

Date: 10-7-25

To,
The Director(s),
Integrated Regional Office,
Ministry of Environment, Forest and Climate Change,
Bay No. 24-25, Sector 31-A
Dakshin Marg, Chandigarh- 160030

Sub: Submission of half – yearly Compliance report showing the status of compliance of the stipulated conditions as specified in Environmental Clearance Letter for Residential Colony Project under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana by M/s 4S Developers Private Limited.

Ref: Environment Identification No. EC24C3801HR5904359N dated 14/11/2024

Respected Sir,

This is in reference to the Environmental Clearance Letter as issued to our project we are hereby submitting the status of compliance to the stipulated conditions as specified in the same, in the month of June, 2025 in soft copy.

Thanking you,
Yours Sincerely,
M/s 4S Developers Private Limited.



(Authorized Signatory)

Encl. Soft copy of six monthly compliance report in the form of CD

Copy to:

- The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula- 134109, Haryana
- The Member Secretary, State Environmental Impact Assessment Authority, Bay No- 55-58, Parytan Bhawan, Sector-2, Panchkula- 134115, Haryana.



**SIX MONTHLY COMPLIANCE REPORT FOR SUBMISSION ON
JUNE 2025**

**Residential Colony Project under NILP Policy located
at
Sector 59 and 63A, Gurugram, Haryana
M/s 4S DEVELOPERS PRIVATE LIMITED**

EC LETTER

EC24C3801HR5904359N dated 14/11/2024

Name of Consultant & NABET Accreditation No



**Aplinka Solutions & Technologies Pvt. Ltd. | www.aplinka.in
Corp. Office : A-48, Sector-64, Noida - 201301
NABET Accreditation No: NABET/EIA/2225/RA 0261 (Rev 03)**





File No: SEAC/HR/2024/048

Government of India

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



Dated 14/11/2024



To,

SHRI RISHI AGGARWAL, SHRI MAHESH AGGARWAL SS/O SHRI E. C. AGGARWAL, M/S 4S DEVELOPERS PVT. LTD. IN COLLABORATION OF M/S 4S DEVELOPERS PVT. LTD.
Retail Unit IX-63, 2nd Floor, ILD Trade Centre, Sector-47, Gurugram, Haryana-122002.
4sdevelopers2023@gmail.com

Subject: Environment Clearance for Residential Colony Project under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana by Shri Rishi Aggarwal and Shri Mahesh Aggarwal Ss/o Shri E. C. Aggarwal, M/s 4S Developers Pvt. Ltd. in collaboration of M/s 4S Developers Pvt. Ltd.

Sir/Madam,

This has reference to your Proposal No. **SIA/HR/INFRA2/459668/2024** dated **23.01.2024** subsequent letter dated **30.04.2024, 03.08.2024** and **14.10.2024** for obtaining **Environmental Clearance** under **Category 8(a)** of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of **Rs. 2,00,000/- vide DD No. 500153 dated 20.01.2024** (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 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 **286th, 291st, 292nd 295th & 297th meetings held on 07.02.2024, 30.04.2024, 15.05.2024, 28.06.2024 & 29.07.2024.**

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801HR5904359N
(ii) File No.	SEAC/HR/2024/048
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Residential Colony Project under NILP Policy by M/s 4S Developers Private Limited.
(viii) Name of Company/Organization	4S DEVELOPERS PRIVATE LIMITED
(ix) Location of Project (District, State)	GURUGRAM, HARYANA

(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. It is inter-alia, noted that the project involves in the **Environment Clearance for Residential Colony Project under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana.**

4. The basic details of project are as under;

Sr.No.	Particulars		
1.	Online Proposal Number	SIA/HR/INFRA2/459668/2024	
2.	Latitude	28°24'2.35"N	
3.	Longitude	77°6'22.46"E	
4.	Plot Area	40,759.367m ²	
5.	Net Plot Area	38,662.796 m ²	
6.	Proposed Ground Coverage	2,150.655m ²	
7.	Proposed FAR	48,304.342m ²	
8.	Non FAR Area	27,758.691m ²	
9.	Total Built Up area	76,063.033m ²	
10.	Total Green Area with %	8685.046 m² (21.3% of plot area) in which block plantation area is 4891.12 m² (12% of total plot area)	
11.	Rain Water Harvesting Pits (with size)	11 No. of RWH pits (effective dia. and depth of a Recharge pit 5m and 5m)	
12.	STP Capacity	120 KLD	
13.	Total Parking	574 ECS	
14.	Organic Waste Converter	1 No's	
15.	Maximum Height of the Building (m)	152.5m	
16.	Power Requirement	6,667 kVA	
17.	Power Backup	7 nos. of DG set of capacity 5,000 kVA (6*750 kVA+1*500 kVA)	
18.	Total Water Requirement	145 KLD	
19.	Domestic Water Requirement	118 KLD	
20.	Fresh Water Requirement	87 KLD	
21.	Treated Water	91KLD	
22.	Waste Water Generated	101KLD	
23.	Solid Waste Generated	700kg/day	
24.	Biodegradable Waste	420kg/day	
25.	Number of Towers	3Towers	
26.	Dwelling Units	243	
27.	Basement	3	
28.	Stories	G+41	
29.	R+U Value of Material used (Glass)	Component U Value R Value Roof < 0.409R-2.1 External wall< 0.352R-2.35	
30.	Total Cost of the project:	Land Cost	Rs. 717.66 Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	Rs.212.66 Lakhs
		Recurring Cost	Rs. 60 Lakhs
		Budget outside the project Site	For adoption of 3 or more Government Schools 460 Lakhs

			Wild Life Conservation	45 Lakhs
32.	Incremental Load in respect of:	i) PM2.5	0.01µg/m3	
		ii) PM10	0.02µg/m3	
		iii) SO2	0.01 µg/m3	
		iv) NO2	0.03µg/m3	
		v) CO	0.04 µg/m3	
33.	Construction Phase:	i) Power Back-up	100 kW	
		ii) Water Requirement & Source	50KL &STP treated water through Private water tankers	
		iii) STP(Modular)	1	
		iv) Anti-Smog Gun	2	

EMP for Operation Phase

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	75	20
Rain Water Harvesting System	17.5	17
Solid Waste Management	27.5	4.5
Environmental Monitoring	10	8.5
Green Area/ Landscape Area	25	4
Others (Energy saving devices, miscellaneous)	57.66	6
TOTAL	212.66	60

EMP for Outside Project Site

COMPONENT	CAPITAL COST (INR LAKH)
3 Nearby Schools	460
· Complete makeover	
· Construction of toilets	
· Installation of Solar Panels	
· Painting of School Building	
· Replacement of doors and windows	
· Energy efficient lighting	
· Smart Classroom equipment	
Fund allocated for WildLife Conservation	45
· Plantation of trees	13.5
· Digging of Ponds	13.5
· Construction of feeding Platforms and enclosure	9.0
· Awareness Generation	4.5
· Putting artificial nests on trees	4.5
TOTAL	505

5. 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 **185th Meeting held on 14.10.2024** to “GRANT ENVIRONMENT CLEARANCE” to:

1. Shri Rishi Aggarwal.

2. Shri Mahesh Aggarwal Ss/o Shri E. C. Aggarwal, M/s 4S Developers Pvt. Ltd. in collaboration of M/s 4S Developers Pvt. Ltd. (as per license No. 225 of 2023 issued vide Endst. No. LC-5199/JE(SB)2023/36094 dated 31.10.2023 issued by DTCP valid upto 29.10.2028) under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India.

Copy To

1. Director (IA Division), MoEF& CC, GoI, Indira Paryavaran Bhavan, Zorbagh Road-New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority, Bay's 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, Bay's No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana.
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.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
1.2	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
1.3	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.
1.4	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.
1.5	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.
1.6	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.

S. No	EC Conditions
1.7	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.
1.8	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
1.9	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.
1.10	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.
1.11	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.
1.12	The PP shall not carry any construction above or below the Revenue Rasta, if any
1.13	The PP shall keep the ROW below the HT Line passing through the project, if any.
1.14	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1.15	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.
1.16	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
1.17	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1.18	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits .
1.19	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
1.20	The PP may provide electric charging stations to facilitate electric vehicle commuters.

S. No	EC Conditions
1.21	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
1.22	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
1.23	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
1.24	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
1.25	The minimum growth of trees should be 03 meters with sufficient canopy.
1.26	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
1.27	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).
1.28	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
1.29	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
1.30	Water intensive and/or invasive species should not be used for landscaping.
1.31	As proposed total green area of the project is 8685.046 m² (21.3% of plot area) in which block plantation area is 4891.12 m² (12% of total plot area).
1.32	11 Rain Water Harvesting Pit shall be provided for ground water recharging as per the CGWB norms.
1.33	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
1.34	The PP shall provide solar power as per HAREDA norms.
1.35	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)
1.36	The PP shall get project electrification plan approved from the competent authority before operation of the project.
1.37	The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

S. No	EC Conditions
1.38	That the PP or its successors will not include this land in any manner and will not hinder free public or government officials' access in this revenue nala land.
1.39	The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
1.40	The Project Proponent will undertake prescribed mitigation measures during the construction period.
1.41	The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 460 lakhs.
1.42	EMP budget of Rs 45 lakhs will be allocated for Wild life conservation for which action plan will be drawn and submitted after consultation with the Wildlife Department, Haryana.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	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.
1.2	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.
1.3	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.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
1.5	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.
1.6	The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
1.7	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.
1.8	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

S. No	EC Conditions
	proponents from the respective competent authorities.
1.9	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.
1.10	The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type

S. No	EC Conditions
	and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

S. No	EC Conditions
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	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 pits shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

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

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials .
6.4	Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January; 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	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 single 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.
7.2	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.

S. No	EC Conditions
7.3	The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment(HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be

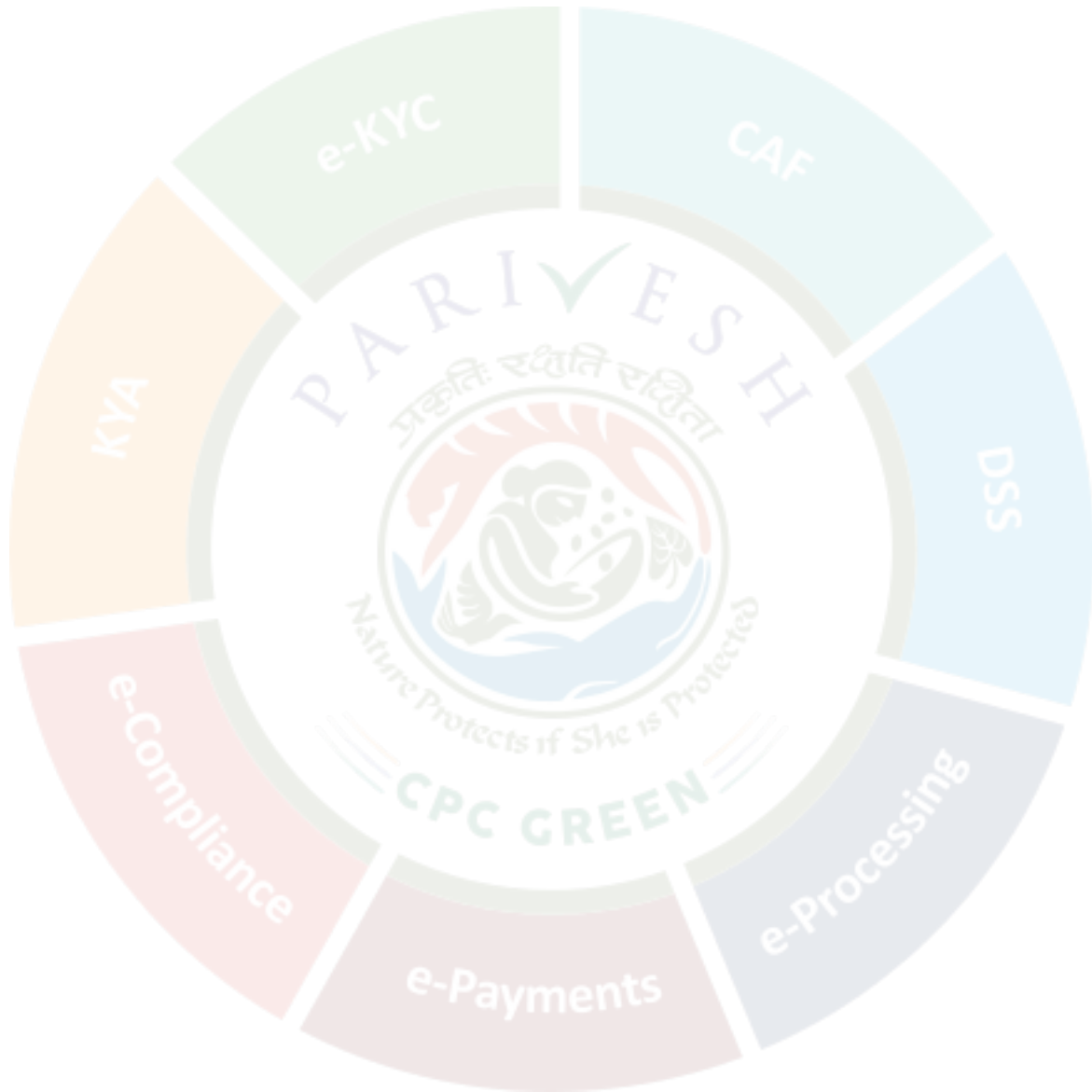
S. No	EC Conditions
	removed after the completion of the project.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.
9.7	Corporate Environment Responsibility The project proponent shall comply with the provisions of CER, as applicable.
9.8	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 share holders/ 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.
9.9	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.
9.10	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.

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local news papers 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.
10.2	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 30days from the date of receipt.
10.3	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.
10.4	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.

S. No	EC Conditions
10.5	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.
10.6	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.
10.7	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.8	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.
10.9	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.
10.10	Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
10.11	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.
10.12	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
10.13	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.14	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.15	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.
10.16	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 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.
10.17	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

S. No	EC Conditions
	law of land. Compliance report shall be sent to this office till life of the project.
10.18	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.



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POST ENVIRONMENTAL COMPLIANCE STATUS

Name of the project: Residential Colony Project under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana.

EC Identification no.: EC24C3801HR5904359N **dated** 14/11/2024

Current status of the project: Construction Phase

Compliance of conditions as mentioned in the EC letter

S. No.	EC Conditions	Status of Compliance
	Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.	Noted. Project is being developed as per the site plan. Copy of the same is attached as Annexure I.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra-Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.	Noted. STP of capacity 120 KLD will be installed as per the designed norms before the project is operational along with the necessary installations as said in the condition. Treated water from STP will be reutilized in flushing and landscaping.
3.	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. Environmental monitoring plan has been submitted with EC proposal. Periodic monitoring of STP will be ensured during operational phase of the project. Currently the project is in construction phase.
4.	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.	Noted. EMP components for construction phase is being followed at the site. EMP budget is attached as Annexure II.
5.	The project proponent shall upload the status of compliance of the basic details	Noted. This will be complied. Environmental Clearance letter will be uploaded on

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	(given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	company's website along with other necessary requirements as said in the condition.
6.	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.	Noted. This condition pertains to operational phase, currently the project is construction phase.
7.	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.	Noted. During operational phase, separate color-coded bins will be provided for segregation of wet and dry waste generated from the site. Organic waste convertor will be provided for management of biodegradable waste. Designated area for waste collection and segregation will be provided. Other wastes will be handed over to authorized vendor after approval.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time	Noted. Traffic circulation plan/traffic study has been submitted with EC proposal. Internal roads and separate entry and exit gates will be provided to reduce traffic load.
9.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning	Noted. Building plan approval has been obtained from DTCP and attached as Annexure III . Land license attached as

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	authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Annexure IV. The construction of the project is being done in accordance with the obtained approvals and local building byelaws.
10.	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.	Noted. CTE NOC is attached as Annexure V. CTO NOC will be obtained before coming into operations.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightening etc.	Noted. Structure Stability certificate has been obtained. Copy of the same is attached as Annexure VI. Firefighting scheme approval is attached as Annexure VII. Adequate firefighting equipment's have been installed at the site as per NBC norms. Site photographs have been attached as Annexure VIII.
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any	Noted. As per the zoning plan, a revenue rasta passes along the periphery of the project site. It is being ensured that there is no encroachment on the same and it is being maintained in its original condition without any obstruction.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.	Noted. The said condition is not applicable as no HT line passes through the project.
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.	Noted. Firefighting scheme approval is attached as Annexure VII.
15.	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.	Noted. Currently the project is construction and the said condition will be complied at the applicable stage of the project before coming into operation.
16.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.	Noted. This will be complied.
17.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.	Noted. Trainings are being provided to staff and labours for the purpose of awareness. Training logbook attached as Annexure XXVIII.

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18.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.	Noted. The project is currently under construction, and this condition pertains to the operational phase. Compliance with the same shall be duly ensured upon commencement of the operational phase.
19.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.	Noted. Antismog guns have been installed at the project site for sprinkling purpose. Site photographs have been attached as Annexure VIII . Logbook for sprinkling is attached as Annexure IX .
20.	The PP may provide electric charging stations to facilitate electric vehicle commuters.	Noted. Since the project is constructional phase, this condition will be complied during the operational phase of the project.
21.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.	Noted and agreed.
22.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.	Noted. Healthy trees will be used for plantation and development of green area.
23.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.	Noted. 550 trees have been proposed for green area development at the site as per the landscape plan of the project. The copy of landscape plan attached as Annexure X .
24.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.	Noted. As per landscape plan submitted, native plant species i.e. Neem, Amaltas, Shisham, Arjun, Peepal etc. will be used for plantation or green area development at site.
25.	The minimum growth of trees should be 03 meters with sufficient canopy.	Noted. Plants with sufficient canopy for environmental benefits will be used for plantation purposes.
26.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.	Noted. No tree cutting is proposed for the project. In required, the same shall be done only after obtaining permission from the concerned authority.
27.	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).	Noted. Existing trees will be retained at the site along with green area development.
28.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and	Noted. 550 trees have been proposed for green area development at the site as per the

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	maintained and the existing trees will be counted for this purpose.	landscape plan of the project. The copy of landscape plan attached as Annexure X .
29.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.	Noted. Native plant species with broad leaves and wide canopies i.e. Neem, Amaltas, Shisham, Arjun, Peepal etc. will be used for plantation purposes.
30.	Water intensive and/or invasive species should not be used for landscaping.	Noted. Native and water efficient species suitable to the local climatic conditions shall be considered for plantation.
31.	As proposed total green area of the project is 8685.046 m ² (21.3% of plot area) in which block plantation area is 4891.12 m ² (12% of total plot area).	Noted. As per landscape plan 21.3% of total plot area will be developed as landscape area.
32.	11 Rain Water Harvesting Pit shall be provided for ground water recharging as per the CGWB norms.	Noted. 11 RWH pits have been proposed for the project for ground water recharge. Same will be developed at the applicable stage of the project as per the design submitted in proposal. RWH pit design attached as Annexure XI .
33.	The PP shall install required number of Antismog Guns at the project site as per the requirement of HSPCB.	Noted. Antismog guns have been installed at the project site for sprinkling purpose. Site photographs have been attached as Annexure VIII . Logbook for sprinkling is attached as Annexure IX .
34.	The PP shall provide solar power as per HAREDA norms.	Noted.
35.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)	Noted. This will be carried out at the applicable stage of the project and details of the same will be uploaded in the MeriLiFE portal.
36.	The PP shall get project electrification plan approved from the competent authority before operation of the project.	Noted. This will be complied.
37.	The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.	Noted. Project has been registered on Dust Pollution Control Self-Assessment portal of HSPCB.
38.	That the PP or its successors will not include this land in any manner and will not hinder free public or government officials' access in this revenue nala land.	Noted. It is being ensured that there is no encroachment on either the rasta or the nala. Free and unhindered access will be

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		maintained at all times for the public and concerned government authorities.
39.	The Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.	Noted. DG sets equipped with acoustic enclosures and adequate stack height will be installed during the operational phase of the project.
40.	The Project Proponent will undertake prescribed mitigation measures during the construction period.	Noted. Dust mitigation measures are being followed at the project site and have been mentioned below: <ul style="list-style-type: none"> • Wind breaking walls has been provided along the periphery of the site. • Antismog guns (ASGs) are installed at the project site. • Construction materials are being kept covered using green nets/tarpaulin sheets. • Vehicles with valid PUC certificates are allowed to enter inside the project premises. • Wheel washing is carried out at the project site. • PM sensors are installed at the project site. Site photographs have been attached as Annexure VIII.
41.	The PP will also adopt a nearby government school for renovation and improvement of infrastructure with a budget of Rs. 460 lakhs.	Noted. This will be complied at the applicable stage of the project.
42.	EMP budget of Rs 45 lakhs will be allocated for Wild life conservation for which action plan will be drawn and submitted after consultation with the Wildlife Department, Haryana.	Noted. Revised EMP budget has been submitted. Investment for wildlife conservation will be done at the applicable stage of the project.
Statutory Compliance		
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Noted. All necessary clearances have been obtained. <ul style="list-style-type: none"> • Approved site plan is attached as Annexure I. • Building plan approval attached as Annexure III. • CTE NOC attached as Annexure V. • Firefighting scheme approval is attached as Annexure VII. • Forest NOC is attached as Annexure XII. • Zoning plan is attached as Annexure XIII.

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		<ul style="list-style-type: none"> • Aravali NOC is attached as Annexure XIV. • AAI NOC is attached as Annexure XV.
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.	Noted. Structure Stability certificate has been obtained. Copy of the same is attached as Annexure VI. Firefighting scheme approval is attached as Annexure VII. Adequate firefighting equipment's have been installed at the site as per NBC norms. Site photographs have been attached as Annexure VIII.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	Noted. Project land is not a part of Reserved and protected forest. NOC from the competent authority has been obtained in this regard and is attached as Annexure XII.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Noted.
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.	Noted. Prior CTE NOC was obtained for the project before starting construction at site and the same is attached as Annexure V. CTO NOC will be obtained before coming into operations.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Noted. No groundwater extraction is proposed for the project, hence, obtaining permission from the competent authority is not required.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Noted. Power assurance has been obtained from DHBVN and attached as Annexure XVI.
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.	Noted. Currently, diesel storage at the project site does not exceed the threshold limits stipulated under applicable regulations. Therefore, permission from the Chief Controller of Explosives is not required. Adequate firefighting equipment's have been provided as per NBC norms. Firefighting scheme approval is attached as Annexure VII. AAI NOC is attached as Annexure XV.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics	Noted. The project is currently in the initial phase of construction. At this stage, no e-waste or plastic waste is being generated at the site.

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	Waste Management Rules, 2016, shall be followed.	Only a negligible quantity of solid waste is being generated, which is being managed in accordance with applicable norms. Compliance with all relevant waste management regulations will be ensured during the operational phase as well.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted. Project will be developed as per ECBC guidelines. IGBC Certificate is attached as Annexure XXI .
Air quality monitoring and preservation:		
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Noted. Dust mitigation measures are being followed at the project site and have been mentioned below: <ul style="list-style-type: none"> • Wind breaking walls has been provided along the periphery of the site. • Antismog guns (ASGs) are installed at the project site. • Construction materials are being kept covered using green nets/tarpaulin sheets. • Vehicles with valid PUC certificates are allowed to enter inside the project premises. • Wheel washing is carried out at the project site. • PM sensors are installed at the project site. Site photographs have been attached as Annexure VIII .
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted. Air quality management plan has been attached as Annexure XXX . Measures have been adopted at the site to maintain ambient air quality. All parameters of ambient air are within the standards. Environmental monitoring report have been attached as Annexure XVII .
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Noted. PM Sensors are installed at the project site. Site photographs have been attached as Annexure VIII .
4.	Diesel power generating sets proposed as source of backup power should be of	Noted. Currently the project is in construction phase and a temporary electricity connection

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	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.	has been obtained from DHBVN. Power assurance is attached as Annexure XVI . Compliant DG sets as per the prevailing norms shall be installed at site during the operational phase of the project.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Noted. Dust mitigation measures are being followed at the project site and have been mentioned below: <ul style="list-style-type: none"> • Wind breaking walls has been provided along the periphery of the site. • Antismog guns (ASGs) are installed at the project site. • Construction materials are being kept covered using green nets/tarpaulin sheets. • Vehicles with valid PUC certificates are allowed to enter inside the project premises. • Wheel washing is carried out at the project site. • PM sensors are installed at the project site. Site photographs have been attached as Annexure VIII .
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Noted. Construction materials are stored in a covered manner using green nets/tarpaulin sheets to prevent dust dispersion. Site photographs have been attached as Annexure VIII .
7.	Wet jet shall be provided for grinding and stone cutting.	Noted. This shall be used at the applicable stage of the project.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Noted. Unpaved surfaces and loose soil are being sprinkled regularly to suppress dust through antismog guns. Site photographs have been attached as Annexure VIII .
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	Noted. As the project is currently in the initial phase of construction, no C & D waste is being generated at this stage. However, a designated scrap yard has been provided at the project site for the collection and segregation of any C & D waste that may be generated. No dumping is being carried out on public roads. All C&D

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		waste will be managed in accordance with the provisions of the Construction and Demolition Waste Management Rules, 2016.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Noted. Currently the project is in construction phase and a temporary electricity connection has been obtained from DHBVN. Power assurance is attached as Annexure XVI . Compliant DG sets as per the prevailing norms shall be installed at site during the operational phase of the project.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Noted. Currently the project is in construction phase and a temporary electricity connection has been obtained from DHBVN. Power assurance is attached as Annexure XVI . Compliant DG sets as per the prevailing norms shall be installed at site during the operational phase of the project.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. Ventilation in the basements and other floors will be provided as per the NBC requirements. Also, windows will be installed at appropriate sill levels to allow proper air circulation and maintain thermal comfort.
Water quality monitoring and preservation:		
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Noted. No nallah or wetland passes through the project site where the development is being undertaken. Hence, no natural drainage pattern will be affected by the proposed project. The rain run-off during operational phase of the project will be adequately handled inside the project premises and will be reused for recharging the ground water via rain water harvesting pits.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted. It is being ensured that the natural topography of the site is maintained while designing the building, thereby minimizing any alteration to the existing terrain.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Noted. It will be ensured that the fresh water consumption is in accordance with the permissible limits approved under the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the	Noted. Currently the project is in construction phase, however, this condition will be ensured during the operational phase of the project.

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	water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Noted. Fresh water assurance from GMDA for both construction and operational phase are attached as Annexure XVIII . It will be ensured that water demand does not exceed total water requirement as approved under the EC during operational phase.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Noted. Currently the project is in construction phase. Landscape area will be developed as per the landscape plan attached as Annexure X .
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Noted. Dual pipe plumbing will be provided at the applicable stage for separation of fresh and treated water.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	Noted. Currently the project is under construction and the same will be ensured during the operational phase.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Noted. Dual plumbing system is proposed for the project and the same will be provided at the applicable stage for separation of fresh and treated water at the site.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted. Premixed concrete is being outsourced to reduce water demand. Treated water is being used for curing purpose. Treated assurance is attached as Annexure XIX .
11.	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,	Noted. A total of 11 RWH pits have been proposed, and their construction will be ensured in accordance with the applicable building bye-laws at the relevant stage of the project to facilitate groundwater recharge.

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	2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Noted. RWH pits will be constructed at the project site as per the submitted design. The RWH pit design is enclosed as Annexure XI .
13.	All recharge should be limited to shallow aquifer.	Noted. This will be complied.
14.	No ground water shall be used during construction phase of the project.	Noted. No groundwater is being utilized for construction activities. Treated water is being outsourced for construction and related purposes.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Noted. As no groundwater extraction or dewatering is proposed for the project, obtaining permission from the competent authority is not required.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Noted. Fresh water assurance from GMDA for both construction and operational phase are attached as Annexure XVIII . It will be ensured that water demand does not exceed total water requirement as approved under the EC during operational phase.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Noted. STP of capacity 120 KLD will be installed as per the designed norms before the project is operational along with the necessary installations as said in the condition. Treated water from STP will be reutilized in flushing and landscaping.
18.	No sewage or untreated effluent water would be discharged through storm water drains.	Noted. Storm water drains and drainage lines will be provided separately to ensure effective management. Rooftop rainwater will be channelized through the storm water drainage system into the RWH pits to facilitate

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		groundwater recharge. Dual piping will be provided to ensure the separation of fresh and treated water. Assurance for storm water discharge has been obtained and is enclosed as Annexure XX.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Noted. STP of capacity 120 KLD will be installed as per the designed norms before the project is operational along with the necessary installations. Treated water from STP will be reutilized in flushing and landscaping. Currently the project is under construction.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted. As the project is currently in the construction phase, periodic monitoring of the STP will be undertaken during the operational phase, and all necessary measures will be implemented to prevent and mitigate any odour-related issues
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted. Sludge generated from STP during the operational phase of the project will be reutilized as manure for landscape development.
Noise monitoring and prevention:		
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during	Noted and agreed. The project is presently in the construction phase and adequate measures have been implemented at the site to control ambient air and noise levels, including covering of construction materials, provision of wind-breaking walls, restricting construction activities during night hours, and regular water sprinkling. All monitored ambient air and noise parameters are within the prescribed limits. The Environmental

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	construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Monitoring Reports are enclosed as Annexure XVII .
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noted and agreed. Currently the project is in construction phase. All the parameters of ambient noise are within the prescribed limits. Environmental Monitoring Reports are attached as Annexure XVII .
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Noted. Acoustically enclosed DG sets with adequate stack height will be installed during operational phase.
Energy Conservation measures:		
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted. Project will be developed as per ECBC guidelines.
2.	Outdoor and common area lighting shall be LED.	Noted. LEDs are installed at the construction site for illumination purpose. Solar based lightings in common area will be provided during the operational phase of the project.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Noted. 40 kW solar PV system is proposed for the project. Shading by Overhangs, Louvers and Awnings will be provided for cooling effect. Tinted glass of U-value less than 3.75 W/m ² -°C will be provided. Orientation of the building will be maintained in such a way that maximum sunlight is available. U-value 0.409 W/m ² -°C through roofs and U-value 0.352 W/m ² -°C through external walls will be achieved. All fenestration with U-factors, SHGC, or visible light transmittance determined in accordance ISO 15099 will be adopted.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Noted. LEDs are installed at the construction site for illumination purpose. Solar based lightings in common area will be provided during the operational phase of the project.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Noted. Energy conservation will be achieved through proposed solar lightening for common areas and street lightening as submitted during the EC proposal.

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6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted. 40 kW solar PV system has been proposed for the project. Separate electric meter will be provided for the same. Solar based lightings in common area will be provided during the operational phase of the project. As per the latest amendment dated 14.03.2016 in Office order vide no. 22/52/2005-5Power, dated: 29.06.2005 of Haryana Govt., Renewable Energy department, the mandatory use of Solar Water heating system has been omitted.
7.	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.	Noted. Project has obtained IGBC pre-certified Platinum. Copy of the same is attached as Annexure XXI .
Waste Management:		
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted. During the operational phase, waste management will be carried out in accordance with the Solid Waste Management Rules, 2016 and its amendments, through authorized vendor. At present, only a negligible amount of waste is being generated at the site, which is being managed as per applicable norms
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted. Muck generated during excavation will be reused in backfilling at its applicable stage.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted. During operational phase, separate color-coded bins will be provided for segregation of wet and dry waste generated from the site.
4.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/ person/day must be installed.	Noted. Organic waste composter will be installed for management of biodegradable waste prior to commencing operations at site. Currently the project is in construction phase
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted. Non-biodegradable waste will be handed over to authorized vendor and written tie up will be obtained for the same. Currently no such waste is being generated at the construction site.

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6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Noted. Project is in initial construction phase. No such hazardous waste is being generated yet at the project site.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Noted. Fly ash material and AAC blocks are being used in construction. Site photographs have been attached as Annexure VIII . Premixed concrete is being outsourced.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Noted. Fly ash material and AAC block are being used in construction. Site photographs have been attached as Annexure VIII . Premixed concrete is being outsourced.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Noted. Construction and demolition (C&D) waste generated from the site will be segregated and stored at designated area i.e. scrap yard. It will be managed as per Construction and Demolition Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Noted. As the project is currently in the initial phase of construction, no such waste is presently generated at the site. However, once generated, the waste will be managed in accordance with applicable norms.
Green Cover:		
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted. No tree cutting has been proposed for the project, therefore, obtaining permission in this regard is not required at this stage. However, if required in the future, tree cutting will be undertaken only after obtaining prior permission from the concerned authority.
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and	Noted. Green area will be developed as per the landscape plan attached as Annexure X . A total of 550 trees is proposed for green area development and native plant species i.e. Neem, Amaltas, Shisham, Arjun, Peepal etc.

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	wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	with broad leaves and wide canopies will be used for plantation.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Noted. No tree cutting has been proposed for the project, therefore, obtaining permission in this regard is not required at this stage. Green area will be developed as per the landscape plan attached as Annexure X .
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Noted. Top soil excavated during construction phase is being well preserved and shall be reutilized in landscaping. Site photograph attached as Annexure VIII .
5.	The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.	Noted. It will be ensured that the designated green areas and tree plantation zones remain pervious to facilitate natural water infiltration, percolation, and air circulation within the soil. No impervious materials such as cement concrete, brickwork, tiles, rubber, plastic sheets, or similar coverings will be used in these areas. The green spaces will be developed on natural earth, and regular maintenance will be undertaken to sustain soil permeability.
	Transport:	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. <ul style="list-style-type: none"> 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. 	Noted. Mobility of vehicles will be maintained to prevent traffic congestion. Site logistic plan for vehicular movement is attached as Annexure XXIX . Parking provision for 574 ECS will be made in accordance with the Haryana Building Bye-laws. No parking will be permitted outside the project premises. Internal roads and parking arrangements will be developed as per the approved parking plan/site plan. To ensure safety and efficiency, proper separation of vehicular and pedestrian traffic will be maintained through dedicated pathways. Additionally, separate entry and

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		exit gates will be provided to minimize traffic congestion at the site.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Noted. Covered transportation vehicles carrying construction materials with valid PUC certificates are allowed to enter at the site. Copy of PUC certificates are attached as Annexure XXII .
3.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments	Noted. Traffic circulation plan has been submitted with EC proposal. There will not be closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements due to project activities. Following measures will be adopted to reduce traffic load: <ul style="list-style-type: none"> • Parking will be prohibited on main access road in front of the proposed gate and outside the premises of project site. • On street parking on approach roads outside the project site will be prohibited • Parking will be strictly prohibited near the entry and exit gates of the project site to ensure unobstructed movement, facilitate smooth entry and exit, and maintain clear sight distance for incoming and outgoing traffic.
Human Health Issues		
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Noted. All construction workers are being provided with PPE kit like safety jackets and belts, safety shoes and gloves. Site photographs attached as Annexure VIII . They are also provided with dust mask to prevent inhalation of dust during loading and unloading of materials.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. The building will be designed in a compact manner, leaving ventilation shafts in between for facilitating the escape of hot exhaust air.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted. Disaster Management plan attached as Annexure XXIII .

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4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Noted. Basic amenities have been provided for the labour workforce at the site, including access to safe drinking water, mobile toilets for sanitation, and medical facilities such as a first aid box and primary health care support. Site photographs for the same is attached as Annexure VIII .
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted. Health surveillance is being conducted for the labours working at the project site. A health camp was organized, and photographs of the same are enclosed as Annexure VIII . A MoU with the hospital and details of the occupational health surveillance program are attached as Annexure XXIV .
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Noted. First aid room has been provided at the site and photograph of the same attached in Annexure VIII .
Corporate Environment Responsibility:		
1.	The project proponent shall comply with the provisions of CER, as applicable	Noted. This will be complied at the applicable stage of the project, since the construction is in initial stage currently.
2.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Noted. Environment policy attached as Annexure XXV .
3.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Noted. Environmental Cell Structure has been submitted with EC proposal.
4.	Action plan for implementing EMP and environmental conditions along with	Noted. The EMP has been submitted along with the EC proposal and is currently being

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	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.	implemented at the project site. Fresh water is being outsourced for construction activities, and septic tanks have been provided for sanitation purposes. Records of cleaning services, including cleaning bills, are maintained. Green nets have been installed at the site, and relevant purchase bills are available. PM sensors have been installed to monitor air quality, and anti-smog guns are deployed for regular water sprinkling to suppress dust emissions.
	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 MoEF&CC/SEIAA website where it is displayed.	Noted. Newspaper advertisement has been published in both English and in local language, copy of the same is attached as Annexure XXVI.
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 30days from the date of receipt.	Noted. Environmental clearance has been submitted to local authorities. Acknowledgement copies of the same is attached as Annexure XXVII.
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.	Noted. Six monthly compliance and letter of environmental clearance will be uploaded on company's website.
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.	Noted. Status of six-monthly compliance will be submitted on MoEF&CC website.
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	Noted. Environmental statement in Form V will be submitted.

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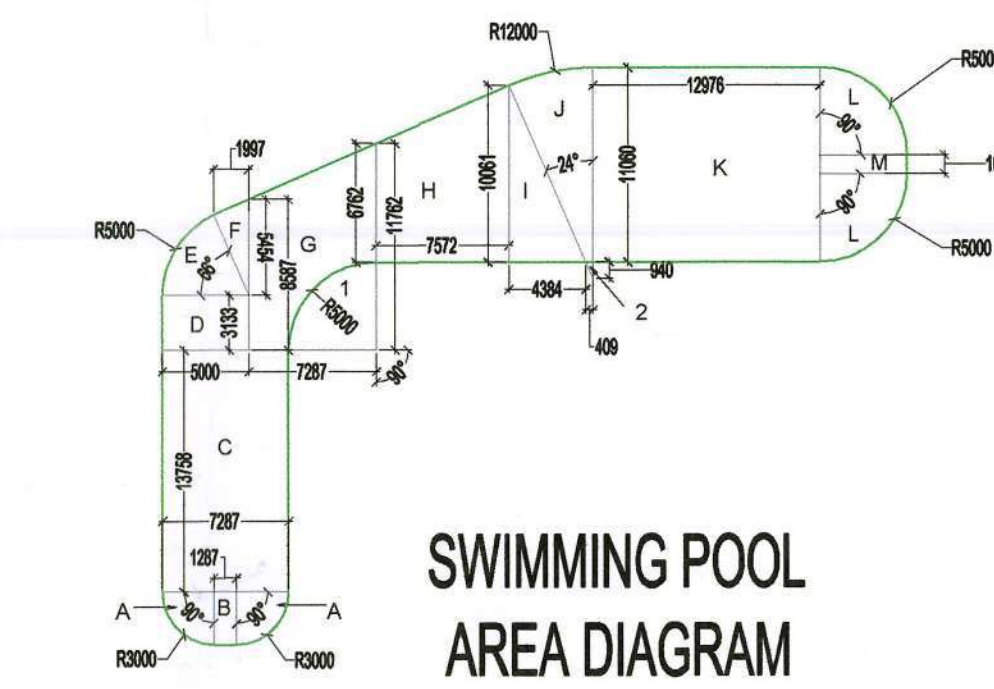
	the website of the company.	
6.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted and agreed.
7.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted. Project is in adherence to all the conditions issued in environmental clearance and CTE NOC.
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.	Noted and agreed.
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.	Noted. Currently there is no change in the planning of the project. Project is being developed as per approved site plan attached as Annexure I.
10.	Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.	Noted. Currently there is no change in the planning of the project. Project is being developed as per approved site plan attached as Annexure I.
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.	Noted. Project land is in ownership of 4S Developers Pvt. Ltd. and land license for the same has been obtained and attached as Annexure IV.
12.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted and agreed.
13.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted and agreed. Project is in compliance with issued conditions.
14.	The Ministry/SEIAA reserves the right to	Noted and agreed.

Project Name	Residential Colony Project under NILP Policy	June 2025
Project Proponent	M/s 4S Developers Private Limited.	
Project Address	Sector 59 and 63A, Gurugram, Haryana.	

	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.	Noted and agreed.
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 Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/ High Courts and any other Court of Law relating to the subject matter.	Noted. Project is in compliance with issued conditions and prevailing norms as per the said condition are being followed at site.
17.	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.	Noted and agreed.
18.	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 and agreed.

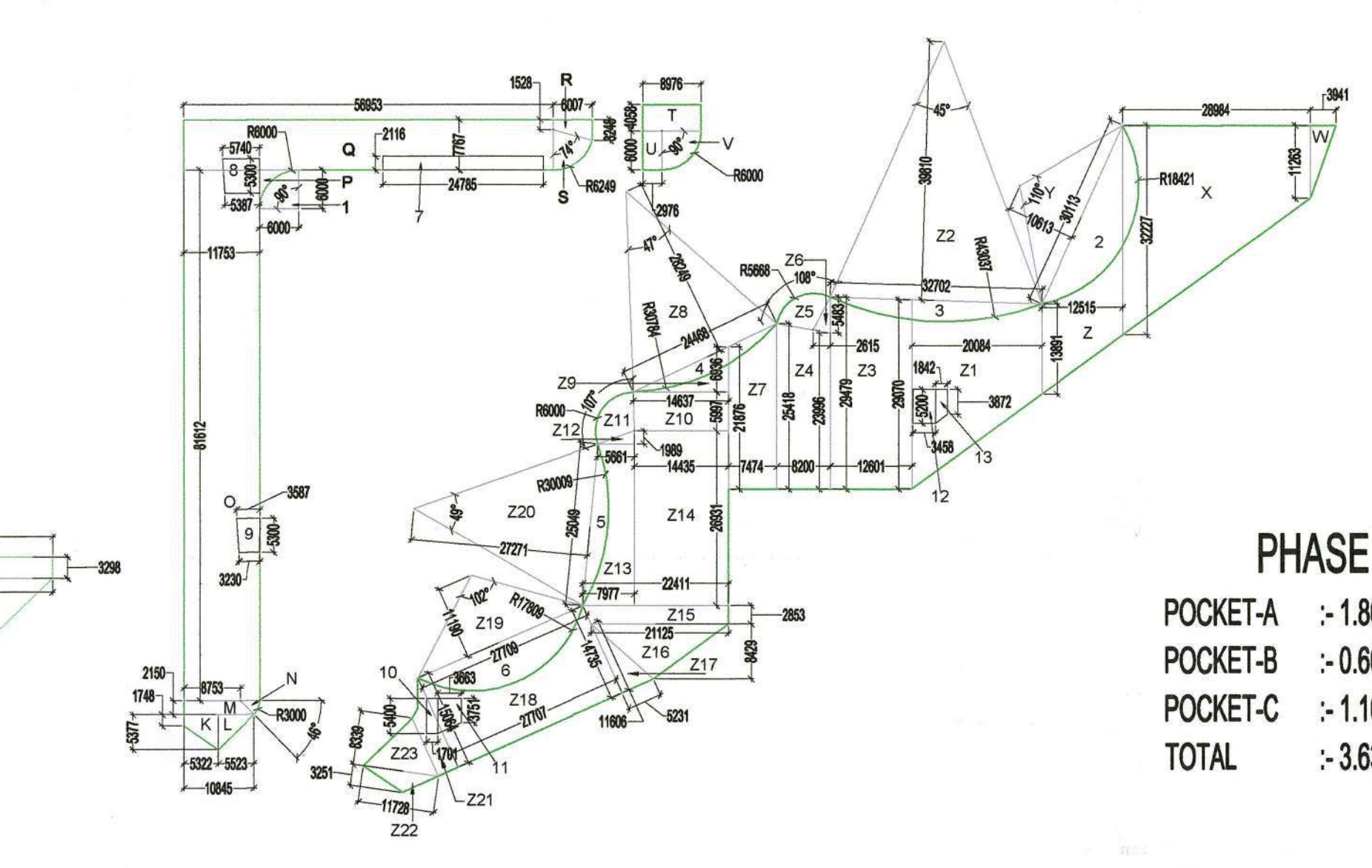
ANNEXURE-I
APPROVED SITE PLAN

GREEN AREA DETAIL						
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA	
A	1		45.090	15.088	679.413	
B	1	(9.349+26.730)/2	31.619	570.527		
C	1	(1.676+8.382)/2	18.440	92.735		
D	1	6.202	5.762	357.400		
E	1	3.747	23.104	86.572		
F	1	(28.896+29.528)/2	20.849	609.041		
G	1	(7.144+6.100)/2	34.472	228.274		
H	1	1	23.819	6.272	149.393	
I	1	(6.272+5.501)/2	6.189	36.432		
J	1	0.5	12.222	5.501	33.617	
K	1	(1.748+5.377)/2	5.322	18.960		
L	1	0.5	5.523	5.377	14.849	
M	1	(8.753+10.845)/2	2.150	21.068		
N	0.128	3.143	3.000	3.000	3.614	
O	1	1	81.612	11.753	959.186	
P	1	1	6.000	6.000	36.000	
Q	1	1	56.953	7.767	442.354	
R	1	(1.528+3.248)/2	6.007	14.345		
S	0.206	3.143	6.249	6.249	25.228	
T	1	1	8.976	4.058	36.425	
U	1	1	2.976	6.000	17.856	
V	0.25	3.143	6.000	6.000	28.286	
W	1	0.5	3.941	11.263	22.194	
X	1	(32.227+11.263)/2	28.984	630.257		
Y	1	0.5	10.613	30.113	159.795	
Z	1	(13.891+32.227)/2	12.515	288.583		
Z1	1	(13.891+29.070)/2	20.084	431.414		
Z2	1	0.5	32.702	39.810	650.933	
Z3	1	(29.479+29.070)/2	12.601	368.888		
Z4	1	(25.418+23.996)/2	8.200	202.597		
Z5	0.300	3.143	5.668	5.668	30.290	
Z6	1	0.5	2.615	5.483	7.169	
Z7	1	(21.876+25.418)/2	7.474	176.738		
Z8	1	0.5	28.249	24.468	345.598	
Z9	1	0.5	14.637	6.936	50.761	
Z10	1	(14.435+14.637)/2	5.997	87.172		
Z11	0.297	3.143	6.000	6.000	33.629	
Z12	1.000	0.500	5.661	1.989	5.630	
Z13	1	(5.661+7.977)/2	26.931	183.642		
Z14	1	1	14.435	26.931	388.749	
Z15	1	(21.125+22.411)/2	2.853	62.104		
Z16	1	0.5	21.125	8.429	89.031	
Z17	1	0.5	5.231	11.606	30.355	
Z18	1	(15.064+14.735)/2	27.707	412.820		
Z19	1	0.5	27.709	11.190	155.032	
Z20	1	0.5	27.271	25.049	341.556	
Z21	1	0.5	11.728	3.251	39.478	
Z22	1	0.5	8.339	11.728	48.900	
Z23	1	(33.381+32.996)/2	3.298	109.456		
Z24	1	0.5	32.996	28.520	470.523	
TOTAL ADDITION					10303.919	
SUBTRACTIONS						
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA	
1	0.25	3.143	6.000	6.000	28.286	
2	0.306	3.143	18.421	18.421	325.869	
3	0.125	3.143	43.037	43.037	727.643	
4	0.131	3.143	30.784	30.784	388.839	
5	0.136	3.143	30.009	30.009	385.231	
6	0.283	3.143	17.809	17.809	282.424	
7	1	1.000	24.785	2.116	52.445	
8	1.000	(5.740+5.387)/2	5.300	29.487		
9	1.000	(3.587+3.230)/2	5.300	18.065		
10	1.000	1.000	1.701	5.400	9.185	
11	1.000	(5.400+3.751)/2	3.663	16.760		
12	1.000	1.000	5.200	3.458	17.982	
13	1.000	(5.200+3.872)/2	1.842	8.355		
TOTAL SUBTRACTION					2290.570	
TOTAL GREEN AREA					8013.349	



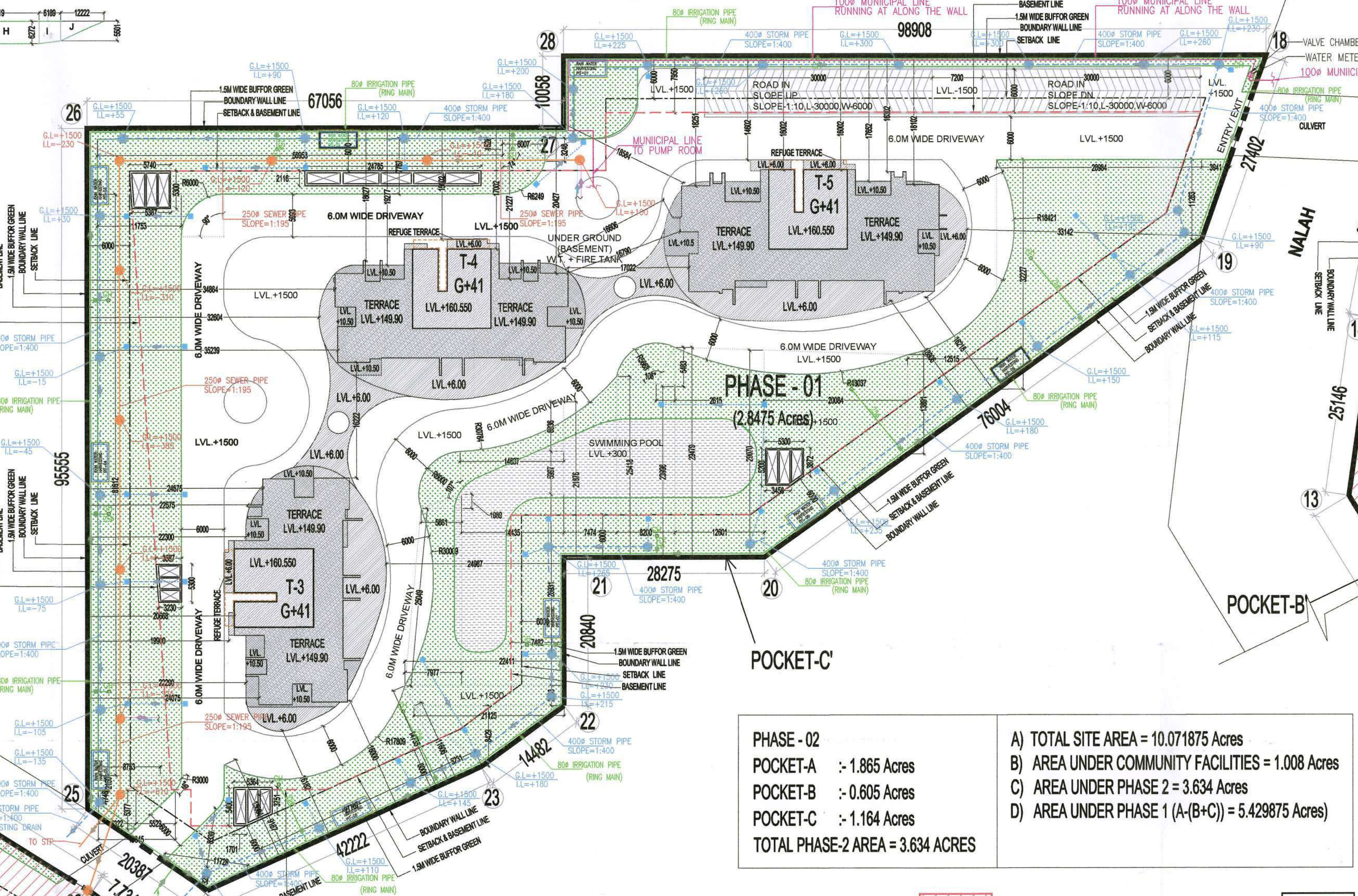
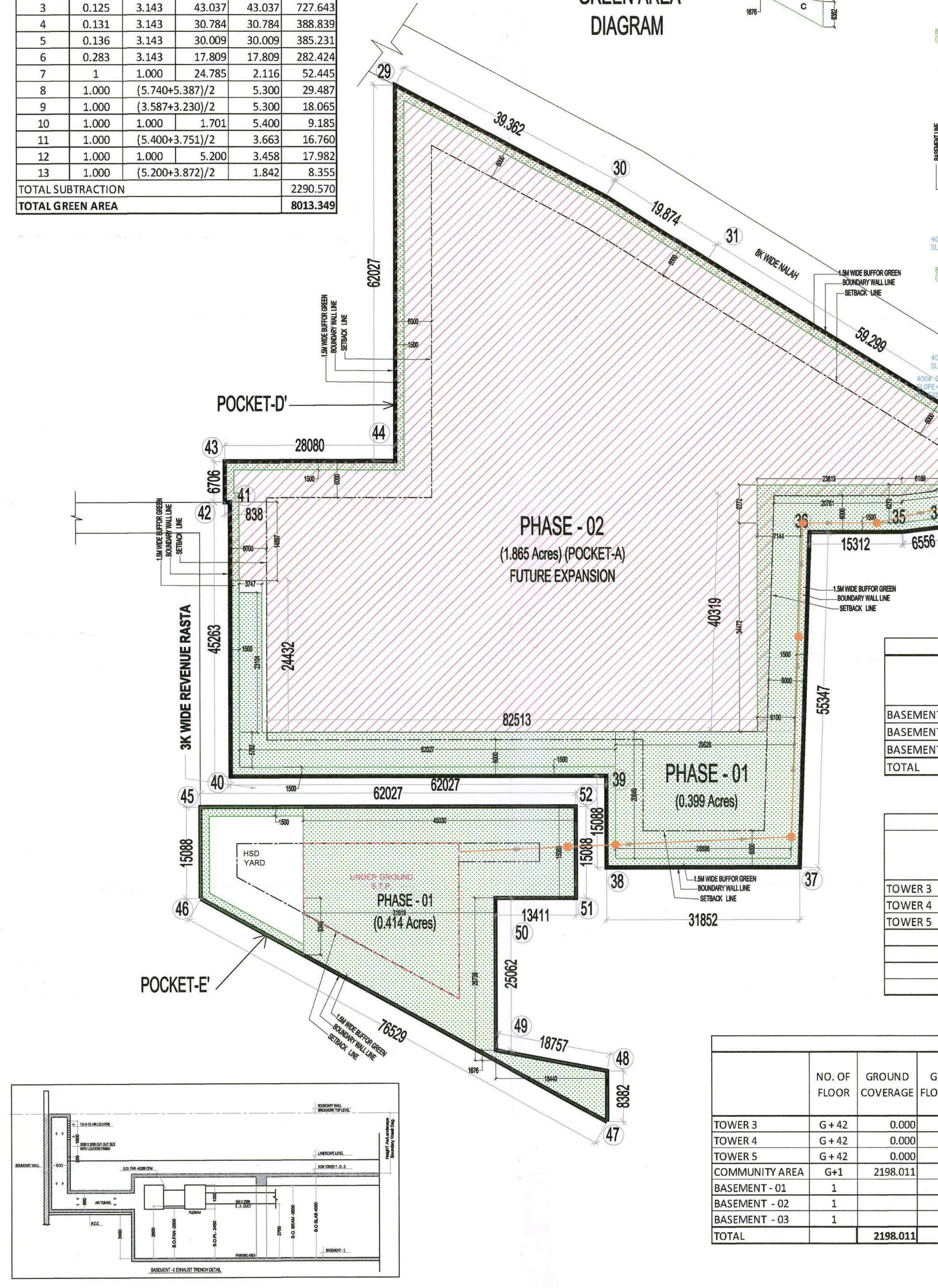
SWIMMING POOL AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	2	0.250	3.143	3.000	14.143
B	1	1	1.237	3.000	3.711
C	1	1	7.287	13.758	100.255
D	1	1	5.000	3.133	15.665
E	0.183	3.143	5.000	5.000	14.405
F	1	0.5	1.997	5.454	5.446
G	1	(8.587+11.762)/2	7.287	74.142	
H	1	(6.762+10.061)/2	7.572	63.692	
I	1	0.5	4.384	10.061	22.054
J	0.067	3.143	12.000	12.000	30.171
K	1	1	12.976	11.060	143.515
L	2	0.25	3.143	5.000	39.286
M	1	1	5.000	1.060	5.300
TOTAL ADDITION					531.783
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	0.25	3.143	5.000	5.000	19.643
TOTAL SUBTRACTION					19.643
TOTAL AREA					512.140

GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
TOTAL ADDITION					8013.349
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1	SWIMMING POOL AREA			512.140
TOTAL SUBTRACTION					512.140
TOTAL GREEN AREA					7501.209



PHASE - 02
 POCKET-A :- 1.865 Acres
 POCKET-B :- 0.805 Acres
 POCKET-C :- 1.164 Acres
 TOTAL :- 3.634 Acres

GREEN AREA DIAGRAM					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	0.25	3.143	6.000	6.000	28.286
2	0.306	3.143	18.421	18.421	325.869
3	0.125	3.143	43.037	43.037	727.643
4	0.131	3.143	30.784	30.784	388.839
5	0.136	3.143	30.009	30.009	385.231
6	0.283	3.143	17.809	17.809	282.424
7	1	1.000	24.785	2.116	52.445
8	1.000	(5.740+5.387)/2	5.300	29.487	
9	1.000	(3.587+3.230)/2	5.300	18.065	
10	1.000	1.000	1.701	5.400	9.185
11	1.000	(5.400+3.751)/2	3.663	16.760	
12	1.000	1.000	5.200	3.458	17.982
13	1.000	(5.200+3.872)/2	1.842	8.355	
TOTAL ADDITION					10303.919
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	0.25	3.143	6.000	6.000	28.286
2	0.306	3.143	18.421	18.421	325.869
3	0.125	3.143	43.037	43.037	727.643
4	0.131	3.143	30.784	30.784	388.839
5	0.136	3.143	30.009	30.009	385.231
6	0.283	3.143	17.809	17.809	282.424
7	1	1.000	24.785	2.116	52.445
8	1.000	(5.740+5.387)/2	5.300	29.487	
9	1.000	(3.587+3.230)/2	5.300	18.065	
10	1.000	1.000	1.701	5.400	9.185
11	1.000	(5.400+3.751)/2	3.663	16.760	
12	1.000	1.000	5.200	3.458	17.982
13	1.000	(5.200+3.872)/2	1.842	8.355	
TOTAL SUBTRACTION					2290.570
TOTAL GREEN AREA					8013.349



PHASE - 02
 POCKET-A :- 1.865 Acres
 POCKET-B :- 0.805 Acres
 POCKET-C :- 1.164 Acres
 TOTAL PHASE-2 AREA = 3.634 ACRES

A) TOTAL SITE AREA = 10.071875 Acres
 B) AREA UNDER COMMUNITY FACILITIES = 1.008 Acres
 C) AREA UNDER PHASE 2 = 3.634 Acres
 D) AREA UNDER PHASE 1 (A-B+C) = 5.428875 Acres

TOTAL CAR PARKING PROPOSED			
AREA	ECS PROPOSED	CAR PROPOSED	PARKING PROPOSED
BASEMENT	18202.475	569	470
STILT	407.969	15	0
TOTAL	18610.444	583	470

BASEMENT AREA PROPOSED			
AREA	ECS PROPOSED	CAR PARKING PROPOSED	
BASEMENT 01	5689.540	177.80	149
BASEMENT 02	6192.698	193.52	158
BASEMENT 03	6320.237	197.51	163
TOTAL	18202.475	569	470

STILT AREA PROPOSED			
AREA	ECS PROPOSED	CAR PARKING PROPOSED	
STILT	407.969	15	0
TOTAL	407.969	15	0

UNIT DETAIL										
NO. OF FLOOR	UNIT ON GROUND FLOOR	TYP. FL. UNITS/ FL.	NO. OF TYP. (1) FL.	42nd FLOOR UNIT/FL.	TOTAL NO. OF UNITS					
TOWER 3	G + 42	0	2	40	1	81				
TOWER 4	G + 42	0	2	40	1	81				
TOWER 5	G + 42	0	2	40	1	81				
TOTAL NO. OF UNITS						243				
NO. OF PERSONS IN EACH UNIT						5				
POPULATION						1215				
TOTAL POPULATION PROPOSED						1215				

TOWER AREA DETAIL												
TOWER	NO. OF FLOOR	GROUND COVERAGE	GROUND FLOOR F.A.R.	STILT AREA	2nd FL. F.A.R.	TYP. (1) FL. F.A.R.	NO. OF TYPICAL FL. (1)	TYP. (2) FL. F.A.R.	NO. OF TYP. FL. (2)	NO. OF TYP. FL. (3) (REFUGE)	42nd FLOOR F.A.R.	TOTAL F.A.R. PER TOWER
TOWER 3	G + 42	0.000	0.000	0.000	337.136	337.136	32	337.136	4	337.136	3	341.03
TOWER 4	G + 42	0.000	0.000	0.000	348.382	348.382	32	348.382	4	348.382	3	353.05
TOWER 5	G + 42	0.000	0.000	0.000	431.895	431.895	32	431.895	4	431.895	3	436.867
COMMUNITY AREA	G+1	2198.011	1790.041	407.969		701.870						2491.911
BASEMENT - 01	1											8194.192
BASEMENT - 02	1											7992.328
BASEMENT - 03	1											7547.479
TOTAL		2198.011		407.969								48319.378

SITE AREA CALCULATION		
TOTAL SITE AREA	PERMISSIBLE	PROPOSED
TOTAL SITE AREA 10.071875 Acres	40759.367	
RESIDENTIAL AREA (9.553416 X 4046.85 SQ.MTS)	38661.24	
F.A.R. (1.25%) A	48326.55	
NET PERMISSIBLE F.A.R.	48326.55	48319.378
TOTAL RESIDENTIAL GROUND COVERAGE (35%)	13531.435	2198.011
SITE COMMERCIAL COMPONENT (0.398075)	1610.950	5.68 %
NET PERMISSIBLE COMMERCIAL F.A.R. @1.75%	2819.162	0.000
GROUND COVERAGE COMMERCIAL COMPONENT @0.50%	805.475	0.000
REQUIRED GREEN/OPEN AREA ON SITE @ 15 %	6113.905	7501.209
		19.40 %
NO. OF DWELLING UNIT OF RESIDENTIAL		243
MAIN DWELLING UNIT POPULATION @ 5 PERSONS EACH		
TOTAL POPULATION PROPOSED		1215
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA)(9.5538 ACRES) 100 - 400 PPA.		1215.00
PROPOSED DENSITY		127.17
PARKING AREA		
(1.5 ECS X NO OF UNITS) = 243 X 1.5 =	364.5 ECS REQUIRED	
AREA UNDER BASEMENT FOR PARKING(32 SQ.MTS.)	18202.475	569
AREA UNDER STILT FOR PARKING(28 SQ.MTS.)	407.969	15
TOTAL PROPOSED ECS		583
PROPOSED CAR PARKING		470

COMMUNITY FACILITIES AREA DETAIL					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	(84.339+78.494)/2	50.120		4,080.595
TOTAL ADDITION					4,080.595
TOTAL AREA					4,080.595

COMMUNITY FACILITIES AREA DETAIL

NO. OF DWELLING UNIT OF RESIDENTIAL

MAIN DWELLING UNIT POPULATION @ 5 PERSONS EACH

TOTAL POPULATION PROPOSED

DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA)(9.5538 ACRES) 100 - 400 PPA.

PROPOSED DENSITY

(1.5 ECS X NO OF UNITS) = 243 X 1.5 =

AREA UNDER BASEMENT FOR PARKING(32 SQ.MTS.)

AREA UNDER STILT FOR PARKING(28 SQ.MTS.)

TOTAL PROPOSED ECS

PROPOSED CAR PARKING

NET PERMISSIBLE COMMERCIAL F.A.R. @1.75%

GROUND COVERAGE COMMERCIAL COMPONENT @0.50%

ANNEXURE-II
EMP BUDGET

ANNEXURE-IV

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	150	40
Rain Water Harvesting System	35	34
Solid Waste Management	55	9
Environmental Monitoring	30	17
Green Area/ Landscape Area	50	8
Others (Energy saving devices, miscellaneous)	125	12

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Providing laptops to students of Following Schools: <ol style="list-style-type: none"> 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52 	60	-
Providing public toilets, and dustbins in the surrounding area of village Ulhawas.	120	-

<p>Providing Water Coolers and sanitation in following govt school.</p> <ol style="list-style-type: none"> 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52 	150	-
<p>Providing Computers, Printers etc in following govt school.</p> <ol style="list-style-type: none"> 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52 	120	-
<p>Development of following ponds:</p> <ol style="list-style-type: none"> 1. Pond 1 (01HRGGMHN0083ULHA391) 2. Nathriya Baba Mandir Pond (01HRGGMHN0083ULHA391) 	70	
<p>Setting up solar lighting facilities in nearby villages</p>	200	-
<p>Development of roads in nearby village Ulhawas.</p>	100	
<p>Plantation in nearby village Ulhawas.</p>	120	
<p>Cow shelter in nearby village Ulhawas.</p>	50	

Fund allocated for Wild Life Conservation	10	
➤ Plantation of tress	3.0	
➤ Digging of Ponds	3.0	
➤ Construction of feeding Platforms and enclosure	2.0	
➤ Awareness Generation	1.0	
➤ Putting artificial nests on tress	1.0	
TOTAL	1,435	120

ANNEXURE-III
BUILDING PLAN APPROVAL LETTER

FORM BR-III
(See Code 4.2 (4))
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhavan,
Madhya Marg, Sector 18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in.

To

4S Developers Pvt. Ltd.,
2nd Floor, HUB-66, Opp. Essentia Main Gate,
Sector-66, Gurugram.

Memo No. ZP-1954/PA(DK)/2024/ 13200 Dated 29-04-2024

Subject: Approval of building plans of Residential Colony (Under NILP Policy) area measuring 10.071875 acres (Licence No. 225 of 2023 dated 30.10.2023) in Sector-59 & 63A, Gurugram being developed by 4S Developers Pvt. Ltd.

Reference your application dated 19.04.2024 (submitted in the office of STP, Gurugram) for permission to erect the buildings in Residential Colony (Under NILP Policy) area measuring 10.071875 acres (Licence No. 225 of 2023 dated 30.10.2023) in Sector-59 & 63A, Gurugram in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction, subject to the provisions of the Haryana Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017, subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
 - b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
 - c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
 - d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.

- 2
- (ii) That you shall get approved the fire-fighting scheme in accordance with the Section 15 of the Haryana Fire Safety Act-2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
 4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
 5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
 6. Based on the actual estimated cost of internal development of the colony you shall furnish additional bank guarantee, if required.
 7. The revenue Rasta if any passing through the site shall be kept unobstructed.
 8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
 9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
 10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (ii) A clearance from Fire Safety point of view from the competent authority.
 11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
 12. The basements shall be used for parking, services or as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
 13. That you shall comply with the conditions laid down in the memo no. 50219 dated 28.02.2024 of Chief Engineer, HSVP, Panchkula (Copy enclosed).
 14. That you shall comply with the conditions laid down in the Memo No. 1503 dated 28.02.2024 of Deputy Director, Directorate of Fire and Emergency Services, Haryana, Panchkula (Copy enclosed).
 15. GENERAL: -
 - (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

- (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website www.tcpharyana.gov.in.
- (iii) That you shall submit the fire-fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (vii) That you 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.
- (viii) That you 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.
- (ix) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (x) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xi) That you shall follow 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, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
- (xii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xiii) That the community buildings shall be included by the colonizer as a part of the common areas of the colony while filing the declaration under the Apartment Ownership Act and such community buildings shall be for the exclusive use of residents of this colony only and the same shall not be sold to anyone as per your undertaking dated 29.03.2024.

- (xiv) That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
- (xv) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
16. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.
17. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL https://tcpharyana.gov.in/Policy/Misc392%20A%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
 - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
 - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
 - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
 - (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
 - (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
 - (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014

and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.

- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

18. That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.

This sanction will be void abnatio, if any of the conditions mentioned above are not complied with.

DA/As above & One set of Building Plans.



(Hitesh Sharma)

Senior Town Planner (M)HQ,
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-1919/PA(DK)/2024/_____ Dated:- _____

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Executive Engineer, GMDA, Gurugram.
4. Senior Town Planner, Gurugram.
5. Chief Engineer, HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Deputy Director, Directorate Fire and Emergency Services, Haryana, Panchkula.

Encl: as above

(Hitesh Sharma)
Senior Town Planner (M)HQ,
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

ANNEXURE-IV
LAND LICENSE

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 225. of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976 made there under to Sh. Rishi Aggarwal- Sh. Mahesh Aggarwal Ss/o Sh. E.C. Aggarwal, 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd. 2nd Floor, HUB-66, Sector 66, Gurugram-122102 for setting up of Residential Colony (under New Integrated Licensing Policy (NILP) over an area measuring 10.071875 acres (after migration of entire area i.e. 7.434375 acres from licence no. 92 of 2023 dated 21.04.2023 along with fresh area 2.6375 acres) in Sector-59 & 63A, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Residential Colony under NILP - 2022 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 Licence is granted subject to the following conditions: -
 - a) You will pay the Infrastructure Development Charges amounting to Rs. 2,55,43,410/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) That you shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - c) That area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable are is being granted, shall be transferred free of cost of the Govt.
 - d) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
 - e) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
 - f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
 - g) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.

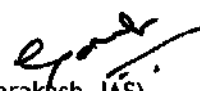

Director General
Town & Country Planning
Haryana, Chandigarh

- h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- j) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- l) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- n) That you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBVNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- o) That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- p) That you shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- q) That you shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- r) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) That you shall not give any marketing and selling rights to any other company other than the collaborator company

2/1

- ff) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
3. You shall submit NQC from District Forest Officer, Gurugram within a period of 30 days from grant of licence.
 4. That you shall deposit an amount @ three times of collector rate in lieu of surrender of 10% area for provision of Affordable Group Housing under the provisions of the policy dated 11.05.2022 within 60 days from issuance of licence.
 5. The licence is valid up to 29/10/2028.

Dated: The 30/10/2023.
Chandigarh

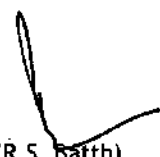

(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-5199/JE(SB)/2023/ 36904

Dated: 31-10-2023

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

1. Sh. Rishi Aggarwal- Sh. Mahesh Aggarwal Ss/o Sh. E.C. Aggarwal, 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd. 2nd Floor, HUB-66, Sector 66, Gurugram-122102 alongwith a copy of agreement, LC-IV B, Bilateral agreement, land schedule & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
14. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.


(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

To be read with License No. ²²⁵ Dated ^{30/10} of 2023

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)			
Ullahawas	4S Developers Pvt. Ltd.	27	12/2	1-7			
			13/2	0-12			
			18min	1-11			
			19/1min	5-14			
			19/2	1-4			
			20	8-0			
			21/1min	0-1			
			21/2/1min	4-8.5			
			21/2/2min	0-11			
		28	24/1/3	3-13			
			24/2/1/2	0-17			
			24/2/2	0-12			
			25/1/1	1-10			
			25/1/2min	3-0			
		40	4/1	4-19			
			4/2	1-7			
			5/1	3-12			
			7/2	1-9			
		Behrampur	4S Developers Pvt. Ltd.	45	14/1	5-9	
14/2	3-14						
15/1/1	2-9						
15/1/2	1-19						
15/2/1/1	0-2						
16/2/1	1-9						
16/2/2	1-4						
16/2/3	1-14						
17/1	3-2						
17/2	4-18						
18/1	0-19						
18/2	1-7						
24	7-18						
						Total	80-11.5 10.071875 Acres


 Director General
 Town & Country Planning
 Haryana, Chandigarh
Jagan Singh

ANNEXURE-V
CONSENT TO ESTABLISH



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 - Hqhspcb@hspcb.org.in

Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 329962324GUNOCTE86372538

Dated:15/12/2024

To.

M/s : 4S Developers Private Limited

4S Developers Pvt. Ltd. 2nd Floor, HUB-66, Sector 66, Gurugram

GURGAON

122102

Sub. : Grant of consent to Establish to M/s 4S Developers Private Limited

Please refer to your application no. 86372538 received on dated 2024-11-26 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s 4S Developers Private Limited is hereby granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	15/12/2024 - 13/11/2034
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)	69113.32
Total Land Area (Sq. meter)	40759.36
Total Builtup Area (Sq. meter)	76063.03
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	101.0 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. pH	5.5-9.0
5. Total Nitrogen	10 mg/l

6. Total Phosphorus	1 mg/l
7. Fecal coliform (MPN/100ML)	Less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	2
Height of stack	
1. Stack to DG sets 750 KVA x 6	6 METER
2. Stack to DG set 500 KVA	6 METER
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	26.44 KL/day

HARYANA STATE

Regional Officer, Gurgaon North
Haryana State Pollution Control Board.

Terms and conditions

- The industry has declared that the quantity of effluent shall be 101 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 101 KL/Day for Domestic and the same should not exceed .
- 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.
- 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
- 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.
- 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
- 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.
- 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 (CGWA)/ Haryana Water Resources (Conservation, Regulation and Management) Authority (HWRA) for scientific development of precious 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.
27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.
28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

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. 3. Project Proponent will install STP/ETP/APCM along with the main project. 4. Project Proponent will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules. 5. Project Proponent will comply with the provisions of Water Act, 1974, Air Act, 1981, Solid Waste Management Rules, 2016, Hazardous & Other Waste Management Rules, 2016, Plastic Waste Management Rules, 2016, E-Waste Management Rules, 2016, Battery Managements Rules, C&D Waste Management Rules, 2016& amendments and other applicable environmental legislation. 6. Project Proponent will use only treated effluent supplied from Sewage treatment plant during construction phase of the project 7. That this CTE will not provide any relaxation /benefit from any other Act/Rules/Regulations applicable to the project/land in question. 8. Project Proponent will not discharge any type Treated or untreated effluent outside the premises of the project. 9. Project Proponent will not use in their DG set as a fuel i.e. pet coke, furnace oil and LSHS etc. 10. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 11. Effective fugitive emission control measures should be imposed in the process, transportation, parking etc. 12. Encourage use of cleaner fuels (pet coke / furnace oil /LSHS may be avoided). 13. Best available technology may be used. For example usage of EAF/SAF/IF in place of Cupola Furnace, Usage of Supercritical technology in place of sub – critical technology. 14. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 15. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 16. Assessment of carrying capacity of transportation load on the roads inside the industrial premises. If the roads required to be widened, shall be prescribed as a condition. 17. Project Proponent will not discharge any type of effluent inside & outside of the premises of the project and reuse/recycle of treated waste water be ensured. 18. Continuous monitoring of emission and effluent quality / quantity to be installed & will connect the same with server of CPCB and HSPCB. 19. A detailed water harvesting plan may be submitted by the project proponent. 20. Project Proponent will achieve zero discharge and install latest technology of STP/ETP and reuse/recycle of treated effluent. 21. In case, domestic waste water generation is more than 10 KLD, the industry may install STP. 22. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs. 23. More stringent norms for management of hazardous waste. The waste generated should be preferably utilized in co-processing. 24. Monitoring of compliance of EC conditions may be submitted with third party audit every year. 25. Project Proponent will dispose off their waste/spent oil of DG sets only to authorize recyclers by the HSPCB. 26. The % of the CER may be least 1.5 times the slabs given in the OM dated 01.05.2018 for SPA and 2 times for CPA in case of Environmental Clearance. 27. Project proponent will comply all the directions of CPCB in this regard and will comply all the orders issued by any court in this regard. 28. Project Proponent will submit an affidavit regarding 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 so granted is on the basis of detail submitted by the unit in online application, CTE granted will be without prejudice to any violation made by unit in past & will be deemed revoked & further action will be taken as per law if any violation is observed at any stage. 33. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them 34. This CTE is valid only valid for the area for which unit has obtained License from DTCP and Aravali clearance from Deputy Commissioner. 35. At any stage, if any violation observed of any above conditions at any time, this CTE stands cancelled /revoked & further action will be taken as per law if any violation is observed at any stage. 36. CTE so granted will be without prejudice to violation done by the unit in past and will not effect Environmental Compensation/prosecution/closure action to be initiated against the unit for such past violations, if come to the notice of Board at any stage.

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

ANNEXURE-VI
STRUCTURE STABILITY CERTIFICATE

VIJAY PUSHKARNA

B.Tech.(Civil), M.Tech.(Structural Engineering)
Chartered Engineer, Approved Valuer
F – 138, Second Floor, Lajpat Nagar – 1,
New Delhi – 110024
Ph. No. +91 9013815716, 9868320099, 9958484072, 011-41323833
Email: vjpushkarna@gmail.com



TO WHOMSOEVER IT MAY CONCERN

SUBJECT: Vetting of the structural design and drawings of group housing colony under NILP Policy on an area admeasuring 10.071875 acres (License No. 225 of 2023 dated 30.10.2023) falling in Village Ullahawas and Village Behrampur, Sector-59 & 63A, Gurugram, Haryana being developed by M/s 4S Developers Pvt. Ltd.

This is to certify that the submission of structural drawings and the design of group housing in Sector-59 & 63A, Gurugram have been Proof Checked in accordance with relevant Indian standard codes of practice. The approved structure design by the undersigned is earthquake resistant as per Indian code of practice. The Responsibility of the undersigned shall be limited to Proof Checking of structural design only. All the procedural/legal operational matters and architectural/functional details shall be the responsibility of owner/contractor.

Further, any deviation in architectural and structural drawings or not conforming to relevant codes of practice during construction shall cease the responsibility of the undersigned.



Er. VIJAY PUSHKARNA
B.Tech (Civil), M.Tech.(Structures)
Chartered Engineer
Structure Engineer, Proof Consultant
F-138, Lajpat Nagar-1, New Delhi-110024
Ph. No. +91 9013815716, 9868320099,
9958484072, 011-41323833
Email : vjpushkarna@gmail.com

ANNEXURE-VII
FIRE FIGHTING SCHEME APPROVAL

From Director General
Fire Service, Haryana Panchkula

To **M/s** Four S Developers Pvt Ltd
Sector 59 and 63A Gurugram

Memo No. FS/2024/1334 dated : 14/10/2024

Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at meas. 10.071875 acres in Sector 59 and 63A, Gurugram of M/s 4S Developers Pvt. Ltd. :

Reference your Transaction Id 050262423001648 dated: 06/09/2024 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Gurgaon Sector-29, .The means of escape and Fire Protection system were checked and found as per the National Building Code of India, Part- IV guidelines. Therefore your proposed fire fighting scheme is hereby approved as per following detail from the fire safety point of view with the following conditions:-

Tower Name	Floor Detail	Terrace Height of Last Livable Floor(In Meters)	Ground Coverage
Phase- 1	-	-	-
Tower- 03	G to 42	149.90 Mt.	2198.011 Sq. Mt. Common Area for All Tower
Tower- 04	G to 42	149.90 Mt.	As Above
Tower- 05	G to 42	149.90 Mt.	As Above
Tower Name	Basement Level	Basement Area	Basement Remarks
	Basement- 01	8194.192 Sq. Mt.	Phase- 1
	Basement- 02	7992.328 Sq. Mt.	Phase- 1
	Basement- 03	7547.479 Sq. Mt.	Phase- 1

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.
- 5) If the infringement of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) The above Fire Fighting Scheme is valid for Five Year from the date of issue of this letter.
- 9) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building

Remarks:- OK



Deputy Director (Technical)-I,
for Director General, Fire
Service, Haryana
Panchkula

Exercising the power of Director, Fire Services, Haryana

ANNEXURE-VIII
SITE PHOTOGRAPHS

SITE PHOTOGRAPHS



CURRENT STATUS OF THE PROJECT



WIND BREAKING WALLS



ANTISMOG GUNS



PTZ CAMERA & PM SENSOR



WHEEL WASHING



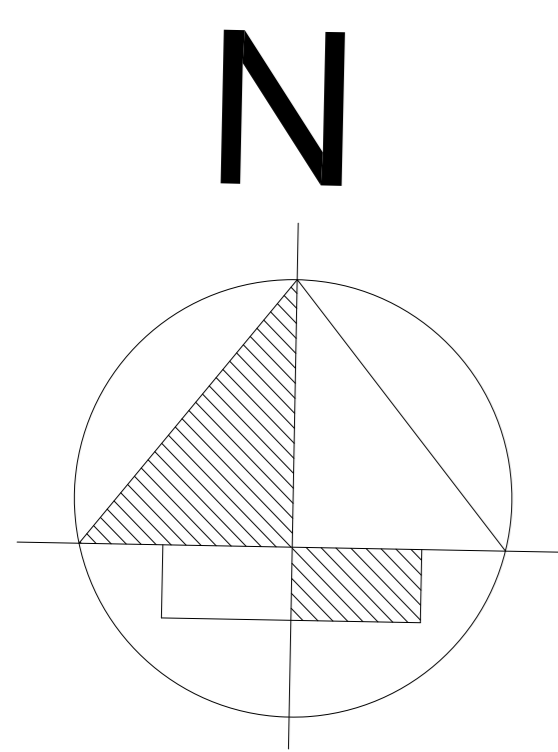
C&D WASTE SEGREGATION AREA



COVERED CONSTRUCTION MATERIAL

ANNEXURE-IX
LOGBOOK FOR ANTISMOG

ANNEXURE-X
LANDSCAPE PLAN



LANDSCAPE PLAN

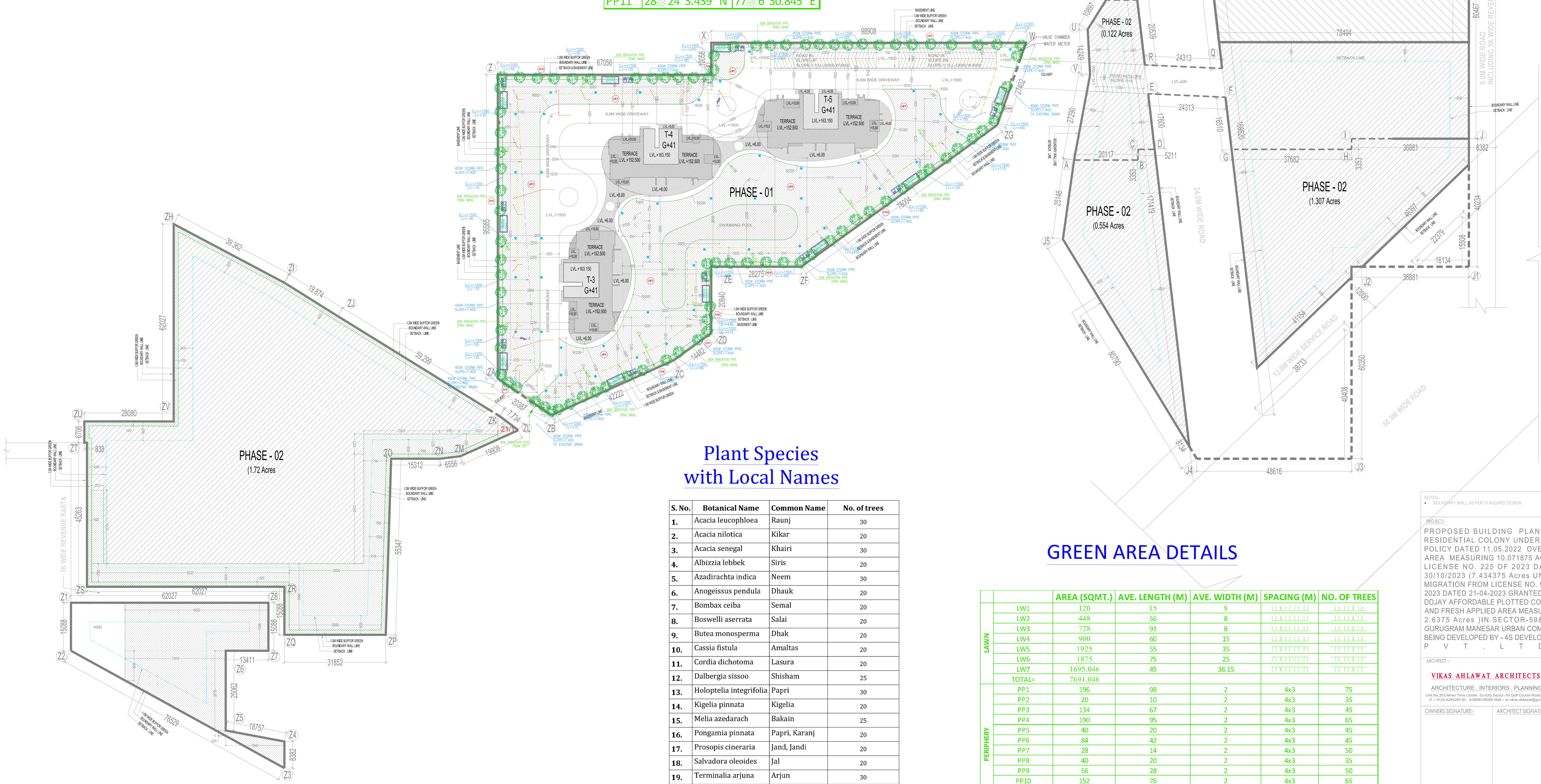
CO-ORDINATES OF PLANTATION

ANNEXURE-III

GREEN AREA SUMMARY

TOTAL PLOT AREA = 40,759.367 SQMTS.
 PROPOSED GREEN AREA (21.3%) = 8685.046 SQMTS
 REQUIRED NO. OF TREES = PLOT AREA /80 = 509
 PROPOSED NO. OF TREES = 550
 LAWN AREA = 7691.046 SQMT
 PERIPHERY PLANTATION AREA = 994 SQMT

NAME	LATITUDE	LONGITUDE
PP1	28° 24' 3.923" N	77° 6' 28.944" E
PP2	28° 24' 3.817" N	77° 6' 27.363" E
PP3	28° 24' 3.767" N	77° 6' 26.443" E
PP4	28° 24' 2.033" N	77° 6' 25.123" E
PP5	28° 24' 0.569" N	77° 6' 25.241" E
PP6	28° 24' 0.584" N	77° 6' 26.380" E
PP7	28° 24' 0.897" N	77° 6' 27.121" E
PP8	28° 24' 1.349" N	77° 6' 27.314" E
PP9	28° 24' 1.732" N	77° 6' 27.799" E
PP10	28° 24' 2.293" N	77° 6' 29.316" E
PP11	28° 24' 3.439" N	77° 6' 30.845" E



Plant Species with Local Names

S. No.	Botanical Name	Common Name	No. of trees
1.	Acacia leucophloea	Rauj	30
2.	Acacia nilotica	Kikar	20
3.	Acacia senegal	Khairi	30
4.	Albizia lebbek	Siris	20
5.	Azadirachta indica	Neem	30
6.	Anogeissus pendula	Dhauk	20
7.	Bombax ceiba	Semal	20
8.	Boswelli aserrata	Salai	20
9.	Butea monosperma	Dhak	20
10.	Cassia fistula	Amaltas	20
11.	Cordia dichotoma	Lasura	20
12.	Dalbergia sissoo	Shisham	25
13.	Holoptelia integrifolia	Papri	30
14.	Kigelia pinnata	Kigelia	20
15.	Melia azedarach	Bakain	25
16.	Pongamia pinnata	Papri, Karanj	20
17.	Prosopis cineraria	Jand, Jandi	20
18.	Salvadora oleoides	Jal	20
19.	Terminalia arjuna	Arjun	30
20.	Bauhinia variegata	Kachnar	30
21.	Ficus religiosa	Peepal	40
22.	Ficus bengalensis	Bad	40
Total no. of trees			550

GREEN AREA DETAILS

	AREA (SQMT.)	AVE. LENGTH (M)	AVE. WIDTH (M)	SPACING (M)	NO. OF TREES	
LAWN	LW1	120	15	8	10	
	LW2	448	56	8	10	
	LW3	728	91	8	10	
	LW4	900	60	15	10	
	LW5	1925	55	35	10	
	LW6	1875	75	25	10	
	LW7	1695.046	45	38.15	10	
TOTAL=	7691.046					
PERIPHERY	PP1	196	98	2	4x3	75
	PP2	20	10	2	4x3	35
	PP3	134	67	2	4x3	45
	PP4	190	95	2	4x3	65
	PP5	40	20	2	4x3	45
	PP6	84	42	2	4x3	45
	PP7	28	14	2	4x3	50
	PP8	40	20	2	4x3	35
	PP9	56	28	2	4x3	50
	PP10	152	76	2	4x3	65
	PP11	54	27	2	4x3	40
TOTAL=	994				550	
TOTAL GREEN AREA =	8685.046				TOTAL NO. OF TREES = 550	

NOTES:
 • BOUNDARY WALL AS PER STANDARD DESIGN

PROJECT:
 PROPOSED BUILDING PLAN FOR RESIDENTIAL COLONY UNDER NILP POLICY DATED 11.05.2022 OVER AN AREA MEASURING 10.071875 ACRES LICENSE NO. 225 OF 2023 DATED 30/10/2023 (7.434375 Acres UNDER MIGRATION FROM LICENSE NO. 92 OF 2023 DATED 21-04-2023 GRANTED FOR DDJAY AFFORDABLE PLOTTED COLONY AND FRESH APPLIED AREA MEASURING 2.6375 Acres) IN SECTOR-58&63A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY - AS DEVELOPERS P V T L T D

ARCHITECT:-
VIKAS AHLAWAT ARCHITECTS
 ARCHITECTURE, INTERIORS, PLANNING
 Unit No. 303 New Time Center, Gurgaon, Sector-54, Golf Course Road Gurgaon
 C/o-17124-6504233, M.C., Gurgaon (Haryana) India. v.ahlawat@gmail.com

OWNERS SIGNATURE:-
 ARCHITECT SIGNATURE:-

DRAWING TITLE:
SITE PLAN

DATE:- JAN-2024
 SCALE:- 1:200 (A1)

SHEET NO.
 S-001

ANNEXURE-XI
RWH PIT DESIGN

**Residential Colony Project (NILP),
Sector 59 & 63A, Gurugram Manesar Urban Complex,
Haryana**

CONCEPTUAL PLAN

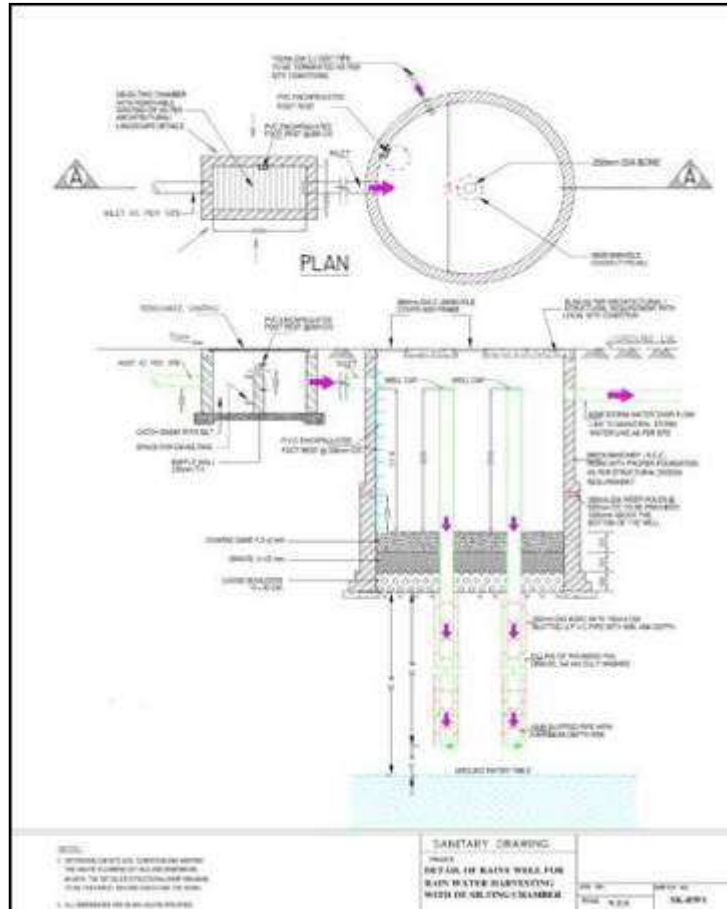


Figure 7: Rain Water Harvesting Pit

ANNEXURE-XII
FOREST NOC



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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।
NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.

नाम Name	भगत राम Bhagat Ram
संगठन का नाम Organisation Name	4s Developers Private Limited
वर्तमान पता Current Address	Ulhawas, Gurgaon, Haryana
भूमि स्थान Land Location	Ulhawas, Gurgaon, Ulhawas
भूमि मापन Land Measurements	6.0625 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	27//21/2/1(4-16), 12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4), 20(8-0), 21/1(0-5), 21/2/2(2-8), 28//24/2/1/2(0-17), 24/1/3(3-13), 24/2/2(0-12), 25/1/1(1-10), 25/1/2(3-1), 40//4/1(4-19), 4/2(1-7), 5/1(3-12), 7/2(1-9)

Reference No. (SRN):- JV9-JMT-8LET

जारी करने की तिथि / Date of Issuance: 17-12-2022

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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<https://164.100.137.243/eservices/mobileapi/verify/clarification/JV9JMT8LET>



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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।
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किला नम्बर Killa Number	27//21/2/1(4-16),12/2(1-7),13/2(0-12),18(2-2),19/1(6-16),19/2(1-4),20(8-0),21/1(0-5),21/2/2(2-8),28//24/2/1/2(0-17),24/1/3(3-13),24/2/2(0-12),25/1/1(1-10),25/1/2(3-1),40//4/1(4-19),4/2(1-7),5/1(3-12),7/2(1-9)
प्रयोजन Purpose	Affordable Plotted Colony (ddjay-2016)



जारी करने की तिथि / Date of Issuance: 17-12-2022
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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Clarification letter by
Concerned Divisional Forest Officer
हरियाणा सरकार / Government of Haryana



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NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.

Applicant Bhagat Ram located at village /city Ulhawas district Gurgaon
made a proposal to use this land for Affordable Plotted Colony (dtd: 2016) 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 4s Developers Private Limited whose land is located at village/city, Ulhawas 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 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:

- 1.1. clarification Is Hereby Issued Subject To Above Mentioned Conditions.
2. distance Of The Proposal Is Less 5 Km. Form Boundary Of Dehli, Hence, The Permission Must Be Obtained From Competent Authority.



Date: 17-12-2022
Place: Gurgaon

Rajeev Tejyan,
(Divisional Forest Officer)

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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।
NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.

नाम Name	भगत राम Bhagat Ram
संगठन का नाम Organisation Name	4s Developers Private Limited
वर्तमान पता Current Address	Behrampur, Gurgaon, Haryana
भूमि स्थान Land Location	BEHRAMPUR, Gurgaon, Behrampur
भूमि मापन Land Measurements	2.1625 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	45//14/1(5-9), 14/2min(2-15), 15/1/1(2-9), 15/1/2(1-19), 15/2/1/1(0-2), 16/2/1(1-9), 17/1min(2-4), 18/1(0-19)

Reference No. (SRN):- N8E-5GU-BPF1

जारी करने की तिथि / Date of Issuance: 17-12-2022

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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



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किला नम्बर Killa Number	45//14/1(5-9),14/2min(2-15),15/1/1(2-9),15/1/2(1-19),15/2/1/1(0-2),16/2/1(1-9),17/1min(2-4),18/1(0-19)
प्रयोजन Purpose	Affordable Plotted Colony (ddjay-2016)



जारी करने की तिथि / Date of Issuance: 17-12-2022
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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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 4s Developers Private Limited whose land is located at village/city, BEHRAMPUR 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 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.

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2. distance Of The Proposal Is Less 5 Km. Form Boundary Of Dehli, Hence, The Permission Must Be Obtained From Competent Authority.



Date: 17-12-2022
Place: Gurgaon

Rajeev Tejyan,
(Divisional Forest Officer)

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<https://164.100.137.243/eservices/mobileapi/verify/clarification/N8E5GUBPF1>

ANNEXURE-XIII
ZONING PLAN

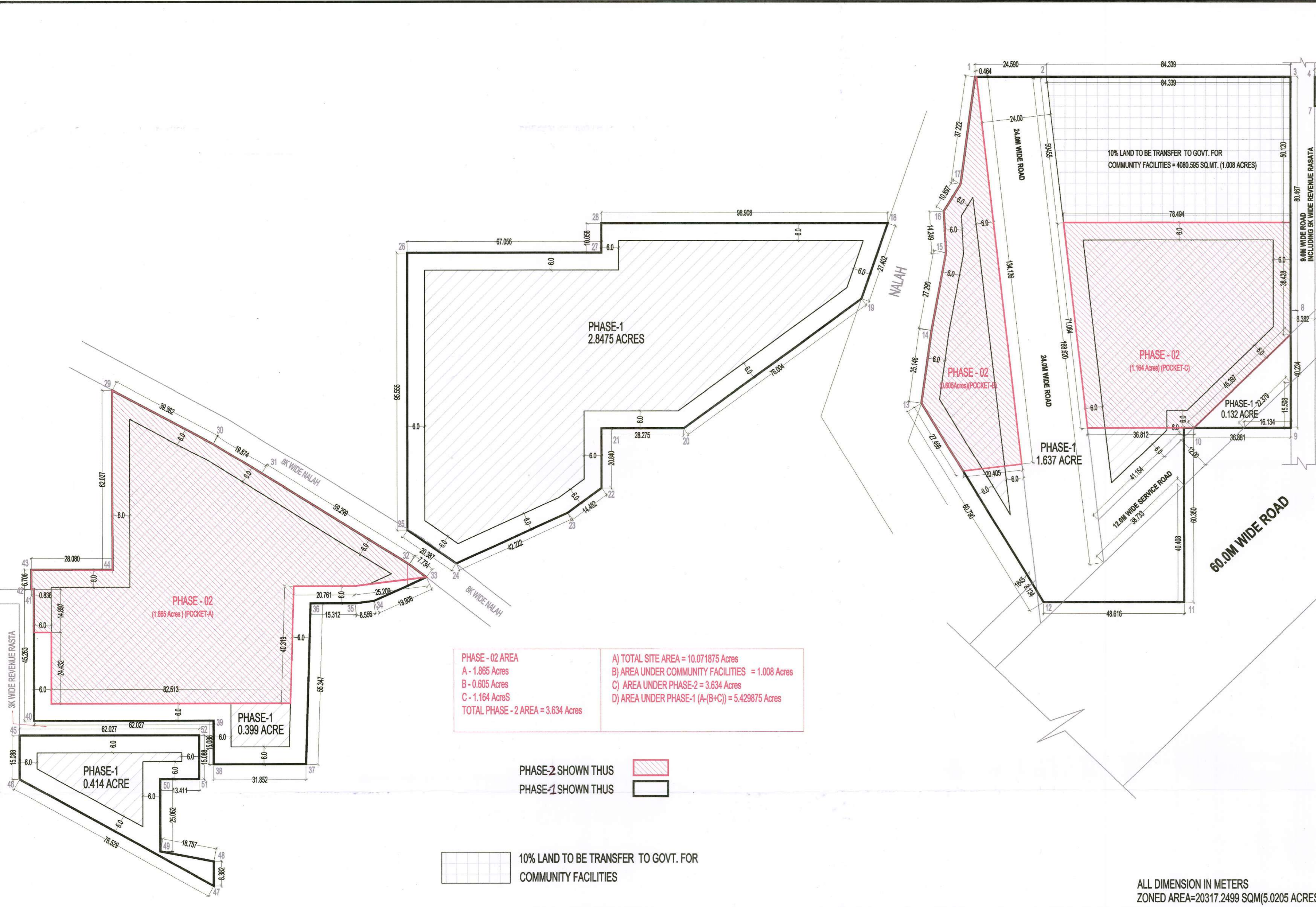
REVISED DEMARCATION-CUM-ZONING PLAN & PHASING PLAN OF RESIDENTIAL COLONY (UNDER NILP POLICY DATED 11.05.2022) OVER AN AREA MEASURING 10.071875 ACRES (LICENCE NO. 225 OF 2023 DATED - 31.10.2023) SECTOR - 59 & 63A, GURUGRAM BEING DEVELOPED BY 4S DEVELOPERS PVT. LTD.

For purpose of Chapter 1.2 (xcv) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

- SHAPE & SIZE OF SITE:-**
The shape and size of the Residential Colony under New Integrated Licensing Policy - 2016 (NILP) is in accordance with the demarcation plan shown as 1 to 52 as confirmed by DTP, Gurugram vide Endt. No. 8137 Dated 26.10.2023.
- LAND USE:-**
The type of buildings use permissible Residential Colony under New Integrated Licensing Policy - 2016 (NILP) in accordance to permission granted by Competent Authority and under no circumstances, the use of building shall be changed. The category of the building is "Residential" (Refer Code 1.2.xxii(6)).
- TYPE OF BUILDING PERMITTED AND LAND USES ZONES:-**
a) The type of building permitted on this site shall be buildings designated in the form of limited 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, town and country planning, haryana.
b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land use zone	Type of building permitted/ permissible structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause-2 above and uses permissible in the open space zone.
- SITE COVERAGE AND FLOOR AREA RATIO (FAR):-**
a) The building or buildings shall be constructed only within the portion of the site marked as "ZZZZZ" building zone as explained above, and nowhere else.
b) The maximum ground coverage for residential component shall be 35% on the area of 9.553416 acres with 1.25 FAR.
c) The maximum coverage on ground floor for commercial component shall be 50% on the area of 0.398075 acres with 1.75 FAR. Not less than 50% of permissible FAR of commercial component should be utilized for the provision of retail shopping for local needs.
- HEIGHT OF BUILDING:-**
a) Unrestricted height of the building block shall be allowed subject to the following:-
i) The height of buildings shall be unrestricted as provided in Code 6.3(i)(i) (b) and further subject to clearance as prescribed in Code 6.3(i)(ii) of the Haryana Building Code, 2017.
ii) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
iii) All building block(s) shall be constructed so as to maintain an inter-stance as per Code 7.11 (5) of the Haryana Building Code, 2017.
b) If each 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 in (c) above.
- PARKING:-**
a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site as per code 7.1 of the Haryana Building Code, 2017.
b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- APPROACH TO SITE:-**
a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
b) The approach to the site shall be shown on the zoning plan.
c) Entry and Exit shall be permitted as indicated marked on the plan.
d) The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
e) The entrance gate shall fold/ slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 metres.
f) In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.
- BAR ON SUB-DIVISIONS OF SITE:-**
a) The site of the Residential Colony under New Integrated Licensing Policy - 2016 (NILP) shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
b) Sub-division of the site shall not be permitted, in any circumstances.
- DENSITY:-**
The maximum density of the population provided in the Residential Colony shall be 400 PPA on the area of 9.553416 acres.
For computing the density, the occupancy per dwelling unit shall be taken as five persons.
- ACCOMMODATION FOR EWS/ AFFORDABLE HOUSING:-**
In lieu of 10% land to be surrendered in favour of Government for affordable group housing, the colonizer/ developer has deposited an amount at the rate three times the applicable collector rate.
- APPROVAL OF BUILDING PLANS:-**
The building plans of the building to be constructed at site shall have to be got approved from the DG, TCP, Haryana any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1968, before starting the construction.
- BASEMENT:-**
a) The number of basement storeys within building zone of site shall be as per Code 6.3 (3) (i) (b) as per The Haryana Building Code, 2017.
b) The basement shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- PLANNING NORMS:-**
The building/buildings to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of The Haryana Building Code, 2017, and as approved by DTCP, Haryana.
- PROVISIONS OF PUBLIC HEALTH FACILITIES:-**
The W.C. and drains provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.
- EXTERNAL FINISHES:-**
a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terrazzo, grills, marble, chips, glass metals or any other finish which may be allowed by the DG, TCP, Haryana.
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMPS:-**
a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
c) If lift not provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-5 of National Building Code, 2016.
- BUILDING BYE-LAWS:-**
The construction of the building/buildings shall be governed by provisions of The Haryana Building Code, 2017, amended from time to time.
- FIRE SAFETY MEASURES:-**
a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Code 7.17 of the Haryana Building Code, 2017, National Building Code of India and the same should be got certified from the competent authority.
b) Electric Sub Station/ generator room if provided should be on solid ground near DGIT. 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 Chief Electrical Inspector, Haryana.
c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.
- BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES:-**
The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Code 7.5 of the Haryana Building Code, 2017.
- OPEN SPACES:-**
While all the open spaces including those between the blocks and wings of Buildings shall be developed, equipped and landscaped according to the plan approved by DG, TCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. lawns and play ground.
- PROVISION OF COMMUNITY BUILDINGS:-**
The provision of community sites to be made in accordance with policy instructions dated 09.10.2018 or as amended from time to time for development of community sites in accordance with the provision of Section 3(3)(x)(iv) of Act of 1975.
- GENERAL:-**
a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
b) The water storage tanks and other plumbing works etc shall not be shown on any face of the building but shall be suitably encased.
c) No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
d) That the rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
e) That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
f) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.2232/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
g) That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
h) Norms for differently abled persons shall be followed as per the Chapter-9 of the Haryana Building Code, 2017.
i) Garbage collection center of appropriate size shall be provided within the site.
j) That the colonizer/ owner shall transfer the 10% land earmarked for community site free of cost to the Government for development for community site before obtaining the completion certificate.

S.No.	HEIGHT OF BUILDING (in meters) UPTO	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES (in meters) (FRONT, REAR AND SIDES IN EACH PLOT)
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



DRG NO. DTCP/ 10177 DATED 15-04-24

(DIMESH KUMAR) (PAHQ)
 (SANJAY SAINI) (ATP/HQ)
 (NARENDER KUMAR) (ETP/HQ)
 (HITESH SHARMA) (STP/MHQ)
 (AMIT KHATRI) (AS) (DTCP/HR)

ANNEXURE-XIV
ARAVALI NOC

प्रेषक,

उपायुक्त, गुरुग्राम।

सेवा मे

M/s 4S Developers Pvt. Ltd.,
2nd Floor, ILD Trade Centre,
Sector-47, Gurugram.

क्रमांक 74

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दिनांक 13/06/2023

विषय:-

NOC regarding applicability any forest law/ notification (Aravali Notification dated 07.05.1992 and clarification for IFA 1927/FCA/1982/ Section 4 and 5 PLPA1990/WLPA 1972 or any forest land) on the land measuring 7.434375 Acres for setting up an Affordable Plotted Colony under DDJAY project in the revenue estate of Village Ullahawas and Behrampur, Sector 59 and 63(A), District Gurugram, Haryana.

उपरोक्त विषय के संदर्भ में।

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

तहसीलदार, वजीराबाद ने अपने कार्यालय के पत्र क्रमांक 441/रीडर दिनांक 05.06.2023 के द्वारा रिपोर्ट इस कार्यालय मे प्रेषित की है जिसमें लिखा है कि संदर्भित पत्र में वर्णित बिन्दुओं बारे पटवारी हल्का से रिपोर्ट प्राप्त की गई जो निम्न प्रकार है:-

1. प्रार्थना पत्र में वर्णित खसरा नं0 27//12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4), 20(8-0), 21/2/1(4-16), 21/2/1(4-16), 21/1(0-5), 21/2/2(2-8), 28//24/1/3(3-13), 24/2/1/2(0-17), 24/2/2(0-12), 28//25/1/1(1-10), 25/1/2(3-1), 40//4/1(4-19), 4/2(1-7), 5/1(3-12), 7/2(1-9) ग्राम उल्लावास तहसील वजीराबाद जिला गुरुग्राम व कीला नं0 45//14/1, 14/2, 15/1/1, 15/2/1/1, 15/1/2, 16/2/1, 17/1, 18/1 ग्राम बैरमपुर तहसील वजीराबाद, जिला गुरुग्राम दिनांक 07.05.1992 के नोटिफिकेशन अनुसार अरावली क्षेत्र में नहीं है।
2. अराजी मुतनाजा भूमि दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व व उसके पश्चात मिसल हकीयत/चकबन्दी तक कभी भी भूमि की किस्म गैर मु0 पहाड़/गैर मु0 बीहड़/बजंड बीहड़/गैर मु0 राडा या रुद्र नहीं है।
3. अराजी मुतनाजा भूमि दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व किस्म चाही रही है।
4. अराजी मुतनाजा भूमि मिसल हकीयत/चकबन्दी ता हाल कभी भी शामलात देह/पंचायत देह/नगर पालिका/ नगर निगम की मलकियत नहीं रही है।
5. अराजी मुतनाजा भूमि पर किसी माननीय न्यायालय में कोर्ट केस का कोई इन्द्राज जमाबन्दी के खाना कैफियत में दर्ज नहीं है।
6. अराजी मुतनाजा SEZ(Special Economical Zone) में नहीं आता है।
7. आराजी मुतनाजा खसरा नम्बरों पर धारा 4, 6 व अवार्ड का जमाबन्दी के खाना कैफियत में कोई इन्द्राज नहीं है।
8. प्रार्थना पत्र में वर्णित खसरा नम्बरों 27//12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4), 20(8-0), 21/2/1(4-16), 21/1(0-5), 21/2/2(2-8), 28//24/1/3(3-13), 24/2/1/2(0-17), 24/2/2(0-12), 28//25/1/1(1-10), 25/1/2(3-1), 40//4/1(4-19), 4/2(1-7), 5/1(3-12), 7/2(1-9) ग्राम उल्लावास तहसील वजीराबाद बरूवे जमाबन्दी साल 2017-18 की खेवट/खाता नं0 109/111, 149/126, 156/158, 208/214, 209/215 व इन्तकाल नं0 2522, 2523, 2524, 2525, 2527, 2549 की रुह

से MS 4S DEVELOPERS PVT LTD की मलकियत है व कीला नं० 45//14/1(5-9), 14/2(3-14), 15/1/1(2-9), 15//1/2(1-19), 15/2/1/1(0-2), 16/2/1(1-9), 17/1(3-2), 18/1(0-19) ग्राम बैरमपुर तहसील वजीराबाद बरुवे जमाबन्दी साल 2019-20 की खेवट/खाता नं० 281-285 व इन्तकाल नं० 2575-2582 मन्जूरशुदा की रूह से MS 4S DEVELOPERS PVT LTD की मलकियत है।

उप वन संरक्षक, गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 511-G दिनांक 02.06.2023 के द्वारा अवगत कराया है कि इस कार्यालय द्वारा ऑनलाईन दिनांक 17.12.2022 (M/s 4S Developers Pvt. Ltd.) को गांव उल्लावास, जिला गुरुग्राम के 6.0625 एकड़ एरिया की तथा गांव बैरमपुर, जिला गुरुग्राम के 2.1625 एकड़ एरिया की फारेस्ट क्लेरिफिकेशन ऑनलाईन जारी की जा चुकी है। जिसकी छाया प्रति इस कार्यालय में प्रेषित की है जिसमें लिखा है कि Applicant Mr. Bhagat Ram, M/s 4s Developers Private Limited., having Rect. No./Killa No. 27//21/2/1(4-16), 12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4), 20(8-0), 21/1(0-5), 21/2/2(2-8), 28//24/2/1/2(0-17), 24/1/3(3-13), 24/2/2(0-12), 25/1/1(1-10), 25/1/2(3-1), 40//4/1(4-19), 4/2(1-7), 5/1(3-12), 7/2(1-9) Land Measurements 6.0625 Acres situated within the revenue estate at Village Ullawas, Gurugram And Rect. No./Killa No. 45//14/1(5-9), 14/2min(2-15), 15/1/1(2-9), 15/1/2(1-19), 15/2/1/1(0-2), 16/2/1(1-9), 17/1min(2-4), 18/1(0-19) Land Measurements 2.1625 Acres situated within the revenue estate at Village Behrampur, Gurugram (Total Measuring Land 6.0625 + 2.1625) made a proposal to use this land for Affordable Plotted Colony (ddjay-2016). 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 Gurugram 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, Gurugram.
- 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 4S Developers Gurugram** must obtain clearance as applicable under Forest Conservation Act. 1980.
- D) As per the records available with the Forest Department Gurugram 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 Above Mentioned Conditions.
2. distance of the Proposal Is Less 5 Km For Boundary of Delhi, Hence, The Permission Must Be Obtained From Competent Authority.

अतः तहसीलदार, वजीराबाद व उप वन संरक्षक, गुरुग्राम की रिपोर्ट अनुसार आपको Village Ullahawas & Behrampur, Sector 59 and 63(A), District Gurugram की उक्त भूमि (रिपोर्ट में वर्णित खसरा/कीला नम्बरान) की Aravalli Clearance/Non Forest Land रिपोर्ट इस शर्त पर जारी की जाती है कि प्रार्थी कम्पनी को दी गई एन0ओ0सी 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 एन0ओ0सी0 स्वतः रद्द समझी जावेगी जिसके लिए प्रार्थी कम्पनी/विभाग स्वयं जिम्मेवार होगी। इसके अतिरिक्त प्रार्थी वर्णित भूमि पर कोई भी परियोजना शुरू करने से पूर्व उप वन संरक्षक, गुरुग्राम की रिपोर्ट में दर्शाई गई शर्त अनुसार Competent Authority से अनुमति लेकर इस कार्यालय को अवगत करवाना सुनिश्चित करे क्योंकि distance of the Proposal Is Less 5 Km For Boundry of Delhi, Hence, The Permission Must Be Obtained From Competent Authority, अन्यथा सम्बन्धित किला नम्बरान की अरावली एन0ओ0सी0 स्वतः रद्द समझी जावेगी।


कृते: उपायुक्त, गुरुग्राम

ANNEXURE-XV

AAI NOC



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/022824/928518

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

शुभ्राई | भार. एच कम्प | सन भार | एटीएम/एनओसी | 2024/194/722-25

मालिक का नाम एवं पता M/s 4S Developers Pvt. Ltd
OWNERS Name & Address 2nd Floor Hub 66, Sector-66, Gurugram,
Haryana
दिनांक/DATE: 19-03-2024
वैधता/ Valid Up to: 17-03-2032

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/022824/928518
आवेदक का नाम / Applicant Name*	Durgesh Kumar Jha
स्थल का पता / Site Address*	Rect. No. 27 Killa No. 12/2 , Killa No. 13/2 , Killa No. 18 min, Killa No. 19/1min , Killa No. 19/2, Killa No. 20 , Killa No. 21/2/1 min , Killa No. 21/2/2 min , Rect. No. 45 Killa No. 14/1 , Killa No. 14/2, Killa No. 15/1/1, Killa No. 15/1/2, Killa No. 15/2/1/1, Killa No. 16/2/1, Killa No. 16/2/2, Killa No. 16/2/3, Killa No. 17/1, Killa No. 17/2, Killa No. 18/1, Killa No. 18/2, Killa No. 24 at Village Ullahawas and Behrampur, Sector- 59 and 63 A, Gurugram, Haryana, Gurugram, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 24 03.93N 77 06 25.10E, 28 24 00.62N 77 06 25.13E, 28 23 59.77N 77 06 25.74E, 28 23 59.74N 77 06 27.14E, 28 24 01.71N 77 06 27.15E, 28 24 03.80N 77 06 27.36E, 28 24 01.77N 77 06 31.48E, 28 24 03.99N 77 06 31.60E, 28 24 05.53N 77 06 32.05E, 28 23 59.82N 77 06 32.83E, 28 23 59.85N 77 06 34.14E, 28 24 01.62N 77 06 34.65E, 28 24 01.75N 77 06 35.80E, 28 24 02.96N 77 06 35.94E, 28 24 05.45N 77 06 35.97E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	201.31 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	421.31 M

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

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* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

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

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

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

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

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

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

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

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

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

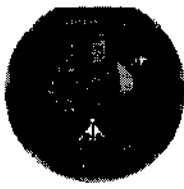
छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

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

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I. सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

ड) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki, I.G.I Airport, NIAJEWAR, Rohini Helipoint, Safdarjung

Airport, Sampla विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों

और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III,

अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Chillarki, I.G.I Airport, NIAJEWAR, Rohini Helipoint, Safdarjung Airport, Sampla Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

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

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

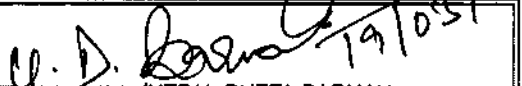
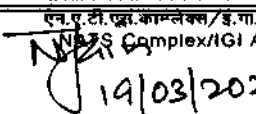
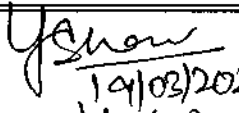


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क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी. एअर कॉम्प्लेक्स/इ.ग.अ. हवाई अड्डा, नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 19/03/2024 Naveen Jain, DGM(ATM)
द्वारा जांचा गया Verified by	 19/03/2024 Yashwant Sharma JGM(ATM)

ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

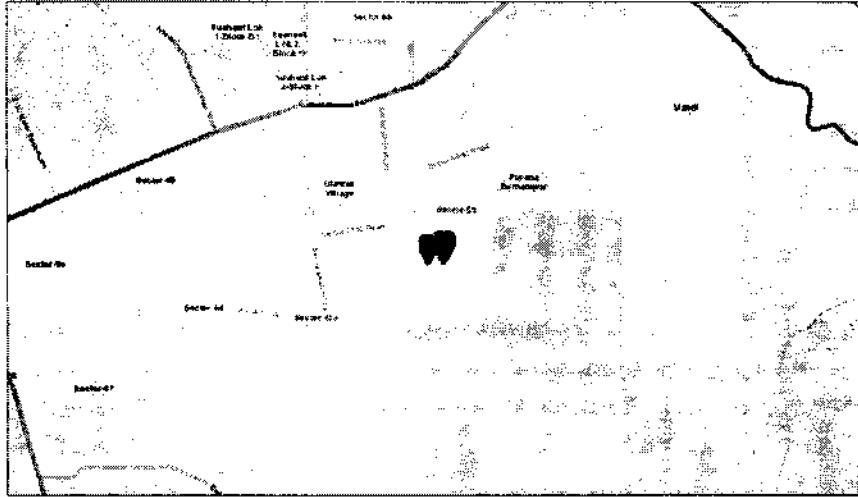
Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	43605	81.41
I.G.I Airport	18535.2	179.97
NIAJEWAR	54708.35	295.98
Rohini Heliport	39162.12	171.75
Safdarjung Airport	22398.6	204
Sampla	54259.78	147.84
NOCID	PALM/NORTH/B/022824/928518	

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566

Regional headquarter Northern Region. Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है । "

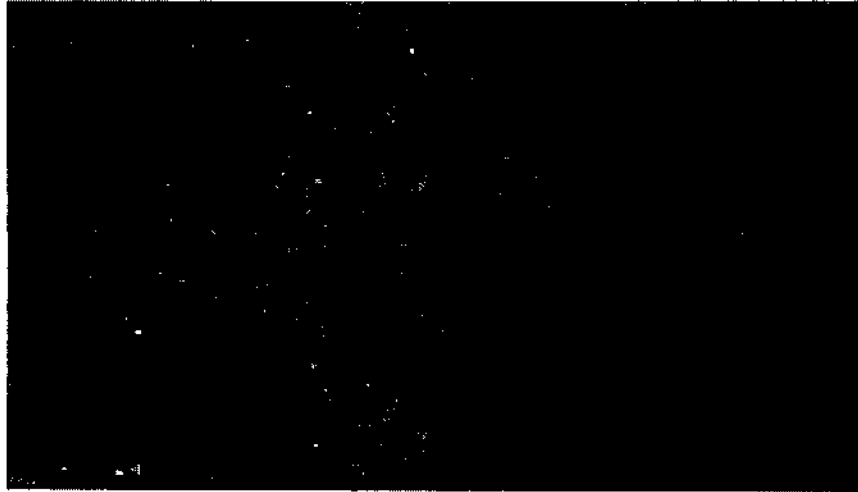
Street View



February 28, 2024

1:45,000
0 5 10 15 20 m

Satellite View



February 28, 2024

1:45,000
0 5 10 15 20 m

ANNEXURE-XVI
POWER ASSURANCE

	<p align="center">DAKSHIN HARYANA BIJLI VITRAN NIGAM (A Govt. of Haryana Undertaking) Office of Superintending Engineer (OP) Circle-II, DHBVN, Gurugram 2nd Floor, Housing Board Office Complex, Saraswati Vihar, M.G. Road, Gurugram, Haryana-122002 ☎ 0124-2582106, 0124-4378109 E-mail – seop2gurugram@dhbvn.org.in Website - www.dhbvn.org.in</p>	 <p align="center">भारत 2023 शुद्धे कुटुम्बकम् ONE EARTH • ONE FAMILY • ONE FUTURE</p>
---	--	---

To,

M/s 4S Developer Pvt. Ltd.,
2nd Floor, Hub 66, Opp. Ansal Esencia,
Sector-67, Gurugram.

Memo No. Ch- 4 /DGR- 26B

Dated: 24 /01/2024

Sub: Assurance certificate of DHBVN for power supply of M/s 4S Developers Pvt. Ltd. for setting up of residential colony (under New Integrated Licensing Policy (NILP) over an area measuring 10.071875 acres license no. 225 of 2023 dated 30.10.2023 (after migration of entire area i.e. 7.434375 acres from license no. 92 of 2023 dated 21.04.2023 along with fresh area 2.6375 acres) in Sector-59 & 63A, Gurugram.

Refer to your letter no. Nil dated 23.01.2024.

It is hereby assured that the power requirement of tentative load of 6000 KW or 6667 KVA shall be considered from the nearest sub-station at 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' Divn. DHBVN, Sohna for information please.

ANNEXURE-XVII
ENVIRONMENTAL MONITORING
REPORTS



Newcon Consultants & Laboratories

(GOVERNMENT APPROVED TESTING LABORATORIES)

An ISO 9001 : 2015, ISO 14001 : 2015, ISO 45001 : 2018 Certified Laboratory

Test Report

Test Report No.: NCL/ED-060/18/03/25	Date of Report: 22/03/2025
Name And Address of Customer	M/S 4S DEVELOPERS PRIVATE LIMITED Sector-59 and 63A, Gurugram, Haryana
Name of Project	Residential Colony Project Under NILP Policy

Sampling Details

Sample Name	: Construction Water	Analysis End Date	: 22/03/2025
Analysis Start Date	: 18/03/2025	Sample ID No.	: NCL/ED-060/18/03/25
Date of Sampling	: 17/03/2025	Sample Receipt Date	: 18/03/2025
Time of Sampling	: 01:20 PM	Environmental Condition	: 27±2°C
Sampling Done By	: NCL	Sampling Quantity	: 2 Ltr
Sampling Description	: Construction Water	Packed In	: PVC Bottle
Sampling Location	: On Project Site		
Sampling Protocol	: IS:17614 (P-1)		
Packing Condition	: Sealed		

Test Result

S.No.	Parameters	Unit	Test Method	Result	Requirement As Per IS 456:2000
1	Neutralization Value using 0.02 N NaOH Per 100 ml of Sample (Activity)	ml	IS: 3025 (P-22)-1986	1.0	5 Max.
2	Neutralization Value using 0.02 N H ₂ SO ₄ Per 100 ml of Sample (Activity)	ml	IS: 3025 (P-23)-1986	9.8	25 Max.
3	pH Value at 25°C	--	IS: 3025 (P-11)-1983	6.43	6 Min.
4	Sulphate (as SO ₃)	mg/l	IS: 3025 (P-24)-1986	140	400 Max.
5	Total Suspended Solids	mg/l	IS: 3025 (P-17)-1984	38	2000 Max.
6	Inorganic Solids	mg/l	IS: 3025 (P-18)-1984	553	3000 Max.
7	Organic Solids	mg/l	IS: 3025 (P-18)-1984	178	200 Max.
8	Chloride Content (as Cl)	mg/l	IS: 3025 (P-32)-1988	250	2000 Max for concrete not containing embedded steel & 500 Max for reinforced concrete work

Remarks: The Sample is Confirm to IS: 456:2000 Water for Construction Purpose With Respect To Above Tests.

End of Report

ED-060/18/03/25-1



Swati Chauhan
Swati Analyst
Checked by

FOR NEWCON CONSULTANTS & LABORATORIES



1. The test report refers only to the particular sample/s submitted for testing and listed parameters.
2. Endorsement of the same is neither inferred nor implied.
3. Laboratory shall maintain the confidentiality of all information related to the samples & test reports.
4. Complaints about this report should be communicated within 10 days of the issue date of this report.
5. The report is not to be produced wholly or in part without prior permission of the Managing Partner. All disputes subject to Ghazlabad Jurisdiction.



Newcon Consultants & Laboratories

(GOVERNMENT APPROVED TESTING LABORATORIES)

An ISO 9001 : 2015, ISO 14001 : 2015, ISO 45001 : 2018 Certified Laboratory

Test Report

Test Report No. NCL/ED-058/18/03/25	Date of Report: 22/03/2025
Name and Address of Customer	M/S 4S DEVELOPERS PRIVATE LIMITED Sector-59 and 63A, Gurugram, Haryana
Name of Project	Residential Colony Project Under NILP Policy

Sampling Detail

Sample Name	: Ambient Air	Analysis End Date	: 22/03/2025
Analysis Start Date	: 18/03/2025	Sampling Done By	: NCL
Date of Sampling	: 17/03/2025		
Time of Sampling	: 01:00 PM (17/03) TO 01:00 PM (18/03)		
Sampling Location	: On Site Project		
Sampling Protocol	: IS:5182		
Sampling Flow Rate for SPM(Average)	: 1.25 Mtr ³ /Min	Sampling Machine placed at Height(from ground)	: 3.0 mtr
Sampling Flow Rate for Gas	: 0.5 LPM	Sampling Duration	: 24 Hrs.
Equipment Used	: Respirable Dust Sampler (PM 10) + Fine Particulate Sampler (PM 2.5) With Gaseous Attachment.		

Physical Observations

Ambient temperature	: 30°C	Wind Direction	: East to West
Weather Condition	: Clear		

Test Result

S.No	Parameter	Unit	Protocol	Result	Specification/ Limit (as per CPCB)
1	Particulate Matters (Size Less Than 10µm) (PM ₁₀)	µg/m ³	IS:5182 Part 23	97	For 24 Hrs. = 100
2	Particulate Matters (Size Less Than 2.5µm) (PM _{2.5})	µg/m ³	NCL/AIR/STP-09	56	For 24 Hrs. = 60
3	Sulphur Dioxide (SO ₂)	µg/m ³	IS:5182 (Part 2)	18.8	For 24 Hrs. = 80
4	Nitrogen Dioxide (NO ₂)	µg/m ³	IS:5182 (Part 6)	34.5	For 24 Hrs. = 80
5	Carbon Monoxide (CO)	mg/m ³	IS:5182 (Part 10)	0.78	For 08 Hrs. = 02, For 1 Hrs. = 04

****End of Report****

ED-058/18/03/25-1



JITENDER
Section Incharge
Checked by

Arvind Choudhary
Sr. Analyst

For Newcon Consultants & Laboratories

Authorized Signatory



1. The test report refers only to the particular sample/s submitted for testing and listed parameters.
2. Endorsement of the same is neither inferred nor implied.
3. Laboratory shall maintain the confidentiality of all information related to the samples & test reports.
4. Complaints about this report should be communicated within 10 days of the issue date of this report.
5. The report is not to be produced wholly or in part without prior permission of the Managing Partner. All disputes subject to Ghaziabad Jurisdiction.

Laboratory : A-1/156, Sector-17, (Swadeshi Compound) Kavi Nagar Industrial Area, GHAZIABAD - 201 002 (U.P.)

Mobile : 9810430345, 9205501788 | Website : www.newconlab.in

E-mail : newconlab@gmail.com, newconlabfinance@gmail.com



Newcon Consultants & Laboratories

(GOVERNMENT APPROVED TESTING LABORATORIES)

An ISO 9001 : 2015, ISO 14001 : 2015, ISO 45001 : 2018 Certified Laboratory

Test Report

Page 1 of 1

Test Report No. NCL/ED-059/18/03/25	Date of Report: 22/03/2025
Name And Address of Customer	M/S 4S DEVELOPERS PRIVATE LIMITED Sector-59 and 63A, Gurugram, Haryana
Name of Project	Residential Colony Project Under NILP Policy

Sampling Detail

Sample Name	: Ambient Noise	Analysis End Date	: 18/03/2025
Analysis Start Date	: 18/03/2025	Equipment Used	: SL-4010
Date of Monitoring	: 17/03/2025	Place of Monitoring	: Within the project site
Monitoring Done By	: NCL	Sampling Protocol	: NCL/AIR/STP/20
Monitoring Duration	: 24 Hrs		
Time of Monitoring	: 01:10 PM (17/03) TO 01:10 PM (18/03)		
Category of Area	: Residential Area		

Test Result

S.No.	Parameters	Test Method	Result	Industrial	Commercial	Residential	Silence Zone
1	Leq Day	IS:9989-1981	54.1	75	65	55	50
2	Leq Night	IS:9989-1981	43.8	70	55	45	40

Remarks: >Day time reckoned between 6:00AM To 10:00PM.
>Night time reckoned between 10:00PM To 06:00AM.

****End of Report****

ED-059/18/03/25-1



JITENDER
Section Incharge
Checked by

For Newcon Consultants & Laboratories



1. The test report refers only to the particular sample/s submitted for testing and listed parameters.
2. Endorsement of the same is neither inferred nor implied.
3. Laboratory shall maintain the confidentiality of all information related to the samples & test reports.
4. Complaints about this report should be communicated within 10 days of the issue date of this report.
5. The report is not to be produced wholly or in part without prior permission of the Managing Partner. All disputes subject to Ghaziabad Jurisdiction.

ANNEXURE-XVIII
FRESH WATER ASSURANCE

**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY****E-mail: xen3infra2.gmda@gov.in**

To

M/s 4S Developers Pvt. Ltd.
2nd Floor, Hub 66, Opp Ansal Esencia
Sector-67, Gurugram
Email: info@4sdevelopers.in

Gurugram/Date 02.02.2024.

Subject: -

Assurance for water supply of 20 KLD per day drinking water for labour/staff during construction phase and 485 KLD water during operation phase for Proposed Residential Group Housing Colony (under New Integrated Licensing Policy) of area 10.071875 acres from license no. 225 of 2023 dated 30.10.2023 (after migration of entire area i.e. 7.434375 acres from license No. 92 of 2023 dated 21.04.2023 along with fresh area 2.6375 acres) in Sector-59 & 63A, Gurugram being developed by 4S Developers Pvt. Ltd.

Please refer to your application dated 29.01.2024, In this regard, it is to inform that 20 KLD drinking water for labour/staff during construction phase can be purchased through online module of GMDA on www.gmda.gov.in and that the master water supply in the area stands laid and commissioned from where 485 KLD drinking water can be drawn. Thus, assurance to provide water supply as per the approved service estimate is hereby accorded.

Further, the water supply connection will be released after completing the required formality as per the latest notification of GMDA in this regard.

It is for your information and further necessary action please.

Digitally Signed by Abhinav
Verma

Date: 02.02.2024 17:16:41

Executive Engineer - IV
WSS Division, Infra-II
GMDA, Gurugram

This communication is computer generated and does not contain any signature in pen. This is signed with the digital signature obtained from certifying authority under the Information Technology Act, 2000. For any queries, please quote the letter Number and e-mail at the mail address provided above.

PLOT NO. 3, SECTOR - 44, GURUGRAM

ANNEXURE-XIX
TREATED WATER ASSURANCE

I/6644/2024

**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY****Email id: xen4infra2.gmda@gov.in**

To,

M/s 4S Developers Pvt. Ltd.
2nd Floor, Hub-66,
Sector-67, Gurugram
Haryana - 122003
E-mail: info@4sdevelopers.in

Gurugram / Dated: 02.02.2024

Sub: - Assurance for supply of 50 KLD STP treated water for construction purpose of the proposed Residential Colony under New Integrated Licensing Policy (NILP) over an area measuring 10.071875 acres (License No. 225 of 2023 dated 30.10.2023 valid upto 29.10.2028) after migration of entire area i.e. 7.434375 acres from License No. 92 of 2023 dated 21.04.2023 alongwith fresh area 2.6375 acres) falling in Sector – 59 & 63, Gurugram being developed by M/s 4S Developers Pvt. Ltd.

Ref: - Your office latter dated 29.01.2024.

With reference to the above cited subject, it is intimated that 50 KLD tertiary treated water is available at STP Behrampur Gurugram. The tertiary treated water can be purchased from STP with your own transportation arrangement through online module of GMDA available at www.gmda.gov.in.

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

This communication is computer generated and does not contain any signature in pen. This is signed with the digital signature obtained from a certifying authority under the Information Technology Act, 2000. For any queries, please quote the letter Number and e-mail at the mail address provided above.

ANNEXURE-XX
ASSURANCE FOR STORM WATER
DISCHARGE



GMDA

OFFICE OF THE EXECUTIVE ENGINEER-III, DRAINAGE DIVISION, GMDA, GURUGRAM
E-mail - xen2infra2.gmda@gov.in

To,

M/s 4S Developers Pvt. Ltd.
2nd Hub 66, Opp Ansal Esencia Sector-67,
Gurugram. 122002

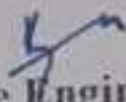

Memo No. GMDA/Drainage/2024/047

Dated. 05-02-2024

Sub: - Assurance for Storm water connection of proposed Residential Group Housing colony under NILP policy over an area measuring 10.071875 acres in Sector 59&63A, Gurugram being developed by (License No. 123 of 2012 dated 20.12.2012)

Ref :- Your office letter on dated 16.08.2022.

In this regard, it is submitted that the Storm water connection in Master Storm water drainage sector-59&63A, of proposed Residential Group Housing colony under NILP policy over an area measuring 10.071875 acres in Sector 59&63A, Gurugram being developed by your firm will be accorded after completion of your project and after proper verification of document as per requirement.


Executive Engineer -III,
Drainage Division, GMDA
Gurugram 

Address: 6th Floor, Plot No. 3, Sector-44, Gurugram,

ANNEXURE-XXI
IGBC PRE-CERTIFICATE



Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

The Aurrum

Sector-59 & 63A, Gurugram

(IGBC Registration No. GH240198)

*The project has demonstrated intent to design and build
high performance building in accordance with*

IGBC Green Homes Rating System

Precertified Platinum

May 2024

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry

Chair, IGBC Green Homes

B Thiagarajan

Chairman, IGBC

K S Venkatagiri

Executive Director, CII-Godrej GBC

ANNEXURE-XXII
PUC CERTIFICATES

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Haryana

Date : 08/02/2025
Time : 14:54:15 PM
Validity upto : 07/08/2025



Certificate SL. No. : HR05501710001629
Registration No. : HR85F6788
Date of Registration : 12/Dec/2022
Month & Year of Manufacturing : January-2021
Valid Mobile Number : *****8031
Emission Norms : Bharat Stage III (CEV)
Fuel : DIESEL
UC Code : HR0550171
GSTIN :
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.59

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

**Pollution Under Control Certificate**
 Authorised By :
 Government of Haryana

VALID IN ALL INDIA
 दिल्ली सहित

 Date : **18/02/2025**
 Time : **11:26:35 AM**
 Validity upto : **17/02/2026**

 Certificate SL No. : HR05502830031729
 Registration No. : HR55AB7419
 Date of Registration : 03/Aug/2017
 Month & Year of Manufacturing : June-2017
 valid Mobile Number : *****5820
 Emission Norms : BHARAT STAGE IV
 Fuel : PETROL
 PUC Code : HR0550283
 3STIN :
 MIL observation : No

 P.P. POLLUTION CHECKING CENTRE
 C/o M/s. Bharat Petrol
 Village Madawas, Sec-54
 Barugram, Haryana

 Vehicle Photo with Registration plate
 30 mm x 30 mm


Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)	0.3	0.22
	Hydrocarbon, (THC/HC)	ppm	200.0	187.06
High idling emissions	CO	percentage (%)	0.2	0.09
	RPM	RPM	2500 ± 200	2657.0
	Lambda	-	1 ± 0.03	0.99
Smoke Density	Light absorption coefficient	1/metre		

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

 Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Get PUC Certificate renewed within the expiry date.

Authorised Signature with stamp of PUC Operator

 30mm x 20mm **GUARANTEED FREE REMINDER MESSAGE & CALL**
HAPPY JOURNEY
KEEP SMILING


Thanks! Please Visit Again

The PUC is Valid For Six Months For The Vehicles Up To BHARAT STAGE-III Standards And One Year For BS IV And BS VI Vehicles

सूचना : केन्द्रीय मोटरवाहन नियमावली 1989 (बादरवा संशोधन नियम 2019) के अनुसार बिना वाहन प्रदूषण प्रमाणपत्र चालान राशि रु. 10,000/- तथा बिना वाहन बीमा प्रमाणपत्र चालान राशि रु. 5000/- विधित है।

प्रदूषण नियम एवं शर्तें : प्रदूषण करते हुए अपना गाड़ी नम्बर लेब से जाँच ले, 7 दिनों के बाद हमारी कोई भी जिम्मेदारी नहीं होगी

हमारे यहाँ सभी प्रकार के 1st एवं 3rd पार्टी बीमा सबसे कम दरों पर सुरक्षा किये जाते हैं।

ANNEXURE-XXIII
DISASTER MANAGEMENT PLAN

Disaster Management Plan

A. PRECAUTION & MITIGATORY METHODS TO PREVENT DISASTERS:

- Complex is planned to reduce the impact of disasters and to encourage recovery.
- A disaster management cell would be established which will take care of post disaster scenario.
- It would be a volunteer kind of set-up and professionals can also be hired in case of eventuality.
- Complex management and maintenance agency will prepare an integrated, comprehensive management plan.

B. PRECAUTION & MITIGATORY METHODS TO PREVENT DISASTERS:

(Earthquake Management)

- At the time of designing and constructing the building due care would be taken to have earthquake resistant structures which will conform to IS 1983.
- New systems and devices using non-conventional civil engineering materials would be developed to reduce the earthquake forces acting on structure.

C. PRECAUTION & MITIGATORY METHODS TO PREVENT DISASTERS:

(Fire Hazard)

- Fire safety would be taken into account and would follow all the safety norms and regulations as per the NBC and other related Indian Standards.
- All electrical cables would be underground and sophisticated modern electrical distribution system to reduce risk of fire.
- Special firefighting equipment's like Automatic Fire Detection and alarm system, automatic Sprinkler System etc. would be installed as per the NBC standards.
- Risk assessment with onsite disaster management plan will be specified to fire, smoke and other emergency conditions.

ANNEXURE-XXIV
MoU WITH HOSPITAL



**ANAND
MULTISPECIALITY
HOSPITAL**

Plot No. 29 P, Sector-56, Gurgaon, HR
Ph.: 0124-2385676, 4289571
Appointment Number - 8506989800
Dr. Ankur Anand - 8802993951
Dr. Ashok Anand - 9810114076

DATE 12TH March, 2025

TO

**M/S AHLUWALIA CONSTRUCTION GROUP
LOCATED AT 4S THE AURRUM SECTOR 59
GURUGRAM HARAYANA**

SUBJECT: - TIE UP WITH HOSPITAL

Sir

It gives me pleasure to inform you that we are monitoring you the medical and Emergency services for your site as per quotation and biomedical waste collection. We will offer one free medical camp at least once every year. And also we are tie up for one year duration of 12/03/2025 to 11/03/2026

Thanks

Regards,

Anand Multispecialty Hospital



For

AHLUWALIA CONSTRUCTION GROUP



FORM XXXVI
[SEE RULE 111(C)]
CERTIFICATE OF MEDICAL EXAMINATION

Name of the Project: 4S The Aurrum, Sec. 59 Gurugram

1. Certificate Serial No.: 297

Date: 30/6/25

2. Name: ARUN Trade: Fitter

Identification mark: (1) mole on forehead (2)

3. Father's/Husband's Name: UPGN PARIHAR

4. Sex: M

5. Residence: POST. PARBHETI, THANA, KADWA,
BIHAR-855105

6. Date of birth, if available: 11/11/92 And/or certificate age 33y

7. Physical Fitness

I hereby certify that I have personally examined (Name) ARUN

Son/daughter/wife of UPGN residing of

Who is desirous of being employed in building and construction work and that his/her age as nearly as can be ascertained from my examination is 33y years and that he/she is fit for employment in as an adult/ adolescent.

8. Reason For—

(1) Refusal of Certificate NO

(2) Certificate being revoked

RT hand

Signature/Left Hand Thumb
Impression of Building worker

Ankur
Signature with Seal
Medical Inspector/ C.M.O

Dr. ANKUR ANAND
MBBS MCI-11/38387
HMC-11925

Note:
1) Exact details of cause of physical disability should be clearly stated.
2) Functional/ productive abilities should also be stated if disability is stated.

Medical Examination for all workmen

Physical Examination		Enquiry of previous history	
a) Height	170 cm.	a) Varicose	NO
b) Weight	76 kg	b) Seizure	
c) Blood Pressure	110/70 mm of Hg	c) Vertigo	
d) Pulse	76/min	d) Acrophobia	
e) Hearing	Normal	e) Diabetes	
f) Refractive Error		f) Stroke	
g) Color Vision		g) Heat Diseases	
h) Any Disability		h) Major illness or surgery	
i) Arm Function & Grip		i) Symptoms Visible	
j) Leg & Foot Function	j) Other, if any		

Additional checks for Operators & Drivers (As Per BOCW Act & Rules)

- I. General Physique;
 - II. Vision—Total visual performance using standard orthorator like Titmus Vision Tester should be estimated and suitability for placement ascertains in accordance with the prescribed job standards.
 - III. Hearing—Persons with normal hearing must be able to hear a forced whisper at twenty-four feet. Person using hearing aids must be able to hear a warning shout under noisy working conditions.
 - IV. Breathing—Peak flow rate using standard peak flow meter and the average peak flow rate determined out of these readings of the test performed. The results recorded at pre-placement medical examination could be used as a standard for the same individual at the same altitude for reference during subsequent examination.
 - V. Upper Limbs—Adequate arm function and grip (both arms).
 - VI. Lower Limbs—Adequate leg and foot function.
 - VII. Spine—Adequately flexible for the job concerned.
 - VIII. General—Mental alertness and stability with good eye, hand and foot coordination.
- Any other tests which the examining doctor considers necessary.

HEALTH

(IN RESPECT OF PERSONS EMPLOYED IN BUILDING AND OTHER

REGISTER

CONSTRUCTION WORK INVOLVING HAZARDOUS PROCESSES)z

Name of Certifying Surgeon: (a) Mr.

(b) Mr.

(c) Mr.

Form To

Form To

Form To

Sl. No.	Works No.	NAME OF WORKER	Sex	Age (Last Birthday)	Date of Employment in Present Work	Date of Leaving or Transfer to Other Work	Reason for Leaving Transfer or discharge	Nature of Job of Occupation	Raw Material or By Product handled Inspector/ CMO	Date of Medical Examination by Certifying surgeon	Result of Medical Examination	If suspended from work state period of suspension with detailed reasons.	Recertified fit to resume duty on (with signature of certifying surgeon)	If certificate of on fitness issued to worker
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
353		BHAGWAT PARSAD	m	29y	23/6/25	-	-	FORMEN	-	23/6/25	FIT			
354		MAHENDRA KUMAR	m	40y	23/6/25	-	-	CARPENTER	-	,,	FIT			
355		SUBASH KUMAR	m	23y	23/6/25	-	-	,,	-	,,	FIT		Ankur Dr. ANKUR ANAND MBBS MCI-11/38382 HMC-11925	
356		RAHUL KUMAR	m	24y	23/6/25	-	-	,,	-	,,	FIT			
357		RAJIAN	m	46y	23/6/25	-	-	,,	-	,,	FIT			
358		NITU	m	45y	24/6/25	-	-	T.M. DRIVER	-	24/6/25	FIT			
359		PARVINDAR	m	39y	24/6/25	-	-	,,	-	,,	FIT			
360		MD. NASEER	m	25y	24/6/25	-	-	FITER	-	,,	FIT		Dr. ANKUR ANAND MBBS MCI-11/38382 HMC-11925	
361		TALIB	m	30y	24/6/25	-	-	,,	-	,,	FITER			
362		GAFFAR	m	38y	24/6/25	-	-	,,	-	,,	FIT			
363		SALAM	m	20y	24/6/25	-	-	,,	-	,,	FIT			
364		RAKESH KUMAR	m	22y	25/6/25	-	-	CHOPER	-	25/6/25	FIT			
365		SHARDVEER	m	25y	25/6/25	-	-	IRONROAD SWIFTING	-	,,	FIT			
366		AMEERUDDIN	m	43y	25/6/25	-	-	CARPENTER	-	,,	FIT			
367		MD. KALAM	m	19y	26/6/25	-	-	FITER	-	26/6/25	FIT		Dr. ANKUR ANAND MBBS MCI-11/38382 HMC-11925	
368		SAKENDRA	m	33y	27/6/25	-	-	BANDANS	-	27/6/25	FIT			

ANNEXURE-XXV
ENVIRONMENTAL POLICY



आहलुवालिया

गुणवत्ता, वातावरण, स्वास्थ्य एवं सुरक्षा नीति


आहलुवालिया निर्माण और उससे संबंधित सेवाओं एवं टर्न की डिजाइन की उत्कृष्ट गुणवत्ता तथा परियोजनाओं को बजट के अनुसार तथा यथासमय पूर्ण करने का आश्वासन देते हुए उपभोक्ताओं की अधिकतम संतुष्टि हेतु प्रतिबद्ध है।

हम अपने कार्यों का आयोजन एकीकृत प्रबंधन प्रणाली के माध्यम से सभी कर्मचारियों और जो भी हमारे लिए काम करता है, उनकी सुरक्षा स्वास्थ्य, पर्यावरण, कार्मिक औद्योगिक संबंधों और गुणवत्ता के साथ संतोषजनक संबंध सुनिश्चित करने के लिए करेंगे। हम अपने कार्यों के निरंतर एवं समुचित निर्वहन और उन्नयन का प्रयास करेंगे और साथ ही सुनिश्चित करेंगे कि किसी पर अनुचित और प्रतिकूल प्रभाव न पड़े। पर्यावरण की सुरक्षा के लिए हम प्रदूषण की रोकथाम के सिद्धांतों का पालन करेंगे।

हम, हम पर लागू कानूनों, विनियमों, पर्यावरण, स्वास्थ्य और सुरक्षा की अन्य आवश्यकताओं के अनुपालन के लिए प्रतिबद्ध हैं।

हम अपने कर्मियों, पूर्तिकर्मियों तथा अभिरुचि रखने वाले पक्षों में सूचना एवं प्रशिक्षण द्वारा जागृति उत्पन्न करेंगे।

नई दिल्ली
1/09/2024


बिक्रमजीत आहलुवालिया
चेयरमैन और प्रबंध निदेशक



आहलुवालिया

गुणवत्ता, वातावरण, स्वास्थ्य एवं सुरक्षा नीति

आहलुवालिया निर्माण और उससे संबंधित सेवाओं एवं टर्न की डिजाइन की उत्कृष्ट गुणवत्ता तथा परियोजनाओं को बजट के अनुसार तथा चयासमय पूर्ण करने का आश्वासन देते हुए उपभोक्ताओं की अधिकतम सतुष्टि हेतु प्रतिबद्ध है।

हम अपने कार्यों का आयोजन एकीकृत प्रबंधन प्रणाली के माध्यम से सभी कर्मचारियों और जो भी हमारे लिए काम करता है, उनकी सुरक्षा स्वास्थ्य, पर्यावरण, कार्मिक औद्योगिक संबंधों और गुणवत्ता के साथ संतोषजनक संबंध सुनिश्चित करने के लिए करेंगे। हम अपने कार्यों के निरंतर एवं समुचित निर्वहन और उन्नयन का प्रयास करेंगे और साथ ही सुनिश्चित करेंगे कि किसी पर अनुचित और प्रतिकूल प्रभाव न पड़े। पर्यावरण की सुरक्षा के लिए हम प्रदूषण की रोकथाम के सिद्धांतों का पालन करेंगे।

हम, हम पर लागू कानूनों, विनियमों, पर्यावरण, स्वास्थ्य और सुरक्षा की अन्य आवश्यकताओं के अनुपालन के लिए प्रतिबद्ध हैं।

हम अपने कर्मियों, पूर्तिकर्मियों तथा अभिरुचि रखने वाले पक्षों में सूचना एवं प्रशिक्षण द्वारा जागृति उत्पन्न करेंगे।

नई दिल्ली
1/04/2023

बिक्रमजीत आहलुवालिया
अध्यक्ष और प्रबंध निदेशक



Ahluwalia

QUALITY, ENVIRONMENT, HEALTH & SAFETY POLICY

Ahluwalia is committed to achieve higher client satisfaction by providing excellent quality in construction and related services, including design on turnkey basis and assuring timely completion of projects within budget.

We will organize our works through integrated management system for Safety, Health, Environment, Personnel, Industrial Relations and Quality Assurance, to ensure satisfying relationship with all employees and those who work for us. We will strive to continuously improve our performances and simultaneously ensure that no undue adverse effect is caused to any one. For protection of environment, we will follow the principle of prevention of pollution.

We are committed to comply with all applicable legislation, regulations and other requirements of Environment, Health and Safety.

We will create awareness amongst our employees, suppliers and interested parties through communication and training.

New Delhi
1/04/2023

Bikramjit Ahluwalia
Chairman & Managing Director



Ahluwalia

DRUG & ALCOHOL POLICY

The purpose of this policy is to ensure public safety and to maintain a safe, and productive work environment for all employees by preventing accidents or other dangerous incidents that may result from drug or alcohol use.

This policy pertains to all employees of the company who have cause to be on company vessel(s) and other properties.

Employees are prohibited from reporting to work under the influence of alcohol or drugs. An employee who is taking a prescription drug is required to present to the company a statement from the prescribing that the prescription drug will not impair the employee's work performance.

As a condition of continued employment all personnel working on ACG site may be tested periodically for drug and alcohol influence. A positive test result or the refusal to consent to testing will result in termination of employment.

New Delhi
1/04/2023

Bikramjit Ahluwalia
Chairman & Managing Director

ANNEXURE-XXVI
NEWSPAPER ADVERTISEMENT

एसवाईएल पर आज फिर वार्ता की टेबल पर बैठेंगे सैनी और मान

वेतक के बाद केंद्र सरकार सुप्रीम कोर्ट में दाखिल करेगी रिपोर्ट

नई दिल्ली, 9 जुलाई। हरियाणा और पंजाब के बीच कई दायरों से चल रहे एसवाईएल (एसएल) पर वार्ता की टेबल पर बैठेंगे सैनी और मान। सुप्रीम कोर्ट में दाखिल करेगी रिपोर्ट।



मुख्यमंत्री नरेश कुमार सिंह सैनी (बाएं) और मुख्यमंत्री मनीष सिसोदिया (दाएं)।

मुख्यमंत्री नरेश कुमार सिंह सैनी और मुख्यमंत्री मनीष सिसोदिया के बीच वार्ता की टेबल पर बैठेंगे सैनी और मान। सुप्रीम कोर्ट में दाखिल करेगी रिपोर्ट।

अवमानना याचिका पर अनुवाद स्थगित

नई दिल्ली, 9 जुलाई। सुप्रीम कोर्ट में दाखिल की गई अवमानना याचिका पर अनुवाद स्थगित किया गया है।

सीधे कोर्ट की अवहेलना का केस दायर करे प्रदेश : हुड्डा

नई दिल्ली, 9 जुलाई। हरियाणा के पूर्व मुख्यमंत्री प्रदीप सिंह हुड्डा ने एसवाईएल केस के खिलाफ कोर्ट में सीधे वार्ता करने के लिए सरकार को चुनौती दी है।



पूर्व मुख्यमंत्री प्रदीप सिंह हुड्डा

हुड्डा ने कहा कि सरकार को सीधे कोर्ट में वार्ता करने के लिए आना चाहिए।



दिल्ली विश्वविद्यालय में हिंदी माध्यम के छात्रों के लिए पाठ्य सामग्री तैयार करने की योजना

नई दिल्ली, 9 जुलाई। दिल्ली विश्वविद्यालय में हिंदी माध्यम के छात्रों के लिए पाठ्य सामग्री तैयार करने की योजना है।

यूजी-पीजी में द्वितीय व तृतीय वर्ष में दाखिलों के लिए खुला पोर्टल

नई दिल्ली, 9 जुलाई। हरियाणा के कानूनी में यूजी (एडमिशन) कोर्ट में प्रथम वर्ष के लिए पत्र जारी किया गया है।



सरकार ने समस्याओं के स्थायी समाधान देने का प्रयास किया है। यह निर्णय पलायन का आधारित मिजली संसंधि भी लाना का उपयोग करेगा।

पटाली सफ़ाई चैन (फसल अवशेष प्रबंधन) पर अनुदान हेतु आवेदन आमंत्रित, वर्ष 2025-26

प्रथम विकल्प : परियोजना लागत का 65% अनुदान, 25% उद्योग एवं 10% एग्रीगेटर का अंशदान।

द्वितीय विकल्प : 65% अनुदान एवं 35% एग्रीगेटर का अंशदान।

लाभार्थियों का तय कर आदेश संबंधित उपायुक्त की अध्यक्षता में गठित जिला स्तरीय कार्यकारिणी समिति तथा राज्य स्तरीय अनुमोदन समिति द्वारा।

सार्वजनिक सूचना

M/s एएस डेवलपर्स प्राइवेट लिमिटेड का यह सूचना करने हुए है कि इसका प्रमुख कार्यालय हरियाणा में स्थित है।

सार्वजनिक सूचना

M/s एएस डेवलपर्स प्राइवेट लिमिटेड का यह सूचना करने हुए है कि इसका प्रमुख कार्यालय हरियाणा में स्थित है।

एनएमडीसी लिमिटेड

संस्थापक निदेशक का: 04/2025 तिथि: 07.07.2025

क्र.सं.	चुंबक	पदनाम	पदों की संख्या
1	एम-02	कनिष्ठ प्रबंधक(विनि)	10
2	एम-07	सहायक महाप्रबंधक(विनि)	07

आवेदन हेतु कृषि पोर्टल agriharyana.gov.in पर जाएं।

कृषि यंत्र निर्माता स्कीम में मशीनों की आपूर्ति हेतु पोर्टल पर पंजीकरण करवाएं।

ऑनलाइन आवेदन की अंतिम तिथि 15 जुलाई, 2025

अधिक जानकारी के लिए टोल फ्री नं. 1800-180-2117 या निला कृषि पत्र-निदेशिका में संपर्क करें।

कृषि तथा किसान कल्याण विभाग, हरियाणा www.agriharyana.gov.in

Bihar restricts 35% quota in govt jobs to resident women

Subhash Pathak
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PATNA: The Bihar cabinet on Tuesday decided that the existing 35% quota for women in government jobs will now be restricted to only permanent residents of the state, with the decision just months ahead of the crucial assembly polls coming amid a growing demand from jobseekers as well as political opponents for the implementation of a domicile policy in government jobs.

The cabinet, chaired by chief minister Nitish Kumar, also approved the formation of the Bihar Youth Commission, which is aimed at providing more employment opportunities to the young population in the state. It also increased the pension for widowed and differently abled women to ₹1,000 per month from earlier ₹400.

"The cabinet approved an important proposal of the General Administration Department, allowing the 35% quota for women in government jobs to be restricted only for permanent residents of Bihar. The new policy will enhance financial independence and job security for permanent resident women of the state," additional chief secretary (Cabinet Secretariat) S Siddhartha told reporters after the cabinet meeting.

The Nitish Kumar-led government had introduced 35% reservation for women, including those from other states, in government jobs at all levels in 2016. After the cabinet decision, women who are not a permanent resident, or domiciled, of Bihar would not be eligible to avail the 35% state jobs quota.

Ahead of the assembly polls,

Key cabinet decisions

35% quota now only for domiciled women
The cabinet decided that the existing 35% quota for women in govt jobs will now be restricted to only permanent residents of Bihar

Bihar Youth Commission set up
The government is looking to provide more employment opportunities to the young population in the state

Pension for widows raised
The state cabinet has raised the pension given to widowed and differently abled women to ₹1,000 per month from ₹400 per month earlier

which are likely to be held in October-November this year, the demand for the implementation of a domicile policy has been growing. Leader of Opposition in the state assembly Tejashwi Prasad Yadav has promised to implement "100% domicile" in the state if his party, the Rashtriya Janata Dal (RJD), comes to power following the polls.

Union minister Chirag Paswan, whose Lok Janshakti Party (Ram Vilas) is an ally of the ruling Bharatiya Janata Party-led National Democratic Alliance (NDA) both in state and at the Centre, has also raised his voice for a domicile policy. He also questioned the RJD's commitment to the domicile issue.

Last week, a large number of job aspirants held a demonstration in Patna, demanding the implementation of the domicile policy in government employment. The domicile reservation for women decision, just ahead of the state polls, is being seen as the Nitish Kumar-led government's attempt to consolidate its women vote bank. Over the last few years, women have emerged

as a key voting bloc in Bihar, logging higher turnouts than men. Anupriya Patel, the spokesperson for Kumar-led Janata Dal (United), hailed the cabinet decision as a "revolutionary step" toward women empowerment. "It is a historic decision that strengthens Nitish Kumar's vision of development with justice and empowers the daughters of Bihar," she added.

In another significant decision, the Bihar cabinet also announced the formation of the youth commission, which will focus on creating job opportunities for youngsters, enhancing skill development, and streamlining recruitment processes for government jobs, the additional chief secretary said.

Taking to social media, CM Nitish Kumar said the commission will ensure that the local youth are given priority in the private sector jobs. "This commission will play a significant role in advising the government on all matters related to improving and uplifting the condition of youth in society. The commission will also coordinate with government departments to ensure better education and employment for the youth," the state's longest-serving CM said in a post in Hindi on X.

3 students killed in TN bus-train collision

Divya Chandrababu
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CHENNAI: Three school students died and three others were injured after a passenger train hit a school van while it was crossing a railway level crossing in Cuddalore district of Tamil Nadu on Tuesday, police said. The gatekeeper posted at the level crossing has been suspended and arrested. Southern Railway officials said.

According to officials, the deceased have been identified as T Chezhian, a class 5 boy, his sister T Charumathy, a class 11 student, and V Nimalash, a class 6 boy. While Charumathy and Nimalash died on the spot, Chezhian succumbed to his injuries at Pudukcherry. Another student travelling in



The wreckage of the school bus that rammed into a passenger train in Cuddalore district of Tamil Nadu on Tuesday.

the school van, its driver, and a bystander, who rushed to help but got electrocuted after coming in contact with a live pole that was damaged in the accident, were injured.

Around 7.45 am, the school van carrying the students tried

to cross the railway level crossing between Cuddalore and Alappakkam, and was hit by Vilupuram-Mayiladuthurai passenger train, officials said.

While the Southern Railway said the level crossing was closed, the van driver and one of

the injured students claimed the gate was open. "According to the railway records, the gate keeper had closed the gate at 7.06 am," Trichy divisional manager of the railways, Anbalagan told reporters.

"The van driver insisted to allow the van to cross the gate to avoid delay in reaching the school, which was wrongly permitted by the gatekeeper, violating the rules and protocol," the Southern Railway said in a statement.

"The gatekeeper could not have opened the gate as per the rules. The gate keeper has been suspended and process has been initiated for his dismissal from service, and FIR has been lodged against him for this criminal negligence, and the gatekeeper has been arrested."

However, the van driver, C Shankar, said, "The gate was open. There was no sound of a train honking, so I crossed."

Meanwhile, BJP leaders said chief minister MK Stalin should explain why the underpass sanctioned a year back has not been approved. The ruling DMK did not respond to allegations of an underpass yet to be approved.

"Earlier during such an accident the railways themselves said that it was because the person appointed did not know the local language. A similar thing has happened now," TKS Elangovan, senior DMK leader told ANI. "In such important posts, people who know the local language should be appointed so it will save the people."

BIHAR SIR FORM FILINGS CLOSE TO HALFWAY MARK: EC

Vrinda Tulsian
letters@hindustantimes.com

NEW DELHI: The Election Commission of India (EC) on Tuesday said the Special Intensive Revision (SIR) of Bihar's electoral rolls is progressing, with 46.95% of the required Enumeration Forms collected within the first 14 days.

As of 6pm on Tuesday, 37,077,077 forms have been gathered from the state's total electorate of 78,969,844 (nearly 7.90 crore). The EC said that 8,278,617 forms were collected in the preceding 24 hours.

The EC indicated that, based on the current progress, the collection exercise could conclude before the deadline. Furthermore, 18.16% of the collected forms have been uploaded to the ECINET system.

The EC noted many electors are submitting their forms along with the required eligibility documents.

"Pure electoral rolls are inevitable for strengthening democracy," chief election commissioner, Gyanesh Kumar, told the media.

I accused in bizman murder case killed in gunfight, 2 held

Avinash Kumar
avinash.kumar@htlive.com

PATNA: The Bihar police on Tuesday claimed to have solved the murder case of industrialist Gopal Khemka, who was shot dead in a posh Patna locality last week, with the arrest of two accused and the recovery of the firearm used in the crime, blaming the killing on a land deal that went awry.

While the police arrested alleged shooter Umesh Yadav (52) and conspirator Ashok Sao (65), a third accused, Vikas alias Raja (20), who was suspected to have supplied the weapon used in the crime, was gunned down in a police encounter in Patna on Tuesday, an officer said. Director general of police (DGP) Vinay Kumar said the Special Task Force (STF) and Patna police tracked Yadav with the help of CCTV footage and nabbed him from his house by identifying his motorcycle.

"During interrogation, Yadav admitted that he shot Khemka after receiving a ₹4-lakh contract for killing the businessman from Ashok Sao. He got ₹50,000 in advance and the remaining ₹3.5

lakh was paid to him by Sao on JP Ganga Path at 8 am [July 5], nine hours after the murder," he said.

The firearm used to shoot at Khemka has been recovered from a hideout of the shooter, he said. Based on Yadav's statement, police recovered 56 cartridges of 7.62 mm and 9 mm pistol, two magazines and 14 bullets from his brother's room, as well as ₹3.65 lakh from his own room, he added. "Ashok Sao is said to be involved in property business, and prima facie it was a land deal that led him to hire the contract killer," the DGP said. Sao provided Umesh 9mm pistol, two magazines with 18 cartridges, Khemka's photo and his vehicle number, he added.

Khemka was shot dead near the gate of his house in the posh Gandhi Maidan locality around 11.40

pm on July 4. The incident came around seven years his son, Gunjan, was killed in Hajipur.

"We are probing as to whether there was any common thread between Khemka's killing and the attack on his two sons seven years ago."

Earlier in the day, Vikas, alias Raja, was killed in an encounter in the Malsalami area when the police team reached his house for questioning in the Khemka murder case. "Raja first opened fire on the police which the police retaliated around 4 am. The connection of Raja [in Khemka murder] is yet to be fully established, but the police had gone to question him for his dubious role, as he came across as a supplier of illegal weapons and he is suspected to have made available the weapon used in the murder at the behest of Umesh Yadav," Patna SSP Kartikey Sharma told reporters.

To be sure, while Sharma alleged that Raja was suspected to be the supplier of the firearm used in Khemka's murder, the DGP's press briefing indicated that it was conspirator Ashok Sao who provided the gun to shooter Yadav.

TWO SUSPECTS IN PB MAN'S MURDER KILLED IN GUNFIGHT

Gaurav Sagar Bhaskar
letters@hindustantimes.com

FEROZEPUR: Two suspects, believed to be involved in the broad daylight murder of an Abohar businessman, were killed in an encounter just hours after their arrest on Tuesday, when their accomplices opened fire at a police team that was taking the duo for weapon recovery, police said. Textile firm owner Sanjay Verma (54) was gunned down by three assailants outside his showroom on Monday, triggering a sharp reaction from the Opposition that targeted the Bhagwant Mann-led AAP government over "deteriorating law-and-order situation" in the state. The murder is being linked to the extortion threat Verma received days ago.

"A police team, led by Abohar DSP Sukhwinder Singh, took the accused to Peer Tibba for the recovery of evidence. However, their accomplices, who were already present at the location, opened fire at the police team. In the retaliatory action, both Ram Ratan and Jaspreet sustained gunshot injuries and later died," DIG Harmanbir Singh Gill said.

PUBLIC NOTICE

M/s 4S Developers Pvt. Ltd. is pleased to inform that the Environmental Clearance for the "Residential Colony Project" under NILP Policy in the Sector 59 and 63A, Gurugram, Haryana has been accorded by the SEIAA, Haryana vide its EC Identification no. EC24C3801HR5904359N, File No. - SEAC/HR/2024/048 dated 14.11.2024. If any person has any objection regarding this then he may register his objection within 30 days to concerned authority in written.

M/s 4S Developers Pvt. Ltd.

PUBLIC NOTICE

M/s 4S Developers Pvt. Ltd. is pleased to inform that the Environmental Clearance for the "Affordable Group Housing Project" in Village Dhunela, Sector 36, Sohna, Haryana has been accorded by the SEIAA, Haryana vide its EC Identification no. EC24C3801HR5785422N, File No. - SEAC/HR/2024/046 dated 18.07.2024. If any person has any objection regarding this then he may register his objection within 30 days to concerned authority in written.

M/s 4S Developers Pvt. Ltd.

Insolvency and Bankruptcy Board of India
(A Statutory Body of Government of India)

Notice

Applications are invited for filling up one (01) post of General Manager (GM)/Deputy General Manager (DGM) on deputation basis. The last date of submission of application would be 60 days from the date of publication of vacancy notice in Employment News. The detailed vacancy notice and application format may be seen at www.ibbi.gov.in.

CBC 07121/12/0003/2526

Dr. APJ ABDUL KALAM TECHNICAL UNIVERSITY, UTTAR PRADESH
JANKIPURAM VISTAR, SECTOR-II, SITAPUR ROAD, LUCKNOW-226031

Ref. No. AKTU/Kus.ka./Rec./2025/1460 Date: 28.06.2025
Dr. A.P.J. Abdul Kalam Technical University Uttar Pradesh, Lucknow invites applications for the selection of contractual faculty for its Institute Centre for Advanced Studies, Lucknow under self financed scheme in the B. Tech course. The format of the application form, details regarding educational and other qualifications are available on University website <https://www.aktu.ac.in>. The interested candidates can fill their application form through the website of the University by June 30, 2025 to 21 July, 2025. Submit the hard copy of the application form along with the desired attachments in the office of the Registrar, Dr. A.P.J. Abdul Kalam Technical University Uttar Pradesh, Lucknow, Jankipuram Extension, Sector-II, Sitapur Road, Lucknow-226031 by the speed post on or before July 26, 2025. Corrigendum of any regarding the advertisement will be published on the University website <https://www.aktu.ac.in>.

Registrar

WEST BENGAL STATE ELECTRICITY TRANSMISSION COMPANY LIMITED
(A Government of West Bengal Enterprise)
WBSETCL
Registered Office: Vidyalay Bhawan, Block-DJ, Sector-II, Bidhannagar, Kolkata-700 091
CIN: 146101WB2007SGC113474 | web: www.wbsetcl.in

E-TENDER FOR THE FOLLOWING WORKS ARE INVITED:-

NIT No.: CE(P)/WBSETCL/Pantograph_Iso/25-26/09 Date: 09.07.2025 Procurement of 400 KV and 220 KV Pantograph Isolators. Bid documents can be downloaded from 09.07.2025, 11:00 A.M. and bids shall be submitted online up to 04.00 P.M., 08.08.2025.

NIT No.: CE(P)/WBSETCL/400KV_Iso/25-26/10 Date: 09.07.2025 Procurement of 400 KV and 220 KV Isolators. Bid documents can be downloaded from 09.07.2025, 11:00 A.M. and bids shall be submitted online up to 04.00 P.M., 08.08.2025.

Visit the following websites - www.wbtenders.gov.in, www.wbsetcl.in for details.

ICA: T14120(3)/2025

NORTH CENTRAL RAILWAY

E-Tender No.: JHS_M_25_05 Date: 05.07.2025

E-TENDER NOTICE

On behalf of President of India, DRM (M)/JHS, NCR invites "Open E-Tender" through online (E-Tendering) for the following work in prescribed format.

Description of Work and place: Mechanized Washing, Ironing, packaging, transportation & distribution of linen in AC coaches of Train No. 12175/76, Train No. 11123/24 and 11126/25/21126/25 originating from GWL Depot for a period of 03 years.

Estimated cost of work: ₹ 14,17,44,759.45 Earnest Money: ₹ 8,58,700.00

Time of completion: 03 years

Tender submission & Closing Date and Time: 28.07.2025 Closing Time 15.00 hrs.

Tender on line can be submitted up to 15:00 hrs. on 28.07.2025.

For full details and submission of bid please see the Indian Railways website www.irreps.gov.in. 1183/25(A)

North central railways | @CPNCR | www.ncr.indianrailways.gov.in

NATIONAL CAPITAL REGION TRANSPORT CORPORATION LTD.
(A JV of Govt. of India and participating State Governments)

Bid No: DM/MS/CPM-G/280 E-TENDER NOTICE Tender Id: 2025_NCRCT_240540_1

Online bids are invited for various enabling works, development works, commuter amenities, security related works and other miscellaneous works for the Delhi-Ghaziabad-Meerut-Namo Bharat Corridor.

For detailed information and subsequent addendum/corrigendum (if any), please visit NCRCT website www.ncrct.in or CPP Portal www.etenders.gov.in/eprocure/app from 09.07.2025 to 31.07.2025 (upto 1500 hrs).

Sd, CPM/Ghaziabad

PUNJAB REMOTE SENSING CENTRE
(A Government of Punjab Enterprise)
PAU Campus, Ludhiana-141004
www.prsce.punjab.gov.in
(Advertisement No. 05/2025 dated 09.07.2025)

Applications are invited for the posts of Junior Research Fellows (Mobile Application, Web Application) and Mobile Application Developer (Android/iOS) on contractual basis for a period of six months likely to be extended based on candidate's performance review and Project Scheme/Centre's requirements. For further details visit website www.prsce.punjab.gov.in

Sd/-
Director

RO NO 1153/12/2025/26/970

Reserve Bank of India
Department of Regulation New Delhi-110001

Directions under Section 35A read with Section 56 of the Banking Regulation Act, 1949 - Ramgarhia Co-operative Bank Limited, New Delhi - Extension of Period

The Reserve Bank of India issued Directions under Section 35A read with Section 56 of the Banking Regulation Act, 1949 to Ramgarhia Co-operative Bank Limited, New Delhi vide Directive No. DEL.DOS.EXG.SSM.No.S515/12-10-13/2022-2023 dated July 07, 2022 for a period of 06 months up to close of business on January 08, 2023, which was last extended vide Directive No. DOR.MON.D-01/12.28.115/2025-26 dated April 04, 2025. The Reserve Bank of India is satisfied that in the public interest, it is necessary to further extend the period of operation of the Directive beyond close of business on July 08, 2025.

2. Accordingly, the Reserve Bank of India, in the exercise of powers vested in it under sub-section (1) of Section 35A read with Section 56 of the Banking Regulation Act, 1949, hereby extends the Directive for a further period of 03 months from close of business on July 08, 2025 to close of business on October 08, 2025, subject to review.

3. Other terms and conditions of the Directive under reference, shall remain unchanged.

New Delhi
July 09, 2025
Regional Director

NORTHERN RAILWAY

TENDER NOTICE
(Through e-tendering)

Name of work with its location: S&T work in connection with shifting of S&T assets during provisioning of boundary walls, anti-crash barrier, and provisioning of LHS on DLI-RE section of Delhi Division.

App. Cost of the work (₹): Rs. 3,97,04,714.90/-

Bid Security (₹): Rs. 3,48,500.00/-

Address of the office: Senior Divisional Signal & Telecom Engineer-C, Northern Railway, 3rd Floor, Annex-1, DRM Office, New Delhi-110055.

Date & Time for uploading the tender/closing of the tender: Tender uploading 07.07.2025 / closing date & time- 29.07.2025 up to 15.00 hrs.

Website particular & notice board location where complete details of the tender can be seen etc.: See the Northern Railway website www.irreps.gov.in & Notice board at the S&T branch, 3rd Floor, DRM office, State Entry Road, New Delhi-110055.

No.: 558-Sig-16-M-TENDER-1448 Date: 07.07.2025 2046/25

SERVING CUSTOMERS WITH A SMILE

OFFICE OF THE ADDL. CHIEF ENGINEER P.W.D. ZONE TONK
क्रमांक: कैसिएर/25-26/सी-1464-70 दिनांक: 03.07.2025

Notice Inviting Bid
(Amendment- 03) 06/2025-26

Bids for Nit No. 06/2025-26, 03 Nos. Amendment in the have been made in the NIT Due Date (revised to) 15.07.2025, 1800 Hrs IST. The Tender Opening Date is now 16.07.2025, 1200 Hrs IST. are Road/Bridge Work "Construction of a high-level bridge with an extra-dosed PSC box/ Cable Stay/Balanced Cantilever bridge across Banas River of road connecting Deoli to Jaipur via Bisalpur and Tadarasingh District Tonk in the state of Rajasthan on EPC Basis are invited from interested bidders upto Date 15.07.2025, 06.00 P.M. Other particulars of the bid may be visited on the procurement portal (<http://eproc.rajasthan.gov.in>) (<http://sppp.raj.nic.in>) of the state and departmental website. The approximate value of the procurement is Rs. 111.63 Lacs

Sd/- (Premraj) Meena
Addl. Chief Engineer
PWD, Zone Tonk

DIPRC/9222/2025

DLF LIMITED
Regd. Office: Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase I, Gurugram - 122 002 (Haryana) India
Tel.: +91-124-4334200
CIN : L70101HR1983PLC002484
Website : www.dfl.in

PUBLIC NOTICE

The general public and all concerned parties/authorities are hereby informed that the website www.dfl.in ("Official Website") is the only official website of DLF Limited ("Company") which contains the information of all its projects.

It has come to our knowledge that certain unidentified person(s)/group(s) are indulging in wrongful and unauthorised use of Company's trademark/logo/domain name/trade name, running unauthorised digital campaigns including operating website(s), social media platforms etc. and disseminating messages purporting to be from the Company, without Company's consent and are claiming to be associated/involved with the Company. These wrongful practices are intended to mislead and misguide the general public and stakeholders.

The Company expressly disclaims all liability in respect to actions taken or not taken based on any or all the contents of such illegal and unauthorised parties and such unauthorised digital campaigns. The Company shall not be liable for any loss, damage or expense including, without limitation, indirect or consequential loss or damage, or expense, resulting from the use of such illegal and unauthorised websites or data thereon. Any dealings or transactions with such illegal and unauthorised person(s)/group(s)/website(s) are entirely at the risk and responsibility of the individuals involved.

General public is hereby advised to be cautious and not engage with such fraudulent person(s)/ group(s) website(s) and for any legitimate inquiries, information, or transactions, the general public should only rely on the information provided on the Official Website of the Company i.e. www.dfl.in or contact the official representatives or the registered office of the Company. Further, the Company reserves the right to initiate legal action against such person(s)/group(s)/website(s).

Issued in the interest of the public and to safeguard the reputation and legal rights of DLF Limited.

For any queries or to report suspicious activity, please contact: sainath-embar@dlf.in / 7676285169.

ATUL BIHARI VAJPAIYEE
INDIAN INSTITUTE OF INFORMATION TECHNOLOGY AND MANAGEMENT GWAALIOR
(An Institute of National Importance under MoE, Govt)
Morena Link Road Gwalior-474015
web : www.iiitm.ac.in

Ref. No. 682 Dated 08.07.2025
Admission to Full-Time M.Tech. (GATE/Non-GATE) and M.S (AI&RS) for Odd Semester: 2025-26

Online applications are invited for admission to the full-time M.Tech. (GATE/Non-GATE) and Master of Science programme. M.Tech admissions are offered in "Computer Science and Engineering", "Information and Cybersecurity", "Information Technology", "IC Design and Technology", "Wireless Networks and Computing", and "Autonomous Systems and Machine Intelligence". M.S. admissions are offered in "Artificial Intelligence and Data Science". For more details and application forms, please visit institute website: <https://www.iiitm.ac.in>. For any query, dial 0751-2449704 OR email to mtechadmission@iiitm.ac.in. *Last date for filling the online application form for admissions is 22nd July 2025 till 4:00 PM.

Joint Registrar (Academics)

कार्यालय नगर निगम भीलवाड़ा (राज)
क्रमांक :- ननिने/नगर/2025-26/5451 दिनांक:- 07.07.2025

:- CORRIGENDUM - 2 :-

Door to Door collection of segregated municipal solid waste from all households, Shops, markets and establishments etc using covered motorized vehicle and transportation of collected waste to Secondary collection point/ Transfer station/MSW processing facility/ land fill/dumping yard site as may be directed by the authority from time to time through Real Time Monitoring using Geo Fencing RFID based monitoring system कार्य हेतु आमंत्रित निविदा सूचना 07 क्रमांक: ननिने/नगर/2025-26/3510-12 दिनांक 06.06.2025 निविदा राशि रुपये 28,76,25,600/- - NIB CODE - DLB2526A2270 UBN CODE - DLB2526GLOB07343 में संशोधन किया गया है।

1 Bidder Shall upload the solvency certificate of Rs. 2,00,00,000/- from any nationalized bank Bidder Shall upload the solvency certificate of Rs. 2,00,00,000/- from any nationalized/ Schedule / private sector bank

अतः निविदा दिनांक में निम्नलिखित संशोधन किया जाता है।

1	निविदा जमा करने की अंतिम दिनांक	08.07.2025	14.07.2025
1	निविदा खोलने की अंतिम दिनांक	सांय 3.00 बजे तक	सांय 3.00 बजे तक
2	निविदा खोलने की अंतिम दिनांक	09.07.2025	15.07.2025
		प्रातः 11.00 बजे तक	प्रातः 11.00 बजे तक

राज.संवाद/सी/25/5753 आयुक्त नगर निगम, भीलवाड़ा

OFFICE OF THE EXECUTIVE ENGINEER BHAVAN
PUBLIC WORKS DEPARTMENT, TEHSIL CAMPUS, SAGAR, M.P.
E-mail - dpeiusagar6@gmail.com

NIT No.17/2025/CENTRALISED TENDERING/G.C.E.(B) SAGAR, DATE : 30.06.2025

Online bids for the following works are invited from registered contractors and firms of repute fulfilling registration criteria :

S. N o.	Tender Portal No.	Name of Work	District	Probable Amount Contract (Rs. in lakh)	Erant Money Deposit (EMD) (in Rs.)	Cost of Bid Document (in Rs.)	Period of Completion (in months i/c Rainy Season)	Name of office to which physical submission to be Opend
1	2025_PWPIU_434735_1	CONSTRUCTION OF S.R. GOVT. POLYTECHNIC COLLEGE AT DISTT. SAGAR, MP. 1st Call	Sagar	661.39	661387	20000.00	16 Month	C.E. BUILDING PWD ZONE JABALPUR
2	2025_PWPIU_434736_1	FURNITURE FOR COMPOSITE OFFICE BUILDING FOR SDM SDO, TEHSIL, SUB TREASURY, SUB REGISTRAR PATWARI HALL AND MULTIPURPOSE HALL AT BINA, DISTT. SAGAR, MP. 1st Call	Sagar	135.70	135700	12500.00	03 Month	C.E. BUILDING PWD ZONE JABALPUR
3	2025_PWPIU_434737_1	FURNITURE FOR COMPOSITE OFFICE BUILDING FOR TEHSILDAR, NAYAB TEHSILEDAR, SUB TREASURY, SUB REGISTRAR, AT SAGAR, DISTRICT SAGAR. 1st Call	Sagar	68.64	68645	10000.00	03 Month	C.E. BUILDING PWD ZONE JABALPUR

1. All details relating to the Bid Document (s) can be viewed and downloaded free of cost from the website <http://mptenders.gov.in>

2. Bid Document (s) can be purchased after making online payment of portal fees through Credit/Debit/Cash Card/Internet Banking.

3. The Bid Document (s) can be purchased only online from 10.30 (time) 02.07.2025 (date) to 17.30 (time) 16.07.2025 (date). Other key dates may be seen in Bid Data Sheet.

4. Amendment (s) to NIT, if any, shall be published on website only, and not in newspaper.

G-15316/25

“पॉक्सो है सुरक्षा का हथियार, बच्चों पर न करें अत्याचार”

EXECUTIVE ENGINEER (B) PWD DIVISION SAGAR

ANNEXURE-XXVII
ACKNOWLEDGEMENT COPY – EC
SUBMITTED TO LOCAL AUTHORITIES

Received

HSPCB(GRN)

Date: 07.07.2025

To,

The Regional officer
Haryana State Pollution Control Board (HSPCB)
1st Floor, Vikas Sadan, Shanti Nagar, Shivaji Nagar,
Sector 11, Gurugram, Haryana

Subject: Submission of Copy of Environmental Clearance Certificate.

Reference: EC identification no. EC24C3801HR5904359N dated 14.11.2024

Respected Sir/Madam,

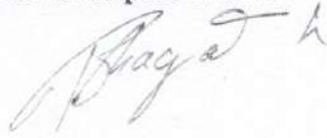
We, M/s 4S Developers Pvt. Ltd., are pleased to inform you that the Environmental Clearance for our Residential Colony Project under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana has been accorded Environmental Clearance by SEIAA, Haryana, vide EC Identification No. EC24C3801HR5904359N dated 14.11.2024.

In compliance to the condition outlined in the Environmental clearance, we are hereby submitting the copy of the same for your kind reference and display.

Thanking you,

Yours sincerely,

For M/s 4S Developers Pvt. Ltd.



Auth. Signatory

Enclosure:

1. Copy of Environmental Clearance

Date: 07.07.2025

To,

The Commissioner
Municipal Corporation Gurugram (MCG)
C-1, Info city, Sector 34
Gurugram, Haryana



Subject: Submission of Copy of Environmental Clearance Certificate.

Reference: EC identification no. EC24C3801HR5904359N dated 14.11.2024

Respected Sir/Madam,

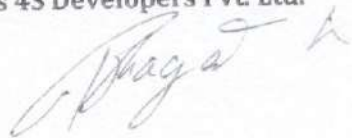
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Thanking you,

Yours sincerely,

For M/s 4S Developers Pvt. Ltd.



Auth. Signatory

Enclosure:

1. Copy of Environmental Clearance

Date: 07.07.2025

To,

The Chief Executive Officer

Gurugram Metropolitan Development Authority (GMDA)

Plot No. 44, Sector 32, Institutional Area.

Gurugram, Haryana



Subject: Submission of Copy of Environmental Clearance Certificate.

Reference: EC identification no. EC24C3801HR5904359N dated 14.11.2024

Respected Sir/Madam,

We, M/s 4S Developers Pvt. Ltd., are pleased to inform you that the Environmental Clearance for our Residential Colony Project under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana has been accorded Environmental Clearance by SEIAA, Haryana, vide EC Identification No. EC24C3801HR5904359N dated 14.11.2024.

In compliance to the condition outlined in the Environmental clearance, we are hereby submitting the copy of the same for your kind reference and display.

Thanking you,

Yours sincerely,

For M/s 4S Developers Pvt. Ltd.

Auth. Signatory

Enclosure:

1. Copy of Environmental Clearance

Date: 07.07.2025

To,

The District Town Planner
District Town & Country Planning (DTCP)
C-Block, Sector -14
Gurugram, Haryana

Subject: Submission of Copy of Environmental Clearance Certificate.

Reference: EC identification no. EC24C3801HR5904359N dated 14.11.2024

Respected Sir/Madam,

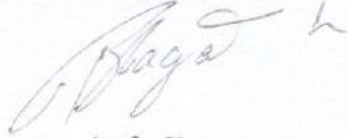
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Thanking you,

Yours sincerely,

For M/s 4S Developers Pvt. Ltd.




Auth. Signatory

Enclosure:

1. Copy of Environmental Clearance


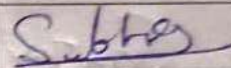
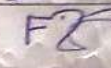
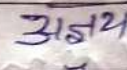
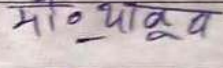
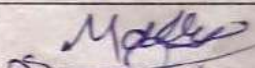
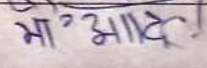
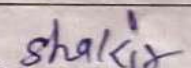
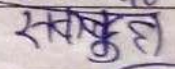
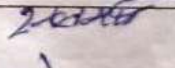
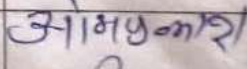
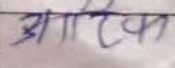

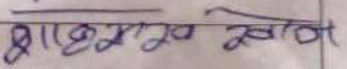
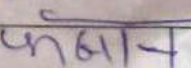
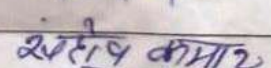


ANNEXURE-XXVIII
TRAINING LOGBOOK

	Ahluwalia Construction Group	Rev. No. :00
	Health Safety & Environmental Management Plan	Date: 06/02/2025
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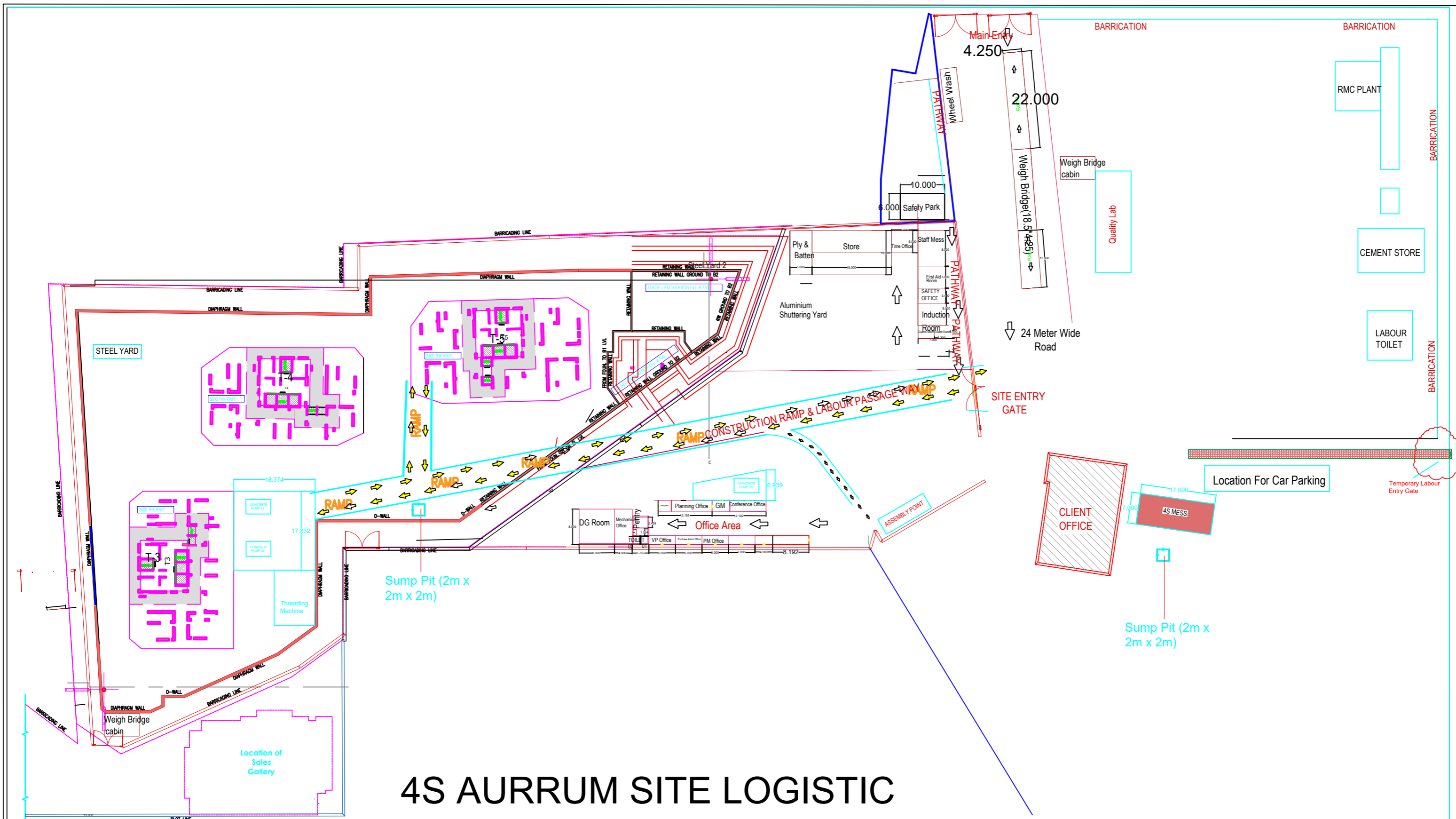
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Safety Training Attendance Sheet

Training topic:		Fire Training		
Date & time		24/06/2025 Time - 05:00 PM		
Conducted at		LABOUR CAMP		
Conducted by (Name & Signature)		Md. Juisakul 		
Sl. No	Name	Designation	P/C Name (if applicable)	Signature
01	Subash	Foxeman	Subash	
02	Md. Patekhand	welder	dadik	
03	Ajay	Helper	"	
04	Yakub	welder	dadik	
05	Madlub	"	"	
06	md. Adil	"	"	
07	Sakir	Fitter	Nawab Jan	
08	Sababul	"	"	
09	Salman	"	"	
10	Ompakash	welder	dadik	
11	Anif	fitter	Nawab Jan	
12	Nawab Jan	"	"	
13	Sarukh	Helper	"	
14	Faizan	"	"	
15	Sandosh kr.	Guard	Ahluwalia	

Frequency: As per site training calendar or weekly.

ANNEXURE-XXIX
LOGISTIC PLAN



4S AURRUM SITE LOGISTIC PLAN

ANNEXURE-XXX
AMBIENT AIR QUALITY
MANAGEMENT PLAN

Air Quality Management Plan

A. CONSTRUCTION PHASE

1. Objective

To control and reduce air pollution and particulate matter (PM₁₀ and PM_{2.5}) emissions arising from site development, construction, and associated activities.

2. Sources of Air Pollution

- Site clearance, excavation, and earthwork
- Transportation and unloading of materials
- Cutting, grinding, and mixing activities
- Movement of heavy vehicles and machinery
- Temporary storage of construction material
- Wind erosion of exposed surfaces

3. Dust Mitigation Measures

3.1 Site Preparation & Earthwork

- Regular water sprinkling on exposed soil and excavation areas
- Compaction of soil to reduce wind-blown dust
- Provide earthwork stabilisation/ soil compaction/vegetation

3.2 Material Handling & Storage

- Use of covered storage for sand, aggregates, cement, and soil
- Storage yards to be away from sensitive receptors (residences, schools, hospitals)
- Use of pre-mixed concrete

3.3 Transportation

- Covering of vehicles transporting loose materials with tarpaulin/green nets
- Wheel washing facility at exit points
- Only vehicles possessing a valid Pollution Under Control (PUC) certificate shall be permitted entry into the project site

3.4 Construction Operations

- Use of screens/barricades/wind breaking walls, or green mesh around work areas
- Minimize on-site concrete mixing and use of batching plants with enclosures
- Using Wet jet during grinding and cutting work
- Avoid dry sweeping; prefer wet cleaning or vacuum cleaners

3.5 Technological Interventions

- Use of anti-smog guns, especially during peak dust activities/GRAP
- Installation of onsite monitoring system for air quality monitoring

3.6 Monitoring

- Ambient air quality monitoring (PM₁₀, PM_{2.5}, NO₂, SO₂) at site.
- Display real-time air quality data at project entry gate

3.7 Documentation

- Logbooks for water sprinkling and dust suppression equipment usage

3.8 Health & Safety

- Provide PPEs like dust masks and eye protection to workers
- Conduct monthly awareness and training sessions on dust control

B. POST-CONSTRUCTION / OPERATIONAL PHASE

1. Objective

To maintain indoor and ambient air quality within acceptable limits and ensure long-term health and environmental safety for residents and surrounding community.

2. Indoor Air Quality (IAQ) Measures

- Use of low-VOC paints, adhesives, and sealants in interior finishing
- Adequate natural and mechanical ventilation as per NBC 2016 provisions

3. Outdoor Dust & Air Quality Control

- Paved internal roads to avoid suspension of dust
- Landscaping with dust-binding plants and grass over open soil
- Maintenance of green belt around the site
- Avoid dry sweeping; prefer wet cleaning or vacuum cleaners

4. DG Set & Emission Control

- Use of enclosed DG sets conforming to CPCB/SPCB Norms
- Stack height as per CPCB/SPCB guidelines for adequate dispersion
- Use of low-sulphur diesel
- Regular maintenance and emission monitoring

5. Parking & Vehicular Emissions

- Adequate basement and surface parking to avoid traffic congestion
- Encourage electric vehicle (EV) charging stations

6. Ambient Air Monitoring

- Air quality monitoring (PM, NO₂, SO₂) through NABL-approved labs
- Display of air quality information on digital boards at entry/exit gates

7. Resident Awareness

- Awareness programme on air pollution and preventive actions
- Encouraging indoor plants and air-cleaning green balconies