:-

- A) As per records available above said land is not part of notified Reserved Forest, protected Forest under Indian Forest Act, 1927 or any area closed under section 4 of Punjab Land Preservation Act 1900.
- B) It is clarified that by the Notification No. S.O 8/P.A 2/1900/S. 4/2013 dated 04-01-13 all Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O 81/PA.2/1900/S.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as Forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest officer, Gurgaon.
- C) If approach is required from Protected forest by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s Arlie Builders & Developers Pvt. Limited and others, C/o DLF Home Developers Ltd. whose land is located at Village/City Medawas District Gurgaon must obtain clearance as applicable under Forest Conservation Act. 1980.
- D) As per the records available with the Forest Department Gurgaon the area does not fall in areas where plantations were raised by the Forest Department under Aravali project.
- E) All other statutory clearances mandated under the Environment protection Act. 1986, as per the notification of Ministry of Environment and Forest, Government of India dated 07-05-1992 or any other Act/Order shall be obtained as applicable by the project proponents from the concerned authorities.
- F) The project proponent will not violate any Judicial Order/Direction issued by the Hon'ble Supreme Court/High Courts.
- G) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07-05-2002, 29-10-2002, 16-12-2002, 18-03-2004, 14-05-2008 etc. pertaining to Aravali region in Haryana, which should be complied with.
- H) It shall be the responsibility of user agency/applicant to get necessary clearances/ permissions under various Acts and Rules applicable if any, from the respective authorities/department.
- I) This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher.

It is subject to the following conditions:

1. Clarification Is Hereby Issued Subject To The Conditions Mentioned Above.

अतः नायब तहसीलदार, बादशाहपुर व उप वन संरक्षक, गुरुग्राम की रिपोर्ट अनुसार आपको Village Medawas, Sector-63, District Gurugram के किला न० 27 / 24 को छोड़कर बाकि सभी किला नम्बरान की Aravalli Clearance/Non Forest Land रिपोर्ट इस शर्त पर जारी की जानी उचित होगी कि प्रार्थी कम्पनी को दी गई एन०ओ०सी में यदि किसी नम्बरो पर हरियाणा सरकार के किसी भी विभाग द्वारा किसी प्रकार की भूमि अर्जन कार्यवाही धारा 4, 6 व अवार्ड आदि राजस्व रिकार्ड अनुसार पाया गया तो सम्बन्धित नम्बरो की अरावली एन०ओ०सी० स्वतः रद्द समझी जावेगी जिसके लिए प्रार्थी कम्पनी स्वयं जिम्मेवार होगी।


कृते: उपस्थित, गुरुग्राम।

	<p align="center">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 ☎ 0124-2582106, 0124-4378109 E-mail – seop2gurugram@dhbvn.org.in Website - www.dhbvn.org.in</p>	
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To,

M/s DLF Home Developers Ltd.
 1st Floor, DLF Gateway Tower, R-Block,
 DLF City Phase-III, Gurugram.

Memo No. Ch- 51 /DGR- 26B


Dated: 25/03/2022

Sub: Assurance certificate of DHBVN for 6734 KW electrical load requirement for Group Housing colony over an area measuring 25.087 acres in Sector-63, Gurugram.

Refer to your letter no. Misc/Elec./1(III) dated 22.03.2022, received in this office on 24.03.2022 vide diary no. 1534.

It is here by assured that the power requirement of tentative load of **6734 KW** shall be considered from the nearest sub-station 33 KV level at the time of actual requirement as per DHBVN Norms, 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 latest Nigam instructions 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 laid by you at your own 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 till the validity of licenses issued by Town & Country Planning, Haryana in view of Sales Circular no. D-6/2022 issued by CE/Commercial, DHBVN, Hisar vide memo no. Ch-06/SE/C/R-16/380/Vol-I dated 10.03.2022.


S.E (OP) Circle –II
DHBVN, Gurugram

Copy to:-

The Xen 'OP' Sub-Urban Divn. DHBVN, Gurugram for information, please.

ANNEXURE IX



IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



(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

TC No. 5912

TEST REPORT

(Soil)

Report No. :	IRDH-0923-COM-SL-882
Date of Reporting	13/09/2023
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Environment Clearance for proposed Group Housing Project (25.087 Acres), Village-Maidawas, Sector-63, Gurugram, Haryana by M/s. DLF Home Developers Limited
Nature of Sample	Soil
Identification of Sample	Soil Sample collected from Project Site
Date of Sampling	04/09/2023
Method of sampling	As per standard method
Date of testing:	04/09/2023 To 13/09/2023
Sampled by	IR&DH - Team

RESULTS

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 P-26 (1987)	8.13	--
2.	Conductivity	IS 14767 (RA 2016)	480.0	μS/cm
3.	Moisture	IS 2720 P-25(1972)	12.2	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	21.5	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.92	-
6.	Bulk density	IRDH/SOP-SL/06	1.41	gm/cc
7.	Chloride	IRDH/SOP-SL/14	235.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1782.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	142.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	54.0	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	148.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.52	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	13.2	meq/100gm
14.	Available nitrogen	IS 14684	55.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.55	mg/kg

Head Office: G-8/6, Ground Floor,
Sector-11, Rohini, Delhi-110085
Tel.: +91 11 27571410, 64607252
E-mail: ithconsult@hotmail.com





TC No. 5912

IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

(MOEF&CC Recognized Laboratory)

(ISO 9001:2015/ ISO 14001:2015/ ISO 45001:2018)

C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.), Tel.: +91 120 4215489



Report No. – IRDH-0923-COM-SL-882

Page: 2/2

S. No.	Parameter	Test Method	Results	Unit
16.	Iron as Fe	IRDH/SOP-SL/22	1280.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	13.0	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	26.0	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.4	
	Clay		25.4	
	Silt		14.2	
20.	Sodium Adsorption Ratio(SAR)	IRDH/SOP-SL/13	0.86	By calculation

End of Report

Dr. SNA Rizvi
Authorized Signatory

- 1- Test Report is limited to the invoice raised/item tested.
- 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.



TC No. 5912

IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

(MOEF&CC Recognized Laboratory)
(ISO 9001:2015/ ISO 14001:2015/ ISO 45001:2018)

C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.), Tel.: +91 120 4215489



TEST REPORT (Ambient Air)

Report No	IRDH-0923-COM-AAQ-882
Date of Reporting	13/09/2023
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Environment Clearance for proposed Group Housing Project (25.087 Acres), Village-Maidawas, Sector-63, Gurugram, Haryana by M/s. DLF Home Developers Limited
Location	Project site
Date of Sampling	04/09/2023 to 05/09/2023
Type of Monitoring	Ambient Air Monitoring (24 hourly)
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
Sample drawn by	IR&DH Team

RESULTS

S. No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IRDH/SOP/AAQM/01	68.0	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 P- 23 (2006)	162.0	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 P-02 (2001)	10.2	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 P-06 (2006)	180	µg/m ³	80
5.	Carbon monoxide as CO	IRDH/SOP/AAQM/08	0.90	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

1- Test Report is limited to the invoice raised/item tested.

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.



TC No. 5912

IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

(MOEF&CC Recognized Laboratory)

(ISO 9001:2015/ ISO 14001:2015/ ISO 45001:2018)

C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.), Tel.: +91 120 4215489



TEST REPORT (Ambient Noise)

Report No	IRDH-0923-COM-ANQ-882
Date of Reporting	13/09/2023
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Environment Clearance for proposed Group Housing Project (25.087 Acres), Village-Maidawas, Sector-63, Gurugram, Haryana by M/s. DLF Home Developers Limited
Location	Project site
Date of Sampling	04/09/2023 to 05/09/2023
Type of Monitoring	Ambient Noise Monitoring
Method of sampling	As per standard Method
Sampling Protocol	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	Project site	53.5	42.1

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
Authorized Signatory



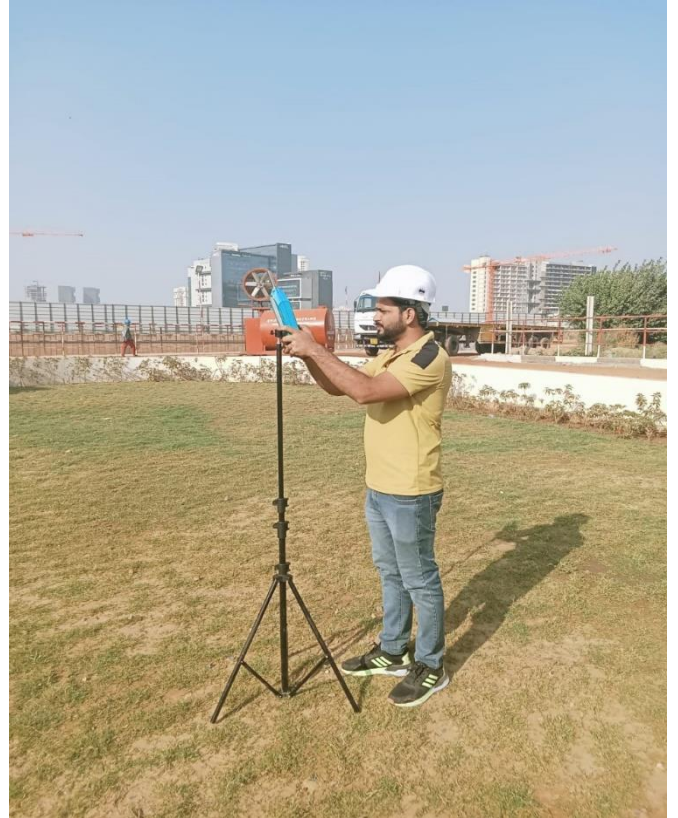
1- Test Report is limited to the invoice raised/item tested.

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.

ANNEXURE X

Site Photographs





DLF The Arbour
10.10.2023 13:07
28.39648, 77.08215
93WJ+VQ7, Sector 63, Gurugram, Haryana 122102, India



DLF The Arbour
10.10.2023 12:04
28.39666, 77.08201
93WJ+VQ7, Sector 63, Gurugram, Haryana 122102, India

ANNEXURE XI



GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY

To

M/s DLF Home Developers Limited
1st floor, DLF Gateway Tower, R Block,
DLF City, Ph-III, Gurugram-

Memo No. EE (Proj)/GMDA/2022/ 219


Dated: 05-04-2022

Sub:- Assurance of fresh water supply of 695 KLD for drinking purpose for Group Housing Colony area measuring 25.087 acres, Sector-63, Gurugram

Ref: Your application dated 21.03.2022

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.

Further after receiving occupation certificate to your said project, new connection can be released after completing the required formalities for its release from GMDA.


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



ANNEXURE XII

OFFICE OF THE EXECUTIVE ENGINEER-V, SEW. DIVISION, GMDA, GURUGRAM
Address : 6th Floor, Plot No. 3, Sector-44, Gurugram, E-mail -xen4infra2.gmda@gov.in

To,

M/s DLF Home Developers Ltd.,
1st Floor, DLF Gateway Tower,
R-Block, DLF City, Phase-III,
Gurugram.
E-mail:- dlf-tcphry@dlf.in

Memo No. **GMDA/SEW/2022/328**

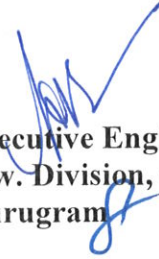
Dated. **30-03-2022**

Sub: - Assurance for Sewerage Connection for disposal of 364 KLD surplus domestic treated effluent in Master Sewer line after commissioning of proposed Group Housing Colony over an area measuring 25.087 Acres bearing License No. 123 of 2012 dated 20.12.2012 falling in Sector – 63, Gurugram, Haryana being developed M/s DLF Home Developers Ltd.

Ref :- Your office letter on dated 21.03.2022.

In this regard, it is submitted that the Sewerage connection in Master Sewer line for disposal of 364 KLD surplus domestic treated effluent in Master Sewer line after commissioning of proposed Group Housing Colony over an area measuring 25.087 Acres bearing License No. 123 of 2012 dated 20.12.2012 falling in Sector – 63, Gurugram, Haryana being developed by your firm could be given after completion of the Master Sewer line in the area.

The sewerage connection for your above said project for discharge of surplus treated waste water will only be accorded after completion of the master sewerage network in the area..


**Executive Engineer -V,
Sew. Division, GMDA
Gurugram**

C.C. :-

1. The Chief Engineer, Infra -II, GMDA, Gurugram.
2. The Superintending Engineer -III, Infra -II, GMDA, Gurugram.
3. The Head I.T., GMDA, Gurugram

ANNEXURE XIII



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



पी. एल. पी. ए. 1900 की सामान्य धारा 4 क्षेत्रों और विशिष्ट धारा 4/ या 5 में पेड़ों की कटाई की अनुमति।
Permission for felling of trees in General Section 4 Areas & specific Section 4/ or 5 of PLPA, 1900.

नाम Name	वंदना अरोरा Vandna Arora
संगठन का नाम Organisation Name	DLF Home Developers Ltd
वर्तमान पता Current Address	Dlf Gateway Tower, 1st Floor, Dlf Cyber City, Gurugram
भूमि स्थान Land Location	Medawas , Gurgaon (Haryana),
भूमि मापन Land Measurements	25.087(Acre)
खसरा/ प्लॉट नम्बर Khasra/Plot Number	27//1,2,10,11/1, 24,16/2,17,18/1,19.25/1,18/2, 23/2,22,23/1,28//2,3,4,5,6,7.8.15/1,15/2,14/2,16/1,24.13,14/1,17,18, 46//1,2,3/1,3/2,4,
रेंज अफसर का नाम Range Officer Name	Karamvir Malik

Reference No. (SRN):-XHF-LKM-78FU

जारी करने की तिथि / Date of Issuance: 05-07-2022

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer (Rajeev Tejyan,)



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

<https://164.100.137.243/eservices/mobileapi/verify/forest/XHFLKM78FU>



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



पी. एल. पी. ए. 1900 की सामान्य धारा 4 क्षेत्रों और विशिष्ट धारा 4/ या 5 में पेड़ों की कटाई की अनुमति।
Permission for felling of trees in General Section 4 Areas & specific Section 4/ or 5 of PLPA, 1900.

Species	Classwise number of trees							Under Size Trees	Total no. of trees	Total Volume (M3)
	V	IV	III	IIA	IIB	IA	IB			
Shisham	0	0	0	2	0	0	0	0	2	2.26
Kikar	1	0	0	0	0	0	0	0	1	0.06
Neem	0	0	3	1	0	0	0	0	4	2.84
Silver Oak	4	20	9	0	0	0	0	0	33	8.17
Muskat	1	0	0	0	0	0	0	0	1	0.06
Tortlis	1	0	0	0	0	0	0	23	24	0.06
Jand	1	0	0	0	0	0	0	0	1	0.06
Beri	0	0	1	0	0	1	0	0	2	3.40
Sahtoot	1	7	3	0	0	0	0	0	11	2.78
Total	9	27	16	3	0	1	0	23	79	19.69

जारी करने की तिथि / Date of Issuance: 05-07-2022
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer (Rajeev Tejyan,)



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

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



पी. एन. पी. ए. 1900 की सामान्य धारा 4 क्षेत्री और विशिष्ट धारा 4/ या 5 में पेड़ों की कटाई की अनुमति।
Permission for felling of trees in General Section 4 Areas & specific Section 4/ or 5 of PLPA, 1900.

Applicant Vandna Arora located at village Modawas district Gurgaon made
a proposal to fell trees on this land with Khasra/ Plot number _____
The report submitted by RFO, Karamvir Malik dated 02-07-2022.

CONDITIONS OF PERMIT

1. Only the numbered trees will be felled.
2. Trees to be felled will not be uprooted except in case of developmental works/ Individual plots.
3. No dragging of wood will be permitted.
4. Felling after sun set and before the sun rise will not be permitted.
5. No fire will be allowed.
6. No damage to unmarked trees will be caused during felling in the area and the owner will have to pay the compensation as determined by DFO for any such damage.
7. The owner of land shall be responsible for any illicit felling in the area and he will have to pay the compensation as determined by DFO for any such illicit felling.
8. No forest produce will be removed without a Rawana Challan from concerned Range Officer.
9. The permit is liable to be cancelled at any time if any violations of conditions of permit take place / facts given in the application for permit are found incorrect. The decision of DFO in this regard will be final.
10. The forest department does not hold any responsibility for distribution of sale proceeds among the owners of the land.
11. No separate permit for timber transit as per Indian Forest Act, 1927 is required within the territory of Haryana.
12. Permission Is Granted For Felling Of 56 Trees And 23 Plants Subject To The Condition That The User Agency Will Plant 5 Times Sapling Of Felling Trees And Plants. (79x5=395) This Permission Is Valid For Three Months From The Date Of Issuance.



Date: 05-07-2022
Place: Gurgaon

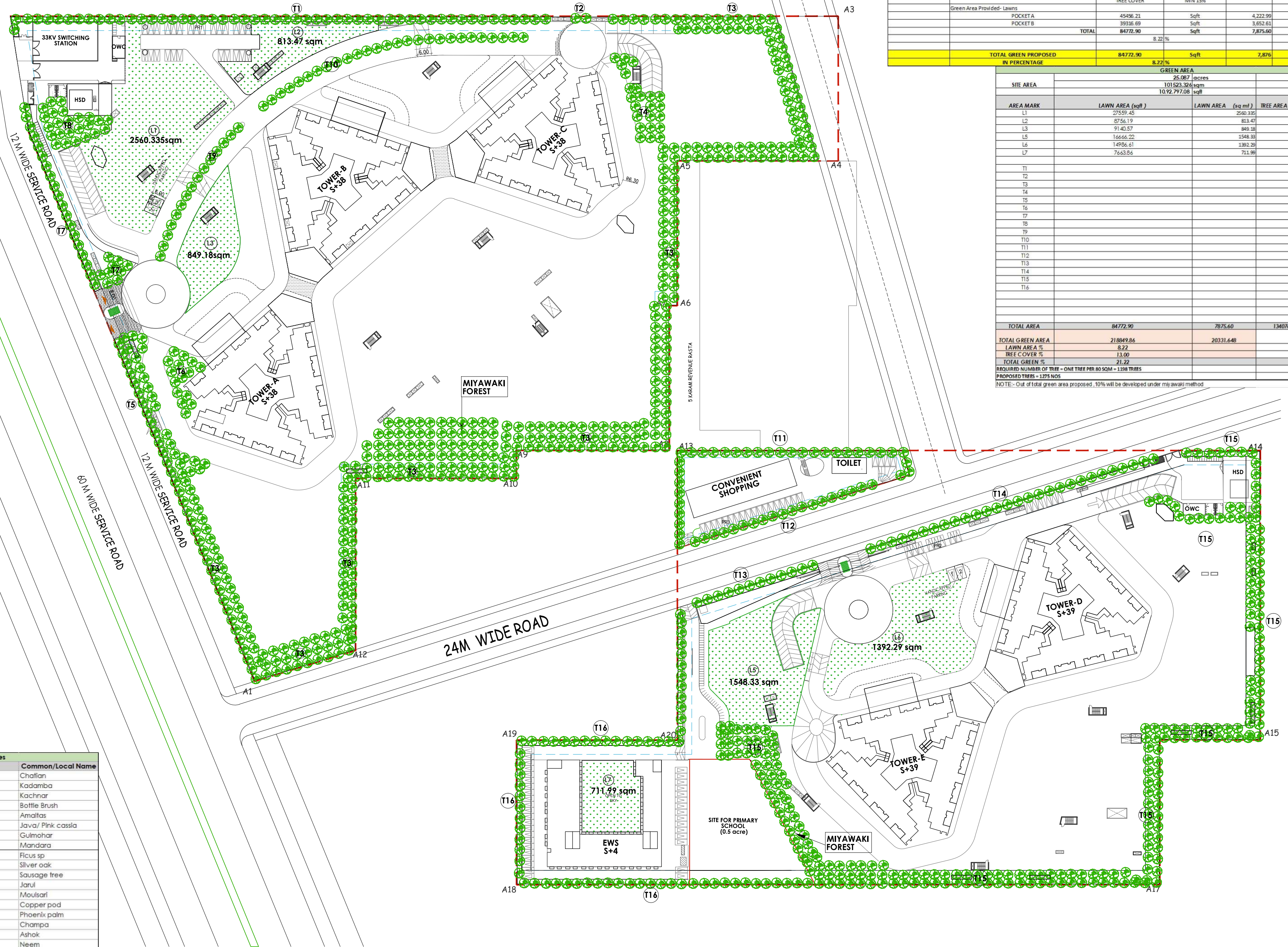
Rajeev Tejvan,
(Divisional Forest Officer)

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

<https://164.100.137.243/eservices/mobileapi/verify/forest/XHFLKM78FU>

ANNEXURE XIV

A2



TOTAL SITE AREA	25.087	acres			
TOTAL SITE AREA(AFTER ROAD DEDUCTION)	23.675	acres	101523.326	sqm	10,92,797.08
			95810.000	sqm	10,31,298.84
5(a)	ORGANISED GREEN AREA CALCULATION				
	Required Area Under Green				
	LAWNS	MIN 7%			
	TREE COVER	MIN 13%			
	Green Area Provided- Lawns				
	POCKETA	45496.21	Sqft	4,222.99	sqm
	POCKETB	39336.69	Sqft	3,652.61	sqm
	TOTAL	84772.90	Sqft	7,875.60	sqm
		8.22 %			
	TOTAL GREEN PROPOSED				
		8.22 %			
	IN PERCENTAGE				
	GREEN AREA				
	25.087 acres				
	101523.326 sqm				
	10,92,797.08 sqft				
AREA MARK	LAWN AREA (sqft)	LAWN AREA (sq m)	TREE AREA (sqft)	TREE AREA (sq m)	
L1	27559.45	2560.335			
L2	8756.19	813.47			
L3	9140.57	849.18			
L5	16666.22	1548.33			
L6	14986.61	1392.29			
L7	7663.86	711.99			
T1			4987.004	463.304	
T2			151.460	15.000	
T3			55401.210	5146.868	
T4			3749.833	348.368	
T5			4985.960	464.136	
T6			2796.821	259.831	
T7			1321.098	122.733	
T8			3982.411	369.975	
T9			1453.441	135.028	
T10			2586.503	240.292	
T11			2329.965	216.459	
T12			1285.588	119.434	
T13			3527.504	364.874	
T14			2456.883	228.25	
T15			36212.787	3364.25	
T16			6428.487	597.221	
TOTAL AREA	84772.90	7875.60	134076.95	12456.053	
TOTAL GREEN AREA	218849.86	20331.648			
LAWN AREA %	8.22				
TREE COVER %	13.00				
TOTAL GREEN %	21.22				
REQUIRED NUMBER OF TREE = ONE TREE PER 80 SQM = 1198 TREES					
PROPOSED TREES = 1275 NOS					
NOTE:- Out of total green area proposed, 10% will be developed under miyawaki method					

S No	Botanical Name	Common/Local Name
1	Alstonia scholaris	Chafan
2	Cadamba	Kadamba
3	Bauhinia sp.	Kachnar
4	Callistemon sp.	Bottle Brush
5	Cassia	Amaltas
6	Cassia javanica	Java/ Pink cassia
7	Delonix regia	Gulmohar
8	Erythrina indica	Mandara
9	Ficus sp.	Ficus sp
10	Grevillea robusta	Silver oak
11	Kigella pinnata	Sausage tree
12	Lagerstroemia sp	Jarul
13	Mimusops elengi	Moulsari
14	Pterocarpum	Copper pod
15	Phoenix sp	Phoenix palm
16	Plumeria sp	Champa
17	Polyalthia longifolia	Ashok
18	A. Indical	Neem



LANDSCAPE PLAN

G H-63 , GURUGRAM

ARCOP

15 FEB 2023

ANNEXURE XV

WEDNESDAY, APRIL 26, 2023

24

PUBLIC NOTICE

General Public is hereby informed that the State Environment Impact Assessment Authority (SEIAA), Haryana, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana, vide its EC Identification No. EC23B039HR116175, dt 24/04/2023 has been accorded Proposed Expansion of Group Housing Project (25.087 acres), Village Maidawas, Sector-63, Gurugram, Haryana by DLF Home Developers Limited in accordance with the provisions of the EIA Notification, 2006 under the Environment (Protection) Act, 1986. General Public is further informed that details of the aforesaid Environmental Clearance Letter are displayed at website of MoEF&CC / SEIAA, Haryana (<http://www.environmentclearance.nic.in>). This public notice is issued in compliance to the Miscellaneous Condition no. X (i) of the above mentioned Environment Clearance Letter.

Authorized Signatory

For DLF Home Developers Limited

Place: Gurugram

Gateway Tower (2nd Floor), DLF City Phase III,

Date: 25/04/2023

Gurugram- 122002, Haryana

Financial Express dated 26.04.2023

सार्वजनिक सूचना

आम जनता को एतद्वारा सूचित किया जाता है कि राज्य पर्यावरण प्रभाव मूल्यांकन प्राधिकरण (एसईआईएए), हरियाणा, बे नं. 55-58, पर्यटन भवन, सेक्टर-2, पंचकुला, हरियाणा ने अपनी पर्यावरणीय स्वीकृति पहचान संख्या ईसी23बी039एचआर116175 दिनांक 24/04/2023 के तहत पर्यावरण (संरक्षा) अधिनियम, 1986 के अधीन ईआईए अधिसूचना, 2006 के प्रावधानों के अनुरूप डीएलएफ होम डेवलपर्स लिमिटेड ग्रुप हाउसिंग प्रोजेक्ट का प्रस्तावित विस्तार (25.087 एकड़), ग्राम मैदावास, सेक्टर -63, गुरुग्राम, हरियाणा के लिए पर्यावरण मंजूरी का विस्तार। आम जनता को आगे सूचित किया जाता है कि उपर्युक्त पर्यावरणीय स्वीकृति पत्र पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय/एसईआईएए, हरियाणा की वेबसाइट: (<http://www.environmentclearance.nic.in>) प्रदर्शित किया गया है। यह सार्वजनिक सूचना ऊपर वर्णित पर्यावरणीय स्वीकृति पत्र की विविध शर्त सं. X(i) के अनुपालन में जारी की गई है।

अधिकृत हस्ताक्षरी

स्थान-गुरुग्राम

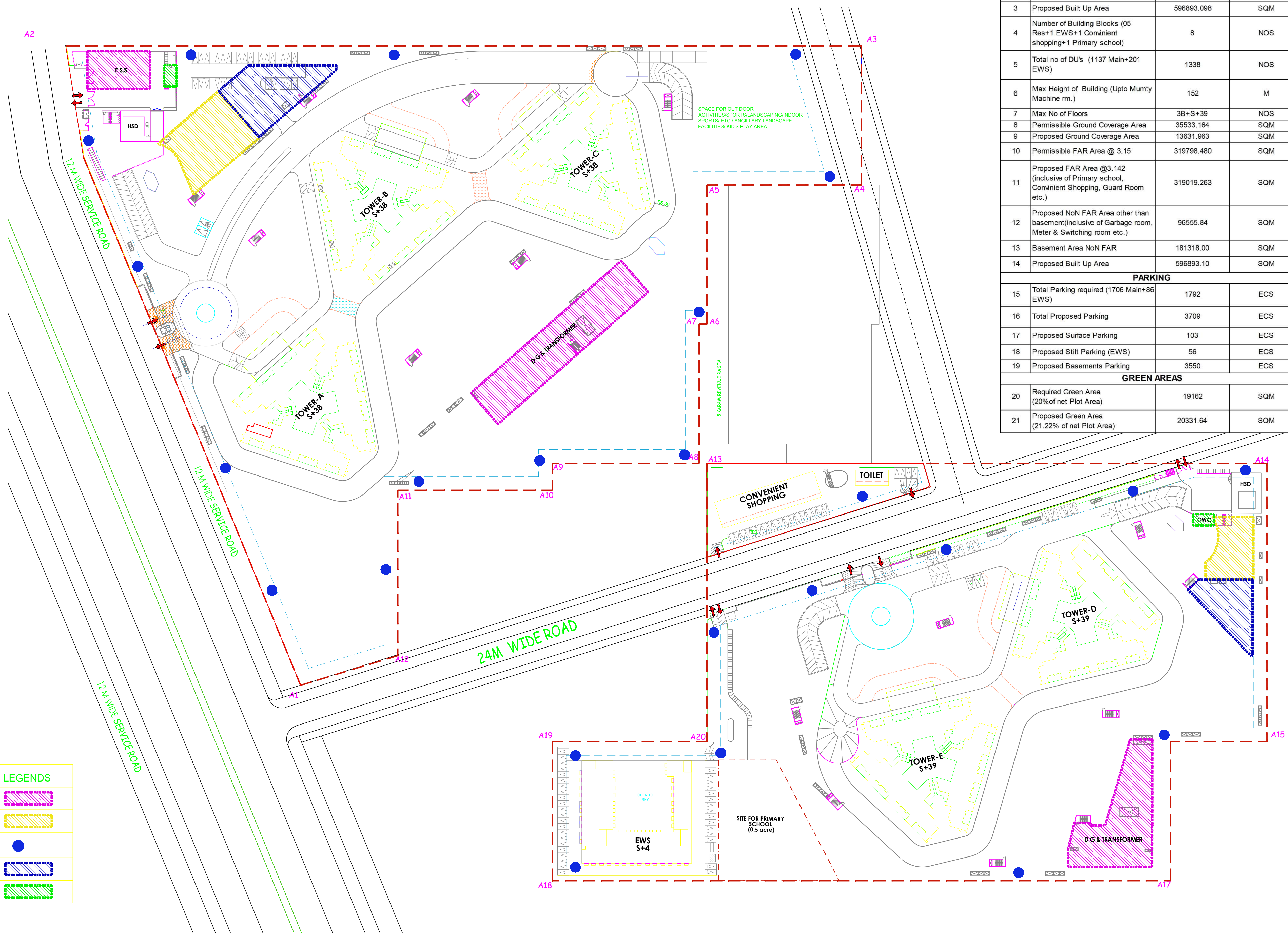
गेटवे टावर (दूसरा तल), डीएलएफ सिटी फेस III,

दिनांक: 25/04/2023

गुरुग्राम, 122002, हरियाणा

Jansatta dated 26.04.2023

ANNEXURE XVI



SN	Description	Particulars	Unit
GENERAL			
1	Plot Area	101523.9	SQM
2	Net Plot Area	95810	SQM
3	Proposed Built Up Area	596893.098	SQM
4	Number of Building Blocks (05 Res+1 EWS+1 Convenient shopping+1 Primary school)	8	NOS
5	Total no of DU's (1137 Main+201 EWS)	1338	NOS
6	Max Height of Building (Upto Mumty Machine rm.)	152	M
7	Max No of Floors	3B+S+39	NOS
8	Permissible Ground Coverage Area	35533.164	SQM
9	Proposed Ground Coverage Area	13631.963	SQM
10	Permissible FAR Area @ 3.15	319798.480	SQM
11	Proposed FAR Area @3.142 (inclusive of Primary school, Convenient Shopping, Guard Room etc.)	319019.263	SQM
12	Proposed NoN FAR Area other than basement(inclusive of Garbage room, Meter & Switching room etc.)	96555.84	SQM
13	Basement Area NoN FAR	181318.00	SQM
14	Proposed Built Up Area	596893.10	SQM
PARKING			
15	Total Parking required (1706 Main+86 EWS)	1792	ECS
16	Total Proposed Parking	3709	ECS
17	Proposed Surface Parking	103	ECS
18	Proposed Stilt Parking (EWS)	56	ECS
19	Proposed Basements Parking	3550	ECS
GREEN AREAS			
20	Required Green Area (20%of net Plot Area)	19162	SQM
21	Proposed Green Area (21.22% of net Plot Area)	20331.64	SQM

S.NO	FEATURES	LEGENDS
1	DG SETS/ESS	
2	STP IN BASEMENTS	
3	RWH PITS	
4	UGT	
5	SOLID WASTE	

ANNEXURE XVII



Environment Policy

25th January 2023

DLF recognizes the importance of protecting the environment through adopting appropriate mitigating and control measures, during Construction, Operations and Maintenance of its projects/ assets.

We will ensure adequate controls and processes to safeguard the environment in accordance with the relevant regulations/ standards/ guidelines.

We are committed to:

- Compliance of environmental legislation and regulation stipulated by statutory bodies from time to time.
- Maintain transparency in matters of Environmental compliance.
- Creating the required awareness on Environmental requirements and statutory norms with the aim of increasing environmental stewardship amongst employees, public, and other stake holders.
- Conducting our activities in an environmentally responsible manner that fosters sustainability.
- Minimizing the negative impact of our operations on the environment by improving the efficiency of natural resources usage, waste management processes and encouraging the integration of renewable energy resources wherever possible.
- Deploying/ developing the right resources and competence to understand and implement environmental measures as per best management practices applicable to the industry.
- Working for continual improvement of our environmental performance through focused objectives, performance targets and certifications as required.
- Reviewing this policy at regular intervals.

A handwritten signature in black ink, appearing to read 'P. Ramakrishnan'.

P. Ramakrishnan

Chief Technical Officer, DLF LTD



पर्यावरण नीति

25 जनवरी 2023

डीएलएफ अपनी परियोजनाओं/ संपत्तियों के निर्माण, संचालन और रखरखाव के दौरान उपयुक्त न्यूनीकरण और नियंत्रण उपायों को अपनाकर पर्यावरण की रक्षा करने के महत्व को पहचानता है। हम संबंधित विनियमों/ मानकों/ दिशानिर्देशों के अनुसार पर्यावरण की सुरक्षा के लिए पर्याप्त नियंत्रण और प्रक्रियाएं सुनिश्चित करेंगे।

हम इसके लिए प्रतिबद्ध हैं:

- समय-समय पर वैधानिक निकायों द्वारा निर्धारित पर्यावरणीय कानून और विनियमन का अनुपालन।
- पर्यावरण अनुपालन के मामलों में पारदर्शिता बनाए रखना।
- कर्मचारियों, जनता और अन्य हितधारकों के बीच पर्यावरणीय नेतृत्व बढ़ाने के उद्देश्य से पर्यावरणीय आवश्यकताओं और वैधानिक मानदंडों पर आवश्यक जागरूकता करना।
- हमारी गतिविधियों को पर्यावरणीय रूप से जिम्मेदार तरीके से संचालित करना जो निरंतरता को बढ़ावा देता है।
- प्राकृतिक संसाधनों, अपशिष्ट प्रबंधन प्रक्रियाओं के उपयोग की दक्षता में सुधार करके और जहां भी संभव हो नवीकरणीय ऊर्जा संसाधनों के एकीकरण को प्रोत्साहित करके पर्यावरण पर हमारे संचालन के नकारात्मक प्रभाव को कम करना।
- उद्योग पर लागू सर्वोत्तम प्रबंधन प्रथाओं के अनुसार पर्यावरणीय उपायों को समझने और कार्यान्वित करने के लिए सही संसाधनों और क्षमता को तैनात/ विकसित करना।
- केंद्रित उद्देश्यों, प्रदर्शन लक्ष्यों और आवश्यकतानुसार प्रमाणपत्रों के माध्यम से हमारे पर्यावरणीय प्रदर्शन के निरंतर सुधार के लिए काम करना।
- नियमित अंतराल पर इस नीति की समीक्षा करना।

पी. रामकृष्णन

चीफ टेक्निकल ऑफिसर, डीएलएफ लिमिटेड