

MAX ESTATES GURGAON LIMITED

CIN- U70109UP2022PLC170197

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To,

Date: 01.04.2025

The Director/ Scientist 'F',
Northern Regional office,
Ministry OF Environment, Forest& Climate Change (MoEF&CC),
Bay No. - 24-25, Sector-31A, Dakshin Marg,
Chandigarh.

Sub: Submission of Six-monthly Compliance Report in accordance with the stipulated conditions of Environmental Clearance accorded for "Estate 360", a proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) located in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana being developed by M/s Namo Realtech Pvt. Ltd. in collaboration with M/s Delta Propcon alongwith the M/s Max Estates Gurgaon Ltd.

Dear Sir,

In accordance with stipulated conditions of Environmental Clearance received from State Environment Impact assessment authority (SEIAA) Haryana, vide EC identification no. **EC24B3812HR5470514N**, File no. **SEAC/HR/2024/026 dated 25/06/2024** for the above-mentioned project, we hereby submit six monthly compliance report (*in soft copy as per notification in Gazette of India dated 28th November 2018*) for the period of October 2024 till March 2025.

Yours Sincerely,

For and on behalf of M/s Max Estates Gurgaon Ltd.

Authorized Signatory



C.C:

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

**Six-Monthly Environmental Compliance Report of
Stipulated Conditions of Environmental Clearance
(October 2024 till March 2025)**

FOR

**PROPOSED GROUP HOUSING COLONY (LICENSE NO. 38 OF 2013, 97
OF 2013 AND 167 OF 2023) IN THE REVENUE ESTATE OF VILLAGE
HARSARU, SECTOR 36A, GURGAON, HARYANA.**

**Being developed by M/s Namu Realtech Pvt. Ltd. in collaboration with
Delta Propcon along with the Max Estates Gurgaon Ltd.**

Submission before:

**Ministry of Environment, Forest & Climate Change
(MoEF&CC)**

Submitted by:

Max Estates Gurgaon Limited

April, 2025



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CHAPTER-1

INTRODUCTION AND PROJECT DESCRIPTION

1.1 INTRODUCTION

"Estate 360", a proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) located in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana being developed by M/s Namu Realtech Pvt. Ltd. in collaboration with M/s Delta Propcon along with M/s Max Estates Gurgaon Ltd. (having joint development and marketing rights).

The above captioned project has been accorded with environmental clearance vide EC identification no. **EC24B3812HR5470514N** File no **SEAC/HR/2024/026** dated **25/06/2024** by the State environment impact assessment authority (SEIAA), copy of the same is attached as **Annexure-1**.

1.2 PROJECT DESCRIPTION

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

Sl. No.	Description	Details	Unit
1.	Plot Area as per License	106913.09	m ²
2.	Pocket Area for development	47752.71	m ²
3.	Net Pocket Area for development	47227.46	m ²
4.	Proposed Ground Coverage area	18420	m ²
5.	Proposed FAR area	172445	m ²
6.	Proposed Non FAR Area	128766.00	m ²
7.	Total Built Up area	301211.00	m ²
8.	Total no of Saleable DU's	1030 (875 Saleable+155 EWS)	Nos.
9.	Number of Building Blocks	10	No.
10.	Maximum No. of Floors	3B+4+38	No.
11.	Max Height of Building (Upto Terrace)	132.9	meters
12.	Total Cost of the project:	946	Cr.
13.	Total Green of the Licensed area	21382.618	m ²
14.	Total Green Area in proposed pocket with Percentage (20% of plot area)	9445.49	m ²
15.	Total Parking	Parking required for Main DUs – 1,312 Parking required for EWS – 66 ECS	ECS
16.	Power Requirement	10076	KW
17.	Power Backup	11010 (5*2000+1*1010 KVA)	KVA
18.	Total Water Requirement	649	KLD
19.	Fresh Water Requirement	439	KLD
20.	Treated Water Requirement	210	KLD
21.	Waste Water Generated	499	KLD
22.	Rain Water Harvesting Pits	12	No.



23.	Solid Waste Generated	3.44	TPD
24.	Bio Degradable waste	2.06	TPD
25.	Organic waste Converter	2	No.

1.3 PRESENT STATUS

Excavation and construction work is commenced at project site.

1.4 PURPOSE OF THE REPORT

This six-monthly report is being submitted in compliance with conditions stipulated in Environmental Clearance accorded for this project.

Further, the environmental monitoring and compliance check will identify the environmental impacts imparted, if any, due to the project activities.

The environmental monitoring and compliance check is carried out to verify the following: -

- That the project does not have any significant adverse environmental impacts in the project area and in its nearby surroundings.
- Compliance with the conditions stipulated in the Environmental Clearance accorded for this project.
- The Management of Project proponent is implementing the environmental mitigation measures as suggested in the approved Form-1, Form-1A, Environmental Management Plan (EMP), Environmental Clearance letter and other approvals.
- The project proponent is implementing the environmental safeguards in its true spirit.



CHAPTER-2

COMPLIANCE OF STIPULATED CONDITIONS OF ENVIRONMENTAL CLEARANCE

Name of Project	Estate 360, a Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) located in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana being developed by M/s Namu Realtech Pvt. Ltd. in collaboration with M/s Delta Propcon alongwith M/s Max Estates Gurgaon Ltd.
EC Identification No.	EC24B3812HR5470514N
File No.	SEAC/HR/2024/026 dated : 25/06/2024
Period of compliance Report	October 2024 till March 2025

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

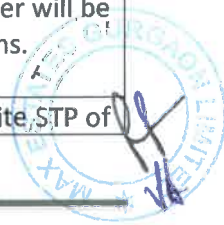
1	Air quality monitoring and preservation	
S.No.	EC Conditions	
1.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Site barricades have been provided at site. Other dust mitigation measures as per Notification GSR 94(E) dated 25.01.2018 is being diligently followed.
1.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	A proper management plan is adopted to contain the current exceedance in ambient air quality at the site.
1.3	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.	Online monitoring system for the continuous monitoring of PM10 and PM2.5 is provided. Further, the project is registered on dust app portal and the project is compliant with fortnightly compliances.
1.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Low Sulphur diesel is being used to run the DG sets. DG sets is of "enclosed type" to prevent noise and conform to the rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards. Stack height is kept as per CPCB norms.
1.5	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	Project site has been duly barricaded. Dust mitigation measures such as water sprinkling, metal roads, covered construction materials while carrying and covering loose construction materials, is provided at site. Green net is used on under construction area, wet jet is ensured to mitigate the dust.



	walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	generation at the project site. Site Photographs are attached as Annexure 02 .
1.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Loose Soil is sprinkled with water and is covered at site. Sand, murram, cement etc. will be stored/ covered to prevent dust pollution from site.
1.7	Wet jet shall be provided for grinding and stone cutting	Wet jet will be provided at site for grindings and stone cutting.
1.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling through anti-smog guns and tankers is being done regularly to suppress dust generation from site.
1.9	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.	All construction and demolition debris are being stored at the site in the designated area. C&D Waste Management rules 2016 for the management of waste is being strictly followed.
1.10	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.	Ultra-low Sulphur diesel is being used for DG set operation at project site.
1.11	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.	Proper stack height is maintained as per CPCB standard and is provided to the DG sets to mitigate the noise pollution levels.
1.12	For indoor air quality the ventilation provisions as per National Building Code of India.	Ventilation system has been designed and will be provided as per NBC.
2	Water quality monitoring and preservation	
2.1	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, or wetland and water bodies. Check dams, bio-swales, landscape, other-sustainable urban drainage systems (SUDS)	Natural drainage will be ensured for unrestricted water flow. No such construction will be allowed which may obstruct the natural drainage of water system.

	are allowed for maintaining the drainage pattern and to harvest rain water.	
2.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted.
2.3	Total fresh water shall not exceed the proposed requirement as provided in the project details.	Fresh water requirement will not exceed 439 KLD and the per capita supply will be adhered to NBC 2016 and CGWA notification.
2.4	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.	Noted. Water meters will be installed for all source and supply mainlines (usage wise) to record the water consumption during operational phase, which will assist in monitoring the water balance. The water balance diagram has already been submitted along with the EC application.
2.5	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.	Water supply assurance of 2 KLD during construction phase and 878 KLD during operational phase from GMDA has already been obtained and copy of the same are enclosed herewith as Annexure 03 .
2.6	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 and Same will be complied.
2.7	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.	Dual pipe plumbing will be used for supply of fresh water for drinking, cooking and bathing, other for supplying recycled water for flushing, landscape irrigation, DG cooling, etc.
2.8	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.	Use of water saving devices and fixtures for water conservation has been incorporated in this building design in accordance with applicable rules.
2.9	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.	This is a single stack system where all waste water will be routed to STP for treatment. Dual plumbing system will be provided in the form of separate recirculation lines for flushing and other uses of treated effluent.
2.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Use of pre-mixed concrete, curing agents and other requisite practices are ensured to reduce water demand during structural work.

2.11	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 recharge pits shall be provided for rain water harvesting after filtration as per CGWB norms.	RWH system has been designed in accordance with the local by-laws, building by-laws and CGWB guidelines. The RWH system will consist of RWH pits, oil and grease separator, sedimentation tank, filter media and recharge wells for recharging the ground water. 12 nos. of RWH pits will be provided at appropriate stage of site development.
2.12	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.	The criteria have been considered in the calculation of numbers of Rainwater harvesting pits. Ground water will not be used for the project at any stage.
2.13	All recharge should be limited to shallow aquifer.	Noted.
2.14	No ground water shall be used during construction phase of the project.	Ground water will not be used at any stage of Project. Treated water supplied from GMDA is being used during construction phase.
2.15	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.	Dewatering of ground water is not involved in the project.
2.16	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	Water meters will be installed for all source and supply mainlines (usage wise) to record the water consumption during operational phase, which will assist in monitoring the water balance. The water balance diagram has already been submitted along with EC application.
2.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC makeup water and gardening. As proposed no treated water shall be disposed in to municipal drain.	Sewage will be treated in onsite STP of capacity 1200 KLD (2 modules, 1 for standby) based on MBBR technology. The treated effluent from STP will be recycled/re-used for flushing, DG cooling, gardening and street washing.
2.18	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage or untreated effluent water will be discharged through storm water drains.
2.19	Onsite sewage treatment of capacity of	All the effluent will be treated in onsite STP 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.	capacity 1200 KLD (2 modules, 1 for standby). The adequacy report will be submitted to the Ministry before the project is commissioned for operations. Treated water will be used for landscape, flushing and other end-uses.
2.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	The same will be complied in operational phase of the project.
2.21	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.	Sludge from onsite STP will be collected and used as manure after dewatering for landscape and horticulture development, surplus sludge will be disposed as per the Ministry of Urban Development, CPHEEO manual on sewerage and sewage treatment.
3	Noise monitoring and prevention	
3.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Noise monitoring report is attached herewith as Annexure 04 .
3.2	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.	Same has been complied and monitoring report is attached herewith as Annexure 04 .
3.3	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.	DG sets with acoustic enclosure is provided at the project site as per applicable norms.
4	Energy Conservation measures	

4.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC act 2017 read with ECBC rule, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC	Noted. Applicable ECBC-R norms and energy conservation measures will be diligently followed.
4.2	Outdoor and common area lighting shall be LED.	LED will be used for common area lightening.
4.3	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 specification.	Same will be complied.
4.4	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 part of the project commissioning.	Energy efficient luminaries like LEDs will be used within project site. Used/damaged LEDs will be stored at designated places within site and will be handed over to authorized recyclers for proper disposal as per norms.
4.5	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-law's requirement, whichever is higher.	150 kwp of Solar power will be provided at site during the operational phase.
4.6	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 provided to meet 20% of the hot water demand of the commercial building or as per the requirement of the local building whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	150 kwp of Solar power will be provided at site during the operational phase.
5	Waste Management	
5.1	A certificate from the competent authority handling municipal solid wastes, indicating the exiting civic capacities of handling and their adequacy to cater to the M.S.W, generated from project shall be obtained.	Solid waste generated at site is being stored at separate place and will be handed over to authorized recyclers for safe disposal/recycle in accordance with applicable rules.
5.2	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	Necessary precautionary steps are taken for safeguarding health and safety during disposal of muck during construction phase.



	approved sites with the approval of competent authority.	
5.3	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.	Separate wet and dry waste bins are provided for segregation of waste. During construction phase, solid waste generated at site is being stored at separate place and will be handed over to authorized recyclers for safe disposal/recycle. During the operational phase, bio-degradable waste will be composted in onsite OWC and manure will be used for landscaping and non-biodegradable waste will be handed over to authorized recycler for safe disposal/recycle.
5.4	Organic Waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Bio-degradable waste will be composted in organic waste converter during the operational phase.
5.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All non-biodegradable waste will be handed over to authorized recyclers for safe disposal as per applicable norms/ rules.
5.6	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.	Hazardous waste generated during construction phase is stored in secured HDPE drums and will be disposed-off as per applicable rules and norms with necessary approval by SPCB.
5.7	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.	Use of Environment friendly materials like bricks, blocks and other construction materials is ensured during structural work.
5.8	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.	Use of Fly-ash based cement, Ready mix concrete and other building materials like bricks and blocks is ensured in the construction of the building.
5.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Construction and demolition waste is being managed as per applicable norms at the project site.
5.01	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	Used LEDs will be collected separately and handed over to authorized recycler for safe disposal as per applicable norms.



	contamination.	
6	Green Cover	
6.1	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. Plantation to be ensured species (cut) to species (planted).	Noted.
6.2	A minimum of 1 tree (5' tall) for every 80 sqm. of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and or invasive species should not be used for landscaping.	The criteria have been followed in calculating the nos. of tree to be planted at the project site.
6.3	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. Plantation to be ensured species (cut) to species (planted). Area of green belt development shall be provided as per the details provided in the project document.	Noted. 9445.49 sq. m area is earmarked for green belt development.
6.4	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.	Excavated soil is being collected at separate place and will be used for site leveling, back filling/filling raft and road construction. Top layer of soil is being stored at a soil preservation area and will be used for landscaping /horticulture development work.
7	Transport	
7.1	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.	The parking will be provided as per local regulations and bylaws, parking plan has already been submitted with the EC application. All the basic criteria have been considered in the designing of building with regards to mobility plan/road system.



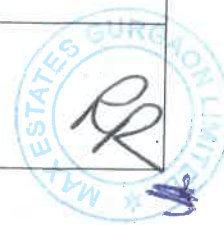
	c. Proper design of entry and exit points. d. Parking norms as per local regulation.	
7.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during nonpeak hours.	PUC certified vehicles are being used for during construction work. All vehicles, equipment and construction machines conform with applicable air and noise emission standards. PUC of Vehicles are attached as Annexure 02 .
7.3	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 habilitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the state urban development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Traffic Management Plan has already been submitted along with the EC application and the same will be implemented at the project site.
8	Corporate Environment Responsibility	
8.1	The project proponent shall comply with the provisions of CER, as applicable	It is stated that Office memorandum bearing file No.- 22-65/2017-IA-III dated 30.09.2020 suppressed Office memorandum dated 01.05.2018 which imposes certain percentage of project cost as CER. It further directed that the activities taken under CER should be part of Environment Management Plan. EMP is already submitted along with EC application.
8.2	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/	Noted.



	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	
8.3	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.
8.4	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	A well prepared EMP has been submitted with EC application. Copy of EMP submitted with the EC application is attached herewith as Annexure-05.
9	Human health issues	
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.	Adequate PPE (masks, hand gloves, safety hard hats, ear plugs, safety shoes, safety goggles, reflective jackets etc., as required) is provided to labours at project site.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.	The ventilation system has been designed as per NBC norms.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan have already been submitted along with EC application and same will 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 removed after the completion of the project.	All the necessary and requisite facilities are provided to the construction workers.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.	Regular health checkups of the construction workers is being at site.
9.6	A First Aid Room shall be provided in the	A First Aid Room is available at the project



	project both during construction and operations of the project.	site.
10	Miscellaneous	
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Same has been done. Copy of the advertisements in two local newspapers are attached herewith as Annexure 06 .
10.2	The copies of the environment clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Same has already been done. Copy of the compliance letter is attached herewith as Annexure-07 .
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	Noted and will be complied.
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.	Submission of six-monthly compliance reports will be done regularly on time-to-time basis.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Noted.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly	Noted.



	report to the head of the organization.	
10.7	<p>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.</p> <p>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</p>	A well prepared EMP has been submitted with EC application. Copy of the EMP submitted with EC application is attached herewith as Annexure-05 .
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Environment statement for each financial year in Form-V will be submitted on a timely basis before the office of HSPCB.
10.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted and same will be complied.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted and Same will be strictly followed.
10.11	The project proponent shall abide by all the commitments and recommendations made in the Form I-A, conceptual plan also that during their presentation to the Expert Appraisal Committee.	Environmental safeguards contained in application form 1, Form 1A and in environmental clearance order will be implemented in true spirit.
10.12	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).	Noted.
10.13	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.
10.14	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted.



10.15	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.
10.16	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, Full cooperation will be provided to the Regional Office for any requisite data / information/monitoring reports.
10.17	The above conditions shall be enforced, inter-alias 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.
10.18	Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.
	Specific Conditions	
10.19	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC	Noted
10.20	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	Sewage will be treated in onsite STP of capacity 1200 KLD (2 modules, 1 for standby). The treated wastewater will be recycled /reused for flushing, DG cooling and for Gardening purposes.
10.22	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	A well prepared EMP has been submitted with EC application. Details are attached as Annexure 05.



	implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted	
10.23	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	Noted.
10.24	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. Same will be complied in operational phase.
10.25	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	Separate wet and dry bins are provided at the site and the solid waste generated at the site are being handed over to authorized vendor for disposal/recycle during construction phase. During the operational phase, Bio-degradable waste will be decomposed in organic waste convertor and non-biodegradable waste will be handed over to authorized vendor for safe disposal as per applicable norms.
10.26	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	Traffic management plan has been submitted with EC application and will be implemented in letter and spirit. The project is within the master plan of Gurugram city.
10.27	The Project Proponent shall obtain all	License, zoning approvals and building plan



	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	approvals have been obtained from Town and Country Panning Authority before the start of Construction work. Construction work of building is started in accordance with approved building plans.
10.28	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974	Consent to establish from State pollution Control Board has been obtained vide letter no. HSPCB/Consent/329962324GUSOCTE73382065 dated 03/10/2024 dated and valid upto 24/06/2034 and attached herewith as Annexure 08 . Consent to operate will be obtained before start the operations of the project.
10.29	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc	Noted and will be complied.
10.30	The PP shall not carry any construction above or below the Revenue Rasta, if any	Noted
10.31	The PP shall keep the ROW below the HT Line passing through the project, if any	Noted and will comply the same.
10.32	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building	Fire NOC will be obtained.
10.33	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
10.34	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority	Water supply assurance, Power assurance and sewage connection permission have already been taken and attached herewith as Annexure: 02 ,09 and 10 respectively.
10.35	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project	Noted
10.36	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits	Noted and will be installed.



10.37	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase	Water sprinkling is being done regularly as and when the construction starts.
10.38	The PP may provide electric charging stations to facilitate electric vehicle commuters	Electric charging station will be provided as per the building-by-law.
10.39	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance	Noted.
10.40	The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 9445.49 sqm (20% of plot area) shall be provided for green area development	The criteria have been considered in calculating the number of trees to be planted at the project site. 9445.49 sqm will be developed for landscaping and the native species of plants with heavy foliage, broad leaves and wide canopy will be preferred to plant.
10.41	12 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms	Noted and 12 nos. of RWH pits will be provided at an appropriate stage of project site development.
10.42	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB	4 nos. of Anti-smog guns are provided at site during construction phase.
10.43	The PP shall increased solar power from upto 150 kWp.	150 kwp solar power will be provided.
10.44	The PP shall register themselves on the http://dustapphspcb.com portal 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	The project has already been registered on dust app portal of HSPCB.
10.45	Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB	Noted and is complied.
10.46	The Project proponent will undertake mitigation measures during the construction period to control dust pollution	Noted and will be complied.



10.47	That Project Proponent should submit revised green area plan so as to maintain 60 % of the green area as block plantation in the project site	Noted and will be submitted.
10.48	The project proponent will maintain ROW for the 220 KV HT line running through the project site as per requirement of Government Code	Noted.
	Statutory Compliance:	
10.49	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	License, zoning approvals and building plan approvals have been obtained from Town and Country Planning Authority before the start of Construction work. Construction work of building will be carried out in accordance with approved building plans.
10.50	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	NOC from fire department will be obtained. Lightening protector will be installed as per NBC. Structure safety certificate will be obtained.
10.51	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.	Forest NOC has been obtained and copy of the same is attached herewith as Annexure 11 .
10.52	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable	Not Applicable
10.53	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	Consent to establish from State pollution Control Board has been obtained vide letter no. HSPCB/Consent/ 329962324GUSOCTE73382065 dated 03/10/2024 dated and valid upto 24/06/2034 and attached herewith as Annexure 08 . Consent to operate will be obtained before the start of operations of the project.
10.54	The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority	Ground water will not be extracted at any stage of project; hence NOC from CGWA is not required.
10.55	A certificate of adequacy of available power from the agency supplying power to the	Power Assurance Certificate of DHBVN has been obtained vide Memo No. Ch-38/Drg.PLC



	project along with the load allowed for the project should be obtained	dated: 06/02/2024 and attached herewith as Annexure 09.
10.56	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	NOC for height from Airport authority of India has already been obtained vide NOC no. AAI/RHQ/NR/ATM/NOC/2024/113/393-96 dated 16.02.2024 and valid upto 15.02.2032 and copy of same is attached herewith as Annexure 12 . Approval from fire department will be obtained, explosive license from Chief Controller of Explosives will be obtained for diesel storage, if applicable.
10.57	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	The solid waste is being collected, segregated and will be disposed as per applicable norms during construction phase at project site. During operational phase, bio-degradable waste will be composted in OWC whereas inert waste will be handed over to authorized vendor as per norms. Plastic and E-waste management rule will be followed.
10.58	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	Applicable ECBC-R norms and energy conservation measures will be followed as is submitted in the EC application.



Chapter-3

DETAILS OF ENVIRONMENTAL MONITORING

3.1 AMBIENT AIR QUALITY MONITORING

3.1.1 Ambient Air Quality Monitoring Stations

Ambient air quality monitoring has been carried out at near the main gate of the project site in the month of March, 2025 to assess the ambient air quality of Project Site. This will enable to have an analytical understanding about air quality and the changes in the air environment in the study area with respect to the condition prevailing. The location of the ambient air quality monitoring station is given in **Table 3.1**.

Table 3.1 Details of Ambient Air Quality Monitoring Stations

S. No.	Location Code	Location Name/ Description	Environmental Setting
1.	AAQ-1	Project Site	Residential

3.1.2 Ambient Air Quality Monitoring Methodology

Monitoring was conducted in respect of the following parameters:

- Particulate Matter 2.5 (PM2.5)
- Particulate Matter 10 (PM10)
- Sulphur Dioxide (SO₂)
- Oxide of Nitrogen (NO₂)
- Carbon Monoxide (CO)

The Ambient air sampling was carried out continuously for 24 hours for PM2.5, PM10, SO₂ and NO₂ per day and CO was sampled for 1 hour continuous, (thrice in 24-hour duration monitoring). The monitoring was conducted for one day at the location. This is to allow a comparison with the National Ambient Air Quality Standards.

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

Fine Particulate Sampler APM 550 instruments have been used for monitoring Particulate Matter 2.5 (PM2.5 i.e. <2.5 microns), and Respirable Dust Sampler APM 450 was used for sampling Respirable fraction (<10 microns), gaseous pollutants like SO₂, and NO₂. Bladder and Aspirator bags were used for collection Carbon monoxide samples. Non-Dispersive Infrared Absorption Method (NDIR) techniques have been used for the estimation of CO. Gas Chromatography techniques have been used for the estimation of Benzo (a)Pyrene and Benzene.

Table 3.2: Techniques used for Ambient Air Quality Monitoring

S. No.	Parameter	Technique	Technical Protocol
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S. No.	Parameter	Technique	Technical Protocol
1	Particulate Matter 2.5	Gravimetric Method	IRDH/SOP/AAQM/01
2	Particulate Matter 10	Gravimetric Method	IS 5182 P- 23 (2006)
3	Sulphur dioxide (SO ₂)	Modified West and Gaeke	IS 5182 P-02 (2001)
4	Oxides of Nitrogen	Jacob & Hochheiser Method	IS 5182 P-06 (2006)
5	Carbon Monoxide	Non-Dispersive Infrared Absorption Method (NDIR)	IRDH/SOP/AAQM/08

3.1.3 Ambient Air Quality Monitoring Results

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

Table 3.3: Ambient Air Quality Monitoring Results

S.No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IRDH/SOP/AAQM/01	85.4	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 P- 23 (2006)	187	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 P-02 (2001)	9.36	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 P-06 (2006)	28.6	µg/m ³	80
5.	Carbon monoxide as CO	IRDH/SOP/AAQM/08	0.95	mg/m	4.0

3.1.4 Discussion on Ambient Air Quality in the Study Area

The level of PM₁₀ and PM_{2.5} at project site is found above the permissible limit of 100 µg/m³ and 60 µg/m³ respectively (for Residential areas as stipulated in the National Ambient Air Quality Standards). Other parameters were observed within the corresponding stipulated limits at monitoring location.

3.2 AMBIENT NOISE MONITORING

3.1.1 Ambient Noise Monitoring Locations

The main objective of noise monitoring in the study area is to assess the present ambient noise levels in project site due to various construction allied activities around the site and increased vehicular movement. A preliminary reconnaissance survey has been undertaken to identify the major noise generating sources in the area. Ambient noise monitoring was conducted at the project site in the month of March, 2025 site as given in Table 3.4.

Table 3.4 Details of Ambient Noise Monitoring Stations

S. No.	Locn. Code	Location Name/ Description	Present Land use
1.	ANQ1	Project site	Residential



3.2.2 Methodology of Noise Monitoring

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

Noise level monitoring was carried out continuously for 24-hours with one hour interval starting at 06:00 hrs to 06:00 hrs next day. The noise levels were monitored on working days only. During each hour Leq were directly computed by the instrument based on the sound pressure levels. Lday (Ld), Lnight (Ln) and Ldn values were computed using corresponding hourly Leq.

Monitoring as carried out at 'A' response and fast mode.

3.2.3 Ambient Noise Monitoring Results

The ambient noise monitoring results is summarized in Table 3.5. The noise levels are graphically presented in Figure 3.1.

Table 3.5 Ambient Noise Monitoring Results

Sr. No.	Test Locations	Day Time - dB(A)		Night Time - dB(A)	
		Results	Limits as per CPCB guideline	Results	Limits as per CPCB guideline
1.	Project Site	53.9	55	43.8	45

3.2.4 Discussion on Ambient Noise Levels in the Study Area

Day Time Noise Levels (L_{day}):

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

Night Time Noise Levels (L_{night}):

The night time noise level was found within the limit prescribed for Residential area i.e. 45 dB (A).

3.3 GROUNDWATER QUALITY MONITORING

Ground water extraction is not involved in the project. Treated water for construction work supplied from GMDA is being used at site.

3.4 SOIL MONITORING

3.4.1 Soil Monitoring Locations

The objective of the soil monitoring is to identify the impacts of ongoing project activities on soil quality and also predict impacts, which have arisen due to execution of various



constructions allied activities. Accordingly, a study of assessment of the soil quality has been carried out.

To assess impacts of ongoing project activities on the soil in the area, the physico-chemical characteristics of soil were examined by obtaining soil sample from selected point and analysis of the same. One sample of soil was collected from the project site in the month of March, 2025 for studying soil characteristics, the location of which is listed in **Table 3.8**.

Table 3.8 Details of Soil Quality Monitoring Location

S. No.	Locn. Code	Location Name/ Description
1.	SL1	Project Site

3.4.2 Methodology of Soil Monitoring

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

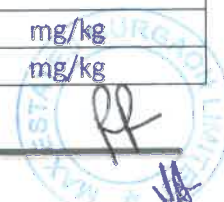
The sample has been analyzed as per the established scientific methods for physico-chemical parameters. The heavy metals have been analyzed by using Atomic Absorption Spectrophotometer and Inductive Coupled Plasma Analyzer.

3.4.3 Soil Monitoring Results

The physico-chemical characteristics of the soil, as obtained from the analysis of the soil sample, are presented in **Table 3.8**.

Table 3.8 Physico-Chemical Characteristics of Soil in the Study Area

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 P-26 (1987)	8.20	--
2.	Conductivity	IS 14767 (RA 2016)	484.0	μS/cm
3.	Moisture	IS 2720 P-25 (1972)	10.52	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	19.2	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.92	-
6.	Bulk density	IRDH/SOP-SL/06	1.41	gm/cc
7.	Chloride	IRDH/SOP-SL/14	316.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1764.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	167.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	50.2	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	224.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.52	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	14.5	meq/100gm
14.	Available nitrogen	IS 14684	46.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	8.62	mg/kg



16.	Iron as Fe	IRDH/SOP-SL/22	1302.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	17.17	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	29.0	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.5	
	Clay		24.1	
	Silt		15.4	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	0.99	By calculation

3.4.4 Discussion on Soil Characteristics in the Study Area

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



ANNEXURE 1





File No: SEAC/HR/2024/026
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), HARYANA)



Date 25/06/2024



To,

Namo Realtech Pvt. Ltd. in collaboration with Delta Propcon alongwith the Max Estates Gurgaon Ltd.
(having Joint Development and Marketing rights)
Max Tower, C-001/A/1, Sector 16B, Gautam Buddha Nagar, Noida, Sector 16B, GAUTAM BUDDHA
NAGAR, UTTAR PRADESH, 201301
vipin.sharma@maxestates.in

Subject: Environment Clearance for proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana by Namotech Pvt. Ltd. in collaboration with Delta Propcon alongwith the Max Estates Gurgaon Ltd. (having Joint Development and Marketing rights)

Sir/Madam,

This has reference to your Proposal No. SIA/HR/INFRA2/463108/2024 dated 16.02.2024 and subsequent letter dated 27.02.2024 for obtaining Environmental Clearance under Category 8(b) of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of 2,00,000/- vide DD No. 582611 dated 20.12.2023 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP report on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF& CC, GoI vide their Notification dated 21.02.2022, in its meeting held on 27.02.2024 awarded "Gold" rating / grading to the Project

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812HR5470514N
(ii) File No.	SEAC/HR/2024/026
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) in the

(viii) Name of Company/Organization
 (ix) Location of Project (District, State)
 (x) Issuing Authority
 (xi) Applicability of General Conditions as per
 EIA Notification, 2006

revenue estate of village Harsaru, Sector 36A,
 Gurgaon, Haryana
 MAX ESTATES GURGAON LIMITED
 GURUGRAM, HARYANA
 SEIAA
 No

3. It is inter-alia, noted that the project involves in the Environment Clearance for proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana.

4. The basic details of project are as under:

Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/463108/2024		
	Latitude	28°25'14.00" N
	Longitude	76°58'0.70" E
	Plot Area as per License	106913.09 sqm
	Pocket Area for development	47752.71 sqm
	Net Pocket Area for development	47227.46 sqm
	Proposed Ground Coverage area	18420 sqm
	Proposed FAR area	172445 sqm
	Proposed Non FAR Area	128766.00 sqm
	Total Built Up area	301211.00 sqm
	Total Green of the Licensed area	21382.618 sqm
	Total Green Area in proposed pocket with Percentage	9445.49 sqm (20% of plot area)
	Rain Water Harvesting Pits	12 no
	STP Capacity	1200 KLD (2 modules, 1 for standby)
	Total Parking	Parking required for Main DUs – 1,312 ECS Parking required for EWS – 66 ECS
	Power Requirement	10076 KW
	No. of DG set	6 (5X2000KVA+1X1010KVA)
	Total Water Requirement	649 KLD
	Fresh Water Requirement	439 KLD
	Treated Water Requirement	210 KLD
	Waste Water Generated	499 KLD
	Solid Waste Generated	3.44 TPD
	Bio Degradable waste	2.06 TPD
	Organic waste Converter	2 No.
	Max No of Floors	3B+G+38
	Max Height of Building (Upto Terrace)	132.9 M
	Number of Building Blocks	10
	Total no of Saleable DU's	1030 Nos (875 Saleable+155 EWS)
	Basement	3
	Maximum stories	3B+4+38
	Total Cost of the project:	Rs. 946 Cr.
	EMP Budget	Capital Cost
		2055.13 lacs

		Recurring Cost	535.28lacs
	Incremental Load in respect of:	i) PM _{2.5}	0.089 g/m ³
		ii) PM ₁₀	
		iii) SO ₂	
		iv) NO ₂	
		v) CO	
30.	Construction Phase:	Power Back-up	150 KVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		Anti-Smog Gun	4 Nos.

EMP Details

ENVIRONMENT BUDGET (Construction Phase)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	22.88	5.03
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, crèche, safe access road - water power, cooking gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
Total	71.38	16.18

Environment Budget (Operation Stage)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT (1200 KLD)	1800	486.00
RAIN WATER HARVESTING SYSTEM Rain Water Storage (12 no.)	42	6.30
SOLID WASTE STORAGE BINS & COMPOSTER	35.02	23.11
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	6.73	1.68
Wildlife Activity Plan	10	0
ROOF TOP SPV PLANT (150 KWP)	90	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	1983.75	519.10

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 175th Meeting held on 28.05.2024 to "GRANT ENVIRONMENT CLEARANCE" to Name Realtech Pvt. Ltd. in collaboration with Delta Propcon alongwith the Max Estates Gurgaon Ltd. (having Joint Development and

Marketing rights) (as per the order issued by DTCP vide Endst No.LC-2822-B/Asstt(RK)/2023/38281 dated 09.11.2023) under Category 8(b) of EIA Notification dated 14.09.2006 issued by 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 No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director, Environment & Climate Change Department, Haryana, SCO 1-3, Sector-17 D, Chandigarh-160017
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 18A, Madhya Marg, Chandigarh- 160018.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018

Annexure 1

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Air Quality Monitoring And Preservation

S. No	EC Conditions
1.1	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.
1.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
1.3	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.
1.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
1.5	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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
1.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
1.7	Wet jet shall be provided for grinding and stone cutting.

S. No	EC Conditions
1.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
1.9	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.
1.10	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.
1.11	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.
1.12	For indoor air quality the ventilation provisions as per National Building Code of India.

2. Water Quality Monitoring And Preservation

S. No	EC Conditions
2.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
2.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
2.4	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.
2.5	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.
2.6	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.
2.7	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.

S. No	EC Conditions
2.8	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.
2.9	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.
2.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
2.11	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 recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
2.12	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.
2.13	All recharge should be limited to shallow aquifer.
2.14	No ground water shall be used during construction phase of the project.
2.15	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.
2.16	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.
2.17	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.
2.18	No sewage or untreated effluent water would be discharged through storm water drains.
2.19	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.
2.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and

S. No	EC Conditions
	disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

3. Noise Monitoring And Prevention

S. No	EC Conditions
3.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
3.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.3	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.

4. Energy Conservation Measures

S. No	EC Conditions
4.1	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.
4.2	Outdoor and common area lighting shall be LED.
4.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.4	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.
4.5	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.
4.6	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.

S. No	EC Conditions
4.7	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component

5. Waste Management

S. No	EC Conditions
5.1	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.
5.2	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.
5.3	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.
5.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
5.6	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.
5.7	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.
5.8	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.
5.9	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.
5.10	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.

6. Green Cover

S. No	EC Conditions
6.1	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

S. No	EC Conditions
	based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
6.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
6.3	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.
6.4	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.
6.5	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.

7. Transport

S. No	EC Conditions
7.1	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.
7.2	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.
7.3	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.

8.

S. No	EC Conditions
8.1	<u>Corporate Environment Responsibility</u> The project proponent shall comply with the provisions of CER, as applicable
8.2	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
8.3	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
8.4	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

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 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.

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
10.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

S. No	EC Conditions
10.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
10.13	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.
10.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	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.
10.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
10.19	<u>Specific Conditions</u> The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC
10.20	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
10.21	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
10.22	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
10.23	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

S. No	EC Conditions
10.24	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
10.25	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
10.26	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
10.27	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
10.28	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
10.29	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
10.30	The PP shall not carry any construction above or below the Revenue Rasta, if any
10.31	The PP shall keep the ROW below the HT Line passing through the project, if any
10.32	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building
10.33	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 SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
10.34	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority
10.35	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project

S. No	EC Conditions
10.36	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
10.37	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase
10.38	The PP may provide electric charging stations to facilitate electric vehicle commuters
10.39	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
10.40	The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 9445.49 sqm (20% of plot area) shall be provided for green area development
10.41	12 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms
10.42	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB
10.43	The PP shall increased solar power from upto 150 kWp
10.44	The PP shall register themselves on the http://dustapphspcb.com portal 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
10.45	Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB
10.46	The Project proponent will undertake mitigation measures during the construction period to control dust pollution
10.47	That Project Proponent should submit revised green area plan so as to maintain 60 % of the green area as block plantation in the project site
10.48	The project proponent will maintain ROW for the 220 KV HT line running through the project site as per requirement of Government Code
10.49	<u>Statutory Compliance:</u> 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.

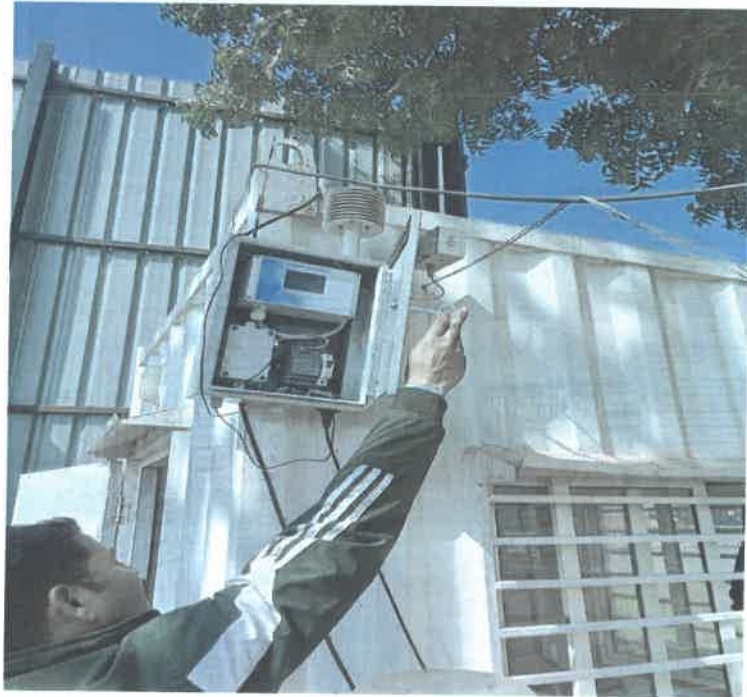
S. No	EC Conditions
10.50	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc
10.51	The project proponent shall obtain forest 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
10.52	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable
10.53	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
10.54	The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority
10.55	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
10.56	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
10.57	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed
10.58	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

ANNEXURE 2



Site Photographs







Form 59

[See rules 115 (2)]

Pollution Under Control CertificateAuthorised By:
Government of Uttar PradeshDate : 12/02/2025
Time : 14:32:27 PM
Validity upto : 11/08/2025

Certificate SL No.	UP01602920002958
Registration No.	UP16HT3907
Date of Registration	27/Sep/2021
Month & Year of Manufacturing	February-2021
Valid Mobile Number	*****9062
Emission Norms	Bharat Stage III (CEV)
Fuel	DIESEL
PUC Code	UP0160292
GSTIN	
Fees	Rs.115.00
M/L 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 \pm 200	
	Lambda	-	1 \pm 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.84

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>Authorised Signature with stamp of PUC Operator
60mm x 20 mm.

Cah



ANNEXURE 3



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

To

M/s Max Estates Gurgaon Limited
Max Towers, C-001/A/1, Sector-16B,
Gautam Buddha Nagar, Noida-201301,
Uttar Pradesh
Email: secretarial@maxestates.in

Gurugram/Date 19.01.2024.

Subject: - Assurance for water supply of 2 KLD per day drinking water for labour/staff during construction phase and 878 KLD water during operation phase for Group Housing Colony Under TOD policy over a total area measuring 11.8 acres (License No. 38 of 2013 dated 04.06.2013 (10.1375 acres), License No. 97 of 2023 dated 08.11.2013 (0.6125 acres) and License No. 167 of 2023 dated 18.08.2023 (1.05 acres) falling in the revenue estate of Village Harsaru, Sector-36A, Gurugram being developed by M/s Max Estates Gurgaon Limited.

Please refer to your application dated 05.01.2024, In this regard, it is to inform that 2 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 878 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.

**Executive Engineer-IV
W/S Division, Infra-II
GMDA, Gurugram**

ANNEXURE 4





TC No. 14384

IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

MoEF&CC Recognized Laboratory
(ISO 9001:2015/ISO 14001:2015/ ISO 45001:2018)
C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com



TEST REPORT (Soil)

Report No. :	IRDH-0325-COM-SL-564
Date of Reporting	10/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Proposed Group Housing Colony (License No.38 of 2013, 97 of 2013 and 167 of 2023) in the revenue estate of village Harsaru, Sector-36 A, Gurgaon by M/s. Max Estate Gurgaon Limited.
Nature of Sample	Soil
Identification of Sample	Soil sample collected from Project site
Date of Sampling	05/03/2025
Method of sampling	As per standard method
Date of testing:	05/03/2025 To 10/03/2025
Sampled by	IR&DH – Team

RESULTS

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720(P-26):2021	8.20	--
2.	Conductivity	IS 14767:2021	484.0	µS/cm
3.	Moisture	IS 2720 (P-2):2020	10.52	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	19.2	%
5.	Specific Gravity	IS 2720 (P-3):2021	1.92	-
6.	Bulk density	IRDH/SOP-SL/06	1.41	gm/cc
7.	Chloride	IRDH/SOP-SL/14	316.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1764.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	167.2	mg/kg
10.	Potassium	IRDH/SOP-SL/12	50.2	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	224.0	mg/kg
12.	Organic matter	IS 2720 (P-22):2020	0.52	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	14.5	meq/100gm
14.	Available nitrogen	IS 14684:2005	46.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	8.62	mg/kg

Head Office: G-8/6, Ground Floor,
Sector-11, Rohini, Delhi-110085
Tel.: +91 11 46570361
E-mail: ithconsult@hotmail.com





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

Report No. - IRDH-0325-COM-SL-564

Page: 2/2

S. No.	Parameter	Test Method	Results	Unit
16.	Iron as Fe	IRDH/SOP-SL/22	1302.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	17.17	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	29.0	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.5	
	Clay		24.1	
	Silt		15.4	
20.	Sodium Adsorption Ratio(SAR)	IRDH/SOP-SL/13	0.99	By calculation

End of Report

Dr. SNA Rizvi
Authorized Signatory

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

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C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)

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



TEST REPORT (Ambient Air)

Report No	IRDH-0325-COM-AAQ-564
Date of Reporting	10/03/2025
Name and Address	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085,
Project Name	Proposed Group Housing Colony (License No.38 of 2013,97 of 2013 and 167 of 2023) in the revenue estate of village Harsaru, Sector-36 A, Gurgaon by M/s. Max Estate Gurgaon Limited.
Location	Project site
Date of Sampling	05/03/2025 to 06/03/2025
Type of Monitoring	Ambient Air Monitoring(24 hourly)
Parameters to be sampled	PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Sample drawn by	IR&DH Team

RESULTS

S. No.	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IS 5182 (P-24):2019	85.4	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 (P-23):2022	187.0	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 (P-2):2023	9.36	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 (P-6):2022	28.6	µg/m ³	80
5.	Carbon monoxide as CO	IS 5182 (P-10):2019	0.95	mg/m ³	4.0

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

End of Report

Dr. SNA Rizvi
Authorized Signatory

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C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)

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



TEST REPORT (Ambient Noise)

Report No	IRDH-0325-COM-ANQ-564
Date of Reporting	10/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Proposed Group Housing Colony (License No.38 of 2013, 97 of 2013 and 167 of 2023) in the revenue estate of village Harsaru, Sector-36 A, Gurgaon by M/s. Max Estate Gurgaon Limited.
Location	Project site (ANQ 1)
Date of Sampling	05/03/2025 to 06/03/2025
Type of Monitoring	Ambient Noise Monitoring
Method of sampling	As per standard Method
Sampling Protocol	IRDH/SOP-NS/22
Duration of Monitoring	24 hourly
Sample drawn by	IR&DH Team

RESULTS

All values are in dB (A)

Sr. No.	Locations	Day Time (Lday) 06:00AM - 10:00PM	Night Time (Lnight) 10:00PM - 06:00AM
ANQ -1	Project site	53.9	43.8
CPCB Limits			
Sr. No		Day Time	Night Time
1.	Industrial area	75	70
2.	Commercial area	65	55
3.	Residential area	55	45
4.	Silence Zone	50	40

End of Report

Dr. SNA Rizvi
Authorized Signatory

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ANNEXURE 5



M/s MAX ESTATES GURGAON LIMITED	ENVIRONMENT CLEARANCE FOR PROPOSED CONSTRUCTION OF PROPOSED GROUP HOUSING COLONY (LICENSE NO. 38 OF 2013, 97 OF 2013 AND 167 OF 2023) IN THE REVENUE ESTATE OF VILLAGE HARSARU, SECTOR 36A, GURGAON	EIA
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CHAPTER – 9 ENVIRONMENT MANAGEMENT PLAN

9.1 PREAMBLE

The Environmental Management Plan (EMP) is a site-specific plan developed to ensure that the project is implemented in an environmentally sustainable manner where all contractors and subcontractors, including consultants, understand the potential environmental risks arising from the proposed project and take appropriate actions to properly manage that risk. EMP also ensures that the project implementation is carried out in accordance with the design by taking appropriate mitigation actions to reduce adverse environmental impacts during its life cycle. Also, the plan outlines roles and responsibility of the key personnel and contractors who are charged with the responsibility to manage the project site. The EMP is generally:

- Prepared in accordance with rules and regulations of the MOEF&CC and Haryana State Pollution Control Board;
- To ensure that the component of facility is operated in accordance with the design;
- A process that confirms proper operation through supervision and monitoring;
- A system that addresses public complaints during construction and operation of the facility; and
- A plan that ensures remedial measures is implemented immediately.

The key benefits of the EMP are that it provides the organization with means of managing its environmental performance thereby allowing it to contribute to improved environmental quality. The other benefits include cost control and improved relations with the stake holders.

- **Commitment & Policy:** The proposed project management will strive to provide and implement the Environmental Management Plan that incorporates all issues related to air, noise, land, and water.
- **Planning:** This includes identification of environmental impacts, legal requirements and setting environmental objectives.
- **Implementation:** This comprises of resources available to the developers, accountability of contractors, training of operational staff associated with environmental control facilities and documentation of measures to be taken.
- **Measurement & Evaluation:** This includes monitoring, corrective actions, and record keeping.

9.2 ENVIRONMENTAL MANAGEMENT CELL

The composition of the Environment Management Cell and responsibilities of its various members are given in the Table below

Table 9. 1Environment Management Cell

SN	Level & Person	Proposed Responsibility
1.	Corporate Level: Environment Department	<ul style="list-style-type: none"> • Environmental policy and directions • Overall responsibility for environment management and decision making for all environmental issues • Ensuring legal compliance and interaction with regulatory agencies
2.	Project Level (Construction): Site In-charge of the Contractor	<ul style="list-style-type: none"> • Environmental management & pollution control during construction stage • Installation of pollution control facilities and implementation of the conditions of Environmental Clearance and Consent to Establish • Environmental monitoring during construction stage • Secondary responsibility for ensuring legal compliance during construction stage



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3.	Project Level (Operation): Building Manager	<ul style="list-style-type: none"> • Environmental management and operation & maintenance of pollution control facilities during operation stage • Environmental monitoring during operation stage • Secondary responsibility for environment management and decision making for all environmental issues • Secondary responsibility for ensuring legal compliance and interaction with regulatory agencies during operation stage
----	---	--

Table 9. 2 Environmental Management Plan

Area	Mitigation methods
	Construction Stage:
Water quality	<ul style="list-style-type: none"> • Toilet and drinking water facilities for construction workers will be provided by the contractor at the construction site to avoid unhygienic condition at site. • Sewage from toilets at construction site will be collected in a sump and disposed HUDA STP through authorized tankers.
Air quality	<ul style="list-style-type: none"> • Barricades of height as per NGT / MoEF&CC Order all along the project boundary will be erected to prevent dispersion of dust and noise • Regular sprinkling of water on roads and vulnerable areas of the construction site will be carried out for dust suppression. • Properly tuned construction machinery & vehicles in good working condition with low noise & emission will be used and engines will be turned off when not in use. DG sets to comply with emission norms & stack height regulations. • Construction materials will be properly stored at the storage yard with proper shades and covers located at the off-site. • Trucks carrying construction materials and debris will be suitably covered by tarpaulin and plastic sheets. • Use of mask by construction workers. • Anti-smog gun will be installed.
Noise level	<ul style="list-style-type: none"> • Adequate mitigation measures such as controlled time of construction, job rotation and workers shall be provided with ear plugs etc. will be implemented.
Solid wastes	<ul style="list-style-type: none"> • Construction wastes will be recycled and excess construction debris will be disposed at designated places in tune with the local norms. • Municipal solid wastes from construction site will be disposed at MCG designated dumping site through authorized vendors.
Landscape	<ul style="list-style-type: none"> • Appropriate landscape including plantation of evergreen and ornamental flowering trees, palms, shrubs and ground covers at open spaces within the complex will be done, which would serve the dual purpose of controlling fugitive dust and improving the aesthetics of the area.
Health & Safety	<ul style="list-style-type: none"> • Personal protective equipments (PPE) and other safety measures will be provided to the construction workers as per occupational safety norms to prevent accidents / hazards. • First aid and health checkup facility will be provided at the construction site.
	Operation Stage:
Water quality	<ul style="list-style-type: none"> • Sewage will be treated up to the tertiary level in the on-site STP. • Entire treated sewage will be reused for toilet flushing and horticulture. • Regular monitoring of STP effluent quality will be carried out as per norms.



**M/s MAX ESTATES
GURGAON LIMITED**

**ENVIRONMENT CLEARANCE FOR PROPOSED CONSTRUCTION OF
PROPOSED GROUP HOUSING COLONY (LICENSE NO. 38 OF 2013,
97 OF 2013 AND 167 OF 2023) IN THE REVENUE ESTATE OF
VILLAGE HARSARU, SECTOR 36A, GURGAON**

EIA

	As per operational/Maintenance required norms & activity. Water testing carried out in a month.
Air quality	<ul style="list-style-type: none"> • Back up DG sets will comply the applicable emission norms. • Back up DG sets will be used only during power failure and for essential services only. <p>Above all are applied by outsource agency. The final responsibility lies with Project Proponent</p>
Noise level	<ul style="list-style-type: none"> • The sources of noise emissions shall be from vehicular movement. Noise enclosures shall be provided wherever possible Above norms are applied by outsource agency. <p>The final responsibility lies with Project Proponent. Noise level/air quality test carried out half yearly. PPE used by employee in high noise area</p>
Solid waste	<ul style="list-style-type: none"> • Solid wastes will be segregated into biodegradable & non-biodegradable components. • Biodegradable wastes will be composted in an on-site composting unit and the manure will be used for landscaping. • Non-biodegradable/recyclable wastes will be disposed at MCG designated dumping site through authorized vendors. <p>Recyclable waste disposed by MCG authorized vendor.</p>
Hazardous waste	<ul style="list-style-type: none"> • Used/spent oil from DG sets will be temporarily stored in an isolated area with proper marking & restriction and finally sold to registered recyclers as per HW rules <p>Above norms are applied & used oil disposed to authorized vendor</p>
Rainwater harvesting	<ul style="list-style-type: none"> • Adequate rainwater harvesting pits will be provided for collection of rainwater and recharge into the groundwater. <p>Above norms are applied</p>
Landscape	<ul style="list-style-type: none"> • Proper maintenance of landscape round the year including replacement of the decayed plants. <p>Proper maintenance carried of landscape area by outsource vendor. The final responsibility lies with Project Proponent.</p>
Health & Safety	<ul style="list-style-type: none"> • Adequate safety measures will be provided to the maintenance staff complying to the occupational safety manuals to prevent accidents/ hazards. • First aid and health checkup facility will be provided. <p>Adequate Safety measures carried out to employee including to prevent accidents/Hazardous. At site level First aid & health checkup facility available.</p>



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Table 9. 3 Environment Budget during Construction and Operation Phase

Environment Budget (Construction Phase)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	22.88	5.03
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, crèche, safe access road - water power, cooking kerosene/gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	71.38	16.18
ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT (1200 KLD)	1800	486.00
RAIN WATER HARVESTING SYSTEM Rain Water Storage (12 no.)	42	6.30
SOLID WASTE STORAGE BINS & COMPOSTER	35.02	23.11
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	6.73	1.68
ROOF TOP SPV PLANT (40 Kwp)	24	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	1907.75	519.10

M/s MAX ESTATES GURGAON LIMITED	ENVIRONMENT CLEARANCE FOR PROPOSED CONSTRUCTION OF PROPOSED GROUP HOUSING COLONY (LICENSE NO. 38 OF 2013, 97 OF 2013 AND 167 OF 2023) IN THE REVENUE ESTATE OF VILLAGE HARSARU, SECTOR 36A, GURGAON	EIA
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9.3 SEWAGE TREATMENT PLANT

Sanitation infrastructure shall comprise of following:-

- Wastewater collection & conveyance system.
- Wastewater treatment & disposal arrangement.

Wastewater collection and conveyance system shall be an underground drainage network that will be designed to collect wastewater and convey it to one point for treatment.

The additional wastewater generated from the proposed project will be treated in the MBBR based Sewage Treatment Plant of capacity 1200 KLD. With one stand by STP having capacity 1200 KLD Treated wastewater shall be used for landscaping, flushing and cooling make-up purposes. The sludge generated would be reuse as manure for landscaping. The treated waste water will be used for flushing, landscaping & cooling make-up, and the balance waste water will be discharged in public sewer as per the discharge standard.

9.4 EMISSION FROM DG SETS

There will be Diesel generator sets with total capacity of 11010 kVA (6 (5X2000KVA+1X1010KVA)) will be stand by as back up during power failure. The stack height of the DG sets will be as per CPCB guideline.

9.5 HAZARDOUS WASTE MANAGEMENT

As per the Hazardous Waste (Management and Transboundary Movement) Rules, 2016, the only hazardous waste generated during the operation phase of the project is used oil from diesel generators during maintenance. The same will be collected in drums/containers, stored separately in a closed area and disposed through authorized agency.



ANNEXURE 6



Portuguese man gets bail in 2017 rape case

TAKES NEWS NETWORK

New Delhi: A Delhi court has directed the release of a Portuguese national booked for an alleged rape in 2017, following Delhi High Court's order granting him bail.

The court of additional chief judicial magistrate (ACJM), Abhishek Kumar, acknowledging the bail bond issued by the high court, directed the release of the accused, Jose Inacio Costa, a Portuguese citizen of Indian origin.

"In compliance with the

order, bail bonds furnished along with an FDR of Rs 1 lakh as well as the old and current passports of the PC (dual-citizen) are accepted. Let the release warrants be issued immediately," the court said recently.

On July 19, a single-judge bench of Justice Dinshaj Kumar Sharma had granted bail to the accused for six months. Advocate Arpit Batra appeared for the accused in the court. The court, noting that the HC has granted interim relief for period of six months, took

on record the submissions of special public prosecutor Rekha Prindley appearing for the Centre, that the order was passed and that the accused was granted interim bail.

"As a matter of abundant precaution, the order has been verified from the official website of the Delhi High Court," the court noted.

Costa was arrested from his ancestral home in Bejlovlum, Goa, on Sept 19, 2022. He is accused of raping a woman in Two Rivers Pub in London on May 28, 2017. He returned to India

on June 5, 2017, eight days after the incident. He was charged with rape under Sec 376 of the UK's Sexual Offences Act, 2003.

An arrest warrant was issued against him by a UK court in 2019. Last year, a Delhi court recommended the extradition of Costa.

In 2021, ministry of external affairs requested the court for an extradition inquiry under Section 5 of the Extradition Act, 1962, in respect of Costa, at the request of the govt of the United Kingdom.

Domestic staffer steals jewellery to buy DSLR to make reels, arrested

Devsankh, Media
@timesofindia.com

New Delhi: A domestic help's aspiration to become a social media influencer landed her in the custody of Delhi Police. Neeta, a resident of northwest Delhi's Rajapuri, was arrested after she stole jewellery worth several lakhs from her employer's residence in Dwarka. Her motive? To finance a DSLR camera, essential for her burgeoning YouTube and Instagram ambitions.

Employed just a few days before the theft, which took place on July 10, Neeta was able to gain the family's trust quickly. The 30-year-old help provided false residential documents and details to avoid any detection. She refrained from taking any risks because her sole objective, deeply entrenched in her psyche, was to get as far away as possible from the bitter reality of her existence and immerse herself in the illusion of social media's virtual realm.

But all her plans went awry as she was nabbed by police right when she was about to get away with the stolen jewellery. Neeta was arrested by the anti-burglary cell of Dwarka district police following a complaint regarding the theft of two gold bangles, a silver chain, and a pair of silver anklets from the complainant's home.

Despite her attempts to

POLICE OFFICER SAYS

Neeta initially denied her involvement in the theft but later broke down, she admitted that her interest in social media drove her to commit the theft, aiming to fund the purchase of a DSLR camera for creating high-resolution content.

Neeta's arrest, including switching off her phone and using multiple rickshaws to change locations, police managed to trace her hideout at Rajapuri Chowk. A police officer caught the help while she was packing her bag to leave Delhi.

A senior police officer said, "Neeta initially denied her involvement in the theft but later broke down. She admitted that her interest in social media drove her to commit the theft, aiming to fund the purchase of a DSLR camera worth lakhs for creating high-resolution content on her channels."

Neeta, who hails from Bahrod, Rajasthan, cited her hardship, including an abusive marriage, as the reason for aspiring towards social media stardom. Prior to this incident, she had no criminal record. Neeta now faces charges related to theft.

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Online applications are invited from the eligible candidates to fill up one post of Controller of Finance on Deputation in Pay Level - 14. Desirable candidates may visit University website www.ipu.ac.in for detailed advertisement.

The last date to submit the online application will be one month from the date of publication of advertisement in Employment News.

PUBLIC NOTICE

Public at large is informed that a Group Housing Colony located in the Revenue Estate of Village Hansari, Sector 36A, Gurgaon, Haryana, being jointly developed by M/s Namo Realtech Pvt. Ltd. in collaboration with M/s Delta Preppon Pvt. Ltd. and Prompt Infrastructure Pvt. Ltd. alongwith M/s Max Estates Gurgaon Ltd. (having Joint Development and Marketing rights) has been accorded with Environmental Clearance vide EC identification no. EC24B3812HRB478614N on 25.06.2024 by the Ministry of Environment, Forest and Climate Change (MOEFCC) for setting up a new group housing colony.

A copy of the above environmental clearance is available on MOEFCC website: www.environmentclearance.nic.in

Max Estates Gurgaon Limited.
Regd. Office : Max Towers, C-001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301

RAJENDRA INSTITUTE OF MEDICAL SCIENCES, RANCHI
Phone: 0651-2514333 Email: rajendra@raimedi.ac.in P.S. No. 325433

Letter No. 818 Dated 18-07-2024
Correspondence with respect to Advertisement no. 772 dated 01-07-2024

Applications are invited from Central Government/State Government officers (including retired persons) for filling up the Posts of Administrative Officer & Vigilance Officer in RIMS, Ranchi on Contractual Basis for one year. Last date of application for above mentioned posts was 15-07-2024 which has been extended till 30-07-2024.


* Other terms & Condition of advertisement will remain same.
Notes: For details and applications form please visit the website: www.raimedi.ac.in

Additional Director
Rajendra Institute of Medical Sciences, Ranchi

PR 330180 Rajendra Institute of Medical Sciences [24-25]_D

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ANNEXURE 7



MAX ESTATES GURGAON LIMITED

CIN- U70109UP2022PLC170197

Regd. Office: Max Towers, C-001/A/1, Sector-16B, Gautam Buddha Nagar, Noida- 201301, Uttar Pradesh
Phone: 0120 - 4743222, Email Id: secretarial@maxestates.in



By Hand

To,

Date: 08.07.2024

Commissioner,
Municipal Corporation Gurugram,
C-1, Hero Honda Chowk Flyover,
Info Technology Park, Sector 34, Gurugram, Haryana 122001.

Subject: Application for compliance of Miscellaneous condition No. 10.2, as stipulated in the Environmental Clearance dated 25.06.2024 issued to M/s Namo Realtech Pvt. Ltd. in collaboration with Delta Propcon alongwith the Max Estates Gurgaon Ltd. (having Joint Development and Marketing rights).

Reference: EC Identification No. EC24B3812HR5470514N, Online Proposal No. SIA/HR/INFRA2/463108/2024.

Respected Sir,

This is with reference to the above captioned subject wherein the Ministry of Environment, Forest and Climate Change (MOEFCC) has granted Environmental Clearance dated 25.06.2024 to M/s Namo Realtech Pvt. Ltd. in collaboration with Delta Propcon alongwith M/s Max Estates Gurgaon Ltd. (having Joint Development and Marketing rights) for construction of Group Housing Colony in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana, vide Identification No. EC24B3812HR5470514N.

It is pertinent to mention here that the said Environmental Clearance showcases a **miscellaneous condition no. 10.2** wherein the project proponent is required to submit a copy of the environmental clearance to the Heads of local bodies i.e. Municipal Corporation Gurugram.

We, M/s Max Estates Gurgaon Ltd. hereby submit copy of the Environmental Clearance dated 25.06.2024 issued by MOEFCC to your good office in terms of said condition. Copy of the Environmental Clearance dated 25.06.2024 is annexed herewith as **Annexure-1**.

Sincerely,

For and on behalf of Max Estates Gurgaon Ltd.,

Authorized Signatory



Enclosures as above.





सत्यमेव जयते

ANNEXURE - 1

File No: SEAC/HR/2024/026

Government of India

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



Date 25/06/2024



To,

Namo Realtech Pvt. Ltd. in collaboration with Delta Propcon alongwith the Max Estates Gurgaon Ltd.
(having Joint Development and Marketing rights)
Max Tower, C-001/A/1, Sector 16B, Gautam Buddha Nagar, Noida, Sector 16B, GAUTAM BUDDHA
NAGAR, UTTAR PRADESH, 201301
vipin.sharma@maxestates.in

Subject: Environment Clearance for proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana by Namotech Pvt. Ltd. in collaboration with Delta Propcon alongwith the Max Estates Gurgaon Ltd. (having Joint Development and Marketing rights)

Sir/Madam,

This has reference to your Proposal No. SIA/HR/INFRA2/463108/2024 dated 16.02.2024 and subsequent letter dated 27.02.2024 for obtaining Environmental Clearance under Category 8(b) of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of 2,00,000/- vide DD No. 582611 dated 20.12.2023 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP report on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF& CC, Govt vide their Notification dated 21.02.2022, in its meeting held on 27.02.2024 awarded "Gold" rating / grading to the Project

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812HR5470514N
(ii) File No.	SEAC/HR/2024/026
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) in the

(viii) Name of Company/Organization	revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana
(ix) Location of Project (District, State)	MAX ESTATES GURGAON LIMITED GURUGRAM, HARYANA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. It is inter-alia, noted that the project involves in the Environment Clearance for proposed Group Housing Colony (License No. 38 of 2013, 97 of 2013 and 167 of 2023) in the revenue estate of village Harsaru, Sector 36A, Gurgaon, Haryana.

4. The basic details of project are as under:

Sr. No.	Particulars
Online Proposal no. SIA/HR/INFRA2/463108/2024	
	Latitude
	28°25'14.00" N
	Longitude
	76°58'0.70" E
	Plot Area as per License
	106913.09 sqm
	Pocket Area for development
	47752.71 sqm
	Net Pocket Area for development
	47227.46 sqm
	Proposed Ground Coverage area
	18420 sqm
	Proposed FAR area
	172445 sqm
	Proposed Non FAR Area
	128766.00 sqm
	Total Built Up area
	301211.00 sqm
	Total Green of the Licensed area
	21382.618 sqm
	Total Green Area in proposed pocket with Percentage
	9445.49 sqm (20% of plot area)
	Rain Water Harvesting Pits
	12 no
	STP Capacity
	1200 KLD (2 modules, 1 for standby)
	Total Parking
	Parking required for Main DUs – 1,312 ECS Parking required for EWS – 66 ECS
	Power Requirement
	10076 KW
	No. of DG set
	6 (5X2000KVA+1X1010KVA)
	Total Water Requirement
	649 KLD
	Fresh Water Requirement
	439 KLD
	Treated Water Requirement
	210 KLD
	Waste Water Generated
	499 KLD
	Solid Waste Generated
	3.44 TPD
	Bio Degradable waste
	2.06 TPD
	Organic waste Converter
	2 No.
	Max No of Floors
	3B+G+38
	Max Height of Building (Upto Terrace)
	132.9 M
	Number of Building Blocks
	10
	Total no of Saleable DU's
	1030 Nos (875 Saleable+155 EWS)
	Basement
	3
	Maximum stories
	3B+4+38
	Total Cost of the project:
	Rs. 946 Cr.
EMP Budget	Capital Cost
	2055.13 lacs

		Recurring Cost	535.28lacs
	Incremental	i) PM _{2.5}	0.089 g/m ³
	Load in respect of:	ii) PM ₁₀	
		iii) SO ₂	
		iv) NO ₂	
		v) CO	
30.	Construction Phase:	Power Back-up	150 KVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		Anti-Smog Gun	4 Nos.

EMP Details

ENVIRONMENT BUDGET (Construction Phase)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	22.88	5.03
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, crèche, safe access road - water power, cooking gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE	1.5	0.75
OFFICES	1.5	0.15
TRAFFIC MANAGEMENT SIGNAGES		1
SAFETY TRAINING TO WORKERS		2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		
Total	71.38	16.18

Environment Budget (Operation Stage)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT (1200 KLD)	1800	486.00
RAIN WATER HARVESTING SYSTEM Rain Water Storage (12 no.)	42	6.30
SOLID WASTE STORAGE BINS & COMPOSTER	35.02	23.11
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	6.73	1.68
Wildlife Activity Plan	10	0
ROOF TOP SPV PLANT (150 KWP)	90	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	1983.75	519.10

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 175th Meeting held on 28.05.2024 to **"GRANT ENVIRONMENT CLEARANCE" to Namo Realtech Pvt. Ltd. in collaboration with Delta Propcon alongwith the Max Estates Gurgaon Ltd. (having Joint Development and**

Marketing rights) (as per the order issued by DTCP vide Endst No.LC-2822-B/Asstt(RK)/2023/38281 dated 09.11.2023) under Category 8(b) of EIA Notification dated 14.09.2006 issued by 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 No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director, Environment & Climate Change Department, Haryana, SCO 1-3, Sector-17 D, Chandigarh-160017
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 18A, Madhya Marg, Chandigarh- 160018.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018

Annexure 1

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Air Quality Monitoring And Preservation

S. No	EC Conditions
1.1	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.
1.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
1.3	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.
1.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
1.5	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.
1.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
1.7	Wet jet shall be provided for grinding and stone cutting.

S. No	EC Conditions
1.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
1.9	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.
1.10	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.
1.11	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.
1.12	For indoor air quality the ventilation provisions as per National Building Code of India.

2. Water Quality Monitoring And Preservation

S. No	EC Conditions
2.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
2.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
2.4	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.
2.5	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.
2.6	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.
2.7	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.

S. No	EC Conditions
2.8	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.
2.9	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.
2.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
2.11	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 recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
2.12	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.
2.13	All recharge should be limited to shallow aquifer.
2.14	No ground water shall be used during construction phase of the project.
2.15	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.
2.16	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.
2.17	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.
2.18	No sewage or untreated effluent water would be discharged through storm water drains.
2.19	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.
2.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
2.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, stored and

S. No	EC Conditions
	disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

3. Noise Monitoring And Prevention

S. No	EC Conditions
3.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
3.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.3	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.

4. Energy Conservation Measures

S. No	EC Conditions
4.1	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.
4.2	Outdoor and common area lighting shall be LED.
4.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4.4	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.
4.5	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.
4.6	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.



S. No	EC Conditions
4.7	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component

5. Waste Management

S. No	EC Conditions
5.1	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.
5.2	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.
5.3	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.
5.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
5.6	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.
5.7	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.
5.8	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.
5.9	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.
5.10	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.

6. Green Cover

S. No	EC Conditions
6.1	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.

S. No	EC Conditions
	based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
6.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
6.3	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.
6.4	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.
6.5	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

7. Transport

S. No	EC Conditions
7.1	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.
7.2	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.
7.3	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.

8.



S. No	EC Conditions
8.1	Corporate Environment Responsibility The project proponent shall comply with the provisions of CER, as applicable.
8.2	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
8.3	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
8.4	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

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 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.

10. Miscellaneous



S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
10.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

S. No	EC Conditions
10.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
10.13	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.
10.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	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.
10.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
10.19	Specific Conditions The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
10.20	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
10.21	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
10.22	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
10.23	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

S. No	EC Conditions
10.24	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
10.25	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
10.26	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
10.27	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
10.28	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
10.29	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
10.30	The PP shall not carry any construction above or below the Revenue Rasta, if any
10.31	The PP shall keep the ROW below the HT Line passing through the project, if any
10.32	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building
10.33	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 SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
10.34	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority
10.35	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project

S. No	EC Conditions
10.36	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
10.37	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase
10.38	The PP may provide electric charging stations to facilitate electric vehicle commuters
10.39	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
10.40	The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 9445.49 sqm (20% of plot area) shall be provided for green area development
10.41	12 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms
10.42	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB
10.43	The PP shall increase solar power from up to 150 kWp
10.44	The PP shall register themselves on the http://dustapphspcb.com portal 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
10.45	Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB
10.46	The Project proponent will undertake mitigation measures during the construction period to control dust pollution
10.47	That Project Proponent should submit revised green area plan so as to maintain 60 % of the green area as block plantation in the project site
10.48	The project proponent will maintain ROW for the 220 KV HT line running through the project site as per requirement of Government Code
10.49	<p>Statutory Compliance:</p> <p>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</p>

S. No	EC Conditions
10.50	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
10.51	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
10.52	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable
10.53	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
10.54	The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority
10.55	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
10.56	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
10.57	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed
10.58	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



ANNEXURE 8





HARYANA STATE POLLUTION CONTROL BOARD



HSPCB

**Haryana State Pollution Control Board, 3rd Floor,
HSIIDC Office Complex, IMT Manesar, Gurugram**

Email:- hspcbrogrs@gmail.com

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

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962324GUSOCTE73382065

Dated:03/10/2024

To.

M/s : MAX ESTATES GURGAON LIMITED

At Sector 36A, Gurgaon, Haryana

GURGAON

122004

Sub. : Grant of consent to Establish to M/s MAX ESTATES GURGAON LIMITED

Please refer to your application no. 73382065 received on dated 2024-08-20 in regional office Gurgaon South.

With reference to your above application for consent to establish, M/s MAX ESTATES GURGAON LIMITED is hereby granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	03/10/2024 - 24/06/2034
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)	94586.0
Total Land Area (Sq. meter)	47752.71
Total Builtup Area (Sq. meter)	301211.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	499.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycle/ Reuse
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. Faecal Coliform (MPN/100ml)	Less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	6
Height of stack	
1. Attached to Gen Set of 2000 KVA above roof level	6 Meter
2. Attached to Gen Set of 2000 KVA above roof level	6 Meter
3. Attached to Gen Set of 2000 KVA above roof level	6 Meter
4. Attached to Gen Set of 2000 KVA above roof level	6 Meter
5. Attached to Gen Set of 2000 KVA above roof level	6 Meter
6. Attached to Gen Set of 1010 KVA above roof level	6 Meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	1.5 KL/day
2. Gas	650 KG/day

Regional Officer, Gurgaon South
Haryana State Pollution Control Board.

Terms and conditions

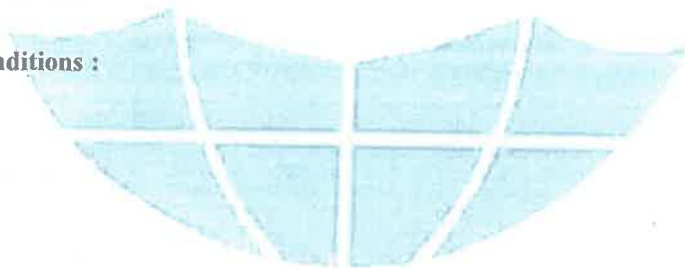
1. The industry has declared that the quantity of effluent shall be 499 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 499 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.

3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority (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. CTE so granted is on the basis of detail submitted by the unit in online application, CTE granted is without prejudice to the action to be taken in respect of any violation made by unit in past & CTE will be deemed revoked & further action will be taken as per law if any violation observed at any stage. 2. Unit will submit online application 90 days before expiry of CTE. 3. Unit will be maintained the daily logbook of APCM. 3. Unit will follow the all ACTS/Rules/Regulation issued by the HSPCB/CPCB/NGT time to time in future. 4. Unit should comply the directions, conditions, guidelines, orders and rules etc. issued by Monitoring committee / EPCA, HSPCB, CPCB, MoEF, Hon'ble High Court & Hon'ble Supreme Court of India time to time, otherwise CTE so granted shall be revoked without giving any further notice. 5. A detailed water harvesting plan may be submitted by the project proponent. 6. That in case any additional charges / fees / penalty etc. are found payable towards this CTE as per audit then the same shall be paid by the unit without any objection immediately as and when demanded by this office. 7. If at any stage found that unit was involved in any past violation regarding Environment Laws / Rules / Acts then CTE so granted shall be revoked and legal action will be initiate against the project proponent. 8. Unit will use underground water after obtaining approval from concerned authority. 9. That this CTE will not provide any immunity from any other Act/Rules/Regulations applicable to the project/land in question. 10. Unit will not change the quantity of effluent/Air emission without prior permission of the Board. 11. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 12. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 13. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 14. Unit will dispose off their waste/spent oil of Gen sets only to authorized recyclers by the HSPCB and oily cloths, gloves and other waste will be handed over to CTSDFs. 15. Unit will obtain all necessary clearance from all concerned departments/Authorities. 16. Unit will submit copy of registration in HWRA for extraction of ground water within 90 days as applicable. 17. A detailed water harvesting plan may be submitted by the project proponent. 18. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 19. unit will not generate and discharge any type trade effluent inside or outside the premises of the unit. 20. Unit will strictly comply with the directions of CPCB vide letter No B17011/7/UPC-IIPWM(SUP)/2022 dated 01.02.2022. 21. Unit will comply all the provisions of PWM Rules, 2016 and as amended from time to time. 22. Unit should comply directions of Haryana Govt., Urban Local Bodies Department, vide Haryana Govt. GAZ (EXTRA) Aug.20.2013(SRVN.29.1935 SAKA) dated 20/08/2013 and not use plastic carry bags in the premises or outside the premises by the unit or their persons. 23. Unit if found violating any of the provisions of PWM Rules, orders and directions as mentioned and any of the above said conditions, the CTE so granted will stand revoked apart from initiation of legal action against the unit. 24. Unit will comply all the Act/Rules/Notification/Directions i.e. HOWM Rules, E-waste Rules, PMW Rules, BMW Rules, Battery Rules and MSW Rules etc. 25. The unit will provide proper sampling arrangements on their stacks and effluent sources as applicable. 26. Unit will not store any type of material/products other than the permission obtained by the unit. 27. Unit will not store any hazardous type material/product which comes under the preview of HOWM Rules, 2016. 28. Unit will take Consent to Operate before starting the occupation/ operation of the project. 29. The unit will install the project only on the premises for which unit has applied for NOC. 30. Unit will comply the conditions mentioned in the letter dated 25-10-2019 of CPCB regarding mechanism for Environmental management. 31. Unit needs to register on dust portal. 32. Unit needs to operate Generator only on approved fuel in compliance with CAQM Direction vide no. 76. 33. Unit will register on Dust App developed by CPCB and install Anti-Smog Guns wherever required as per CPCB/CAQM directions. 34. Unit will comply the guidelines/directions regarding handling of C&D waste and construction issued by CPCB & MoEF time to time. 35. Unit should submit the compliance of conditions mentioned in Environmental Clearance within 90 days. 36. Project proponent should ensure that the project distance from Sultanpur national park (Ramsar Wetland) meet as per notification / guidelines issued by MoEF CC Govt. of India regarding wetland area, if in actual site verification the distance will be found less than prescribed distances in notification this CTE will be revoked and further actions will be initiate against the project. 37. Unit will submit the compliance of conditions of CTE within 90 days.

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



ANNEXURE 9



DHBN

DAKSHIN HARYANA BILLYUTRAN NIGAM

DAKSHIN HARYANA BILLYUTRAN NIGAM

Superintending Engineer 'OP' Circle-I

Mehra, Gurugram

email: suplgurugram@dhn.org.in

To

M/s Max Estates Gurgaon Ltd.
Max Towers, C-001/A/1,
Sector-16B, Gautam Buddha Nagar,
Noida-201301.

Memo No. Ch- 38 / Drg.-PLC Dated: 06/02/2024

Sub: Assurance Certificate of DHBN for supply of Group Housing Colony for partial area measuring 11.8 acres against Joint Development and Marketing Rights Granted by DTCP Haryana in favour of M/s Max Estates Gurgaon Ltd. vide Endst. No.LC-2822/JE(SJ)/2023/10531 dated 13.04.2023 and LC-2822-B/Asstt.(RK)/2023/38281 dated 09.11.2023 under License No.38 of 2013 Dated 04.06.2013 area measuring 23.4188 acres, License No.97 of 2013 Dated 08.11.2013 area measuring 1.6875 acres and License No.167 of 2023 Dated 18.08.2023 area measuring 1.05 acres in revenue estate of village-Harsaru, Sector-36-A, Gurugram, Declared load 11196 KVA.

Reference your letter No. Nil dated 05.01.2024 (Received on dated 01.02.2024) on the subject cited above.

It is hereby assured that the power requirement of tentative load of 11196 KVA shall be considered from the nearest 220/33KV sub-station at the time of actual requirement as per DHBN norms at the voltage level of 33KV subject to the following conditions:-

1. Subject to availability of power and infrastructure to be built by licensee at the time of actual release of connection.
2. Electrification Plan will be approved in the name of the licensee i.e. M/s Delta Propcon Pvt. Ltd. for the whole scheme and Necessary charges will be got deposited by him 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 him at his own cost. The piece of land will be provided by him for the switching station / sub-station as per instructions of the Nigam.
4. This letter will be valid till the validity of license in view of Sales Circular no. D-6/2022 issued by CE/Commercial, DHBN, Hissar vide memo no. Ch-06/SE/C/R-16/380/Vol-I dated 10.03.2022.

Superintending Engineer
'OP' Circle-I DHBN, Gurugram

Copy to:-

The XEN 'OP' Divn. DHBN, Manesar for information, please.



ANNEXURE 10





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

To,

M/s Max Estates Gurgaon Limited,
Max Towers, C – 001 / A/1, Sector – 16B,
Gautam Buddha Nagar, Noida – 201301,
Uttar Pradesh.
Email id – secretarial@maxvil.com

Gurugram / Dated: 12.01.2024

Sub: - Assurance for Sewerage Connection for disposal of 511 KLD surplus treated domestic effluent in Master Sewer line after commissioning of proposed Group Housing Colony under TOD policy over an total area measuring 11.8 acres (License No. 38 of 2013 dated 04.06.2013 (10.1375 acres), License No. 97 of 2013 dated 08.11.2013 (0.6125 acres) and License No. 167 of 2023 dated 18.08.2023 (1.05 acres)) falling in the revenue estate of village – Harsaru, Sector – 36-A, Gurugram being developed by M/s Max Estates Gurgaon Limited.

Ref: - Your office latter on dated 05.01.2024.

In this regard, it is submitted that the Sewer connection in Master Sewer line for disposal of 511 KLD surplus treated domestic effluent from STP after commissioning the proposed Group Housing Colony under TOD policy over an total area measuring 11.8 acres (License No. 38 of 2013 dated 04.06.2013 (10.1375 acres), License No. 97 of 2013 dated 08.11.2013 (0.6125 acres) and License No. 167 of 2023 dated 18.08.2023 (1.05 acres)) falling in the revenue estate of village – Harsaru, Sector – 36-A, Gurugram being developed by your firm could be given after completion of the Master Sewer line in the area.

The sewerage connection for your above said project for discharge of surplus treated waste water will be accorded after laying and completion of the master sewer lines along with STP.

**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 11





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	ऋषी राज Rishi Raj
संगठन का नाम Organisation Name	M/s Max Estates Gurgaon Limited
वर्तमान पता Current Address	Village Harsaru, Sector-36a, District Gurugram
भूमि स्थान Land Location	Harsaru, Gurgaon,
भूमि मापन Land Measurements	11.80 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	123//20/2 (5-8), 21 Min (4-0), 22 Min (4-0), 124//15 Min (4-1), 16/1 (5-4), 16/2 (2-16), 17/1 (5-3), 17/2 (2-17), 18/1/1 (5-3), 18/1/2 (0-17), 18/2 (2-0), 19/1/1 (2-12), 19/1/2 (1-8), 19/2/1 (3-5), 19/2/2 (0-15), 20/1 (4-18), 20/2 (3-2), 21 (8-0), 22/2 (6-4), 23 Min (5-15), 24 Min (4-0), 25 Min (4-0), 125//16/1 (1-16), 16/2 (6-0), 17/2/1 (0-7), 25/2/1/1 (0-17) ;

Reference No. (SRN):- JEG-AQT-Q2EN

जारी करने की तिथि / Date of Issuance: 26-02-2024

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/JEGAQTQ2EN>



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.

किला नम्बर Killa Number	123//20/2 (5-8), 21 Min (4-0), 22 Min (4-0), 124//15 Min (4-1), 16/1 (5-4), 16/2 (2-16), 17/1 (5-3), 17/2 (2-17), 18/1/1 (5-3), 18/1/2 (0-17), 18/2 (2-0), 19/1/1 (2-12), 19/1/2 (1-8), 19/2/1 (3-5), 19/2/2 (0-15), 20/1 (4-18), 20/2 (3-2), 21 (8-0), 22/2 (6-4), 23 Min (5-15), 24 Min (4-0), 25 Min (4-0), 125//16/1 (1-16), 16/2 (6-0), 17/2/1 (0-7), 25/2/1/1 (0-17)
प्रयोजन Purpose	Noc For Setting Up Group Housing Colony Under Tod Policy

जारी करने की तिथि / Date of Issuance: 26-02-2024
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



हरियाणा भूमि-संरक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराश्रय प्रमाण पत्र।

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

Applicant Rishi Raj located at village /city Harsaru district Gurgaon
made a proposal to use this land for Noc For Setting Up Group Housing Colony Under Tod Policy

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 M/s Max Estates Gurgaon Limited whose land is located at village/city, Harsaru 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. Clarification is hereby issued subject to the conditions mentioned above.



Date: 26-02-2024

Place: Gurgaon

Rajeev Tejyan,
(Divisional Forest Officer)

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

<https://164.100.137.243/eservices/mobileapi/verify/clarification/JEGAQTQ2EN>

ANNEXURE 12





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/012724/898417

गुरुग्राम/आर.एच.एन.ए. | सनभार/खीरपुर/सुनभार/2024/113/393-96

मालिक का नाम एवं पता

Max Estates Gurgaon Limited

दिनांक/DATE:

16-02-2024

OWNERS Name & Address

Max Towers, C-001/A/1, Sector-16B, Gautam Buddha Nagar, Noida- 201301, Uttar Pradesh

वैधता/ Valid Up to:

15-02-2032

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/012724/898417
आवेदक का नाम / Applicant Name*	Rishi Raj
स्थल का पता / Site Address*	Rect. No. 123, Khasra No. 20/2, 22 min., 21 min., Rect. No. 124, Khasra No. 20/1, 15 min., 16/1, 17/1, 18/1/1, 19/1/1, 19/2/1, 20/2, 16/2, 17/2, 18/1/2, 19/1/2, 19/2/2, 25 min., 18/2, 21, 22/2, 23 min., 24 min., Rect. No. 125, Khasra No. 16/2, 16/1, 17/2/1, 25/2/1/1, total land area measuring 11.80 Acres located at Village Harsaru, Sector 36-A, Sub-Tehsil Harsaru, District Gurugram, Haryana, Harsaru, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 25 15.76N 76 57 50.22E, 28 25 13.73N 76 57 50.63E, 28 25 13.53N 76 57 51.05E, 28 25 11.81N 76 57 53.06E, 28 25 13.51N 76 57 53.09E, 28 25 11.74N 76 57 59.04E, 28 25 12.72N 76 57 59.06E, 28 25 12.59N 76 58 10.30E, 28 25 13.55N 76 58 10.32E, 28 25 15.6N 76 58 3.77E, 28 25 17.07N 76 58 3.8E, 28 25 15.58N 76 58 5.42E, 28 25 17.05N 76 58 5.44E, 28 25 13.60N 76 58 7.05E, 28 25 15.56N 76 58 7.08E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	220.94 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	380.94 M



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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 जायेगी।

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। अर्थात्, 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 एंटीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, 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 रिवेलिडेशन 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 सेक्शन-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

ढ) 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, Rohini Heliport, 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, Rohini Heliport, 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 GSR 770(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.



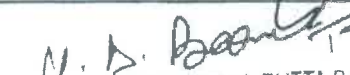




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क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 उत्पल वत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.एस. कॉम्प्लेक्स/ई.ए.टी.एस. कॉम्प्लेक्स, नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 16.02.2024 MEENAKSHI SINGH AM (ATM)
द्वारा जांचा गया Verified by	 16/02/2024 Yashwant Sharan 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

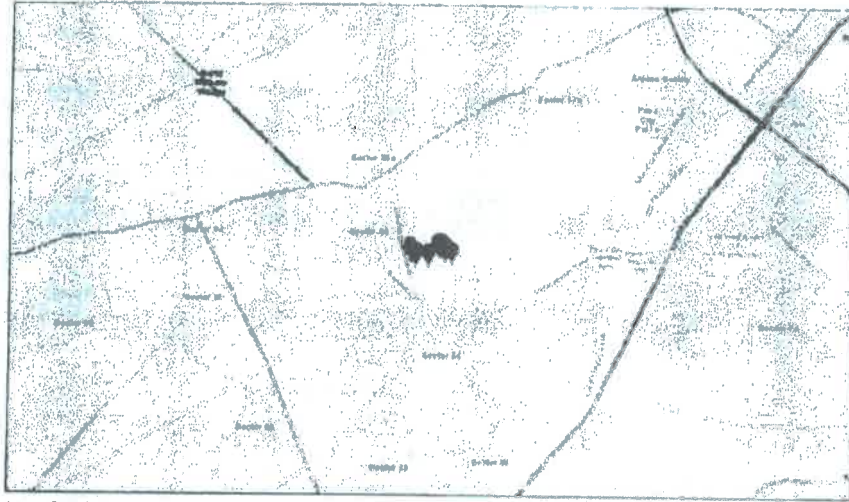
Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	30298.33	73.66
I.G.I Airport	21568.98	219.37
Rohini Heliport	37693.39	192.57
Safdarjung Airport	29509.07	230.93
Sampla	46394.81	161.35
NOCID	PALM/NORTH/B/012724/898417	



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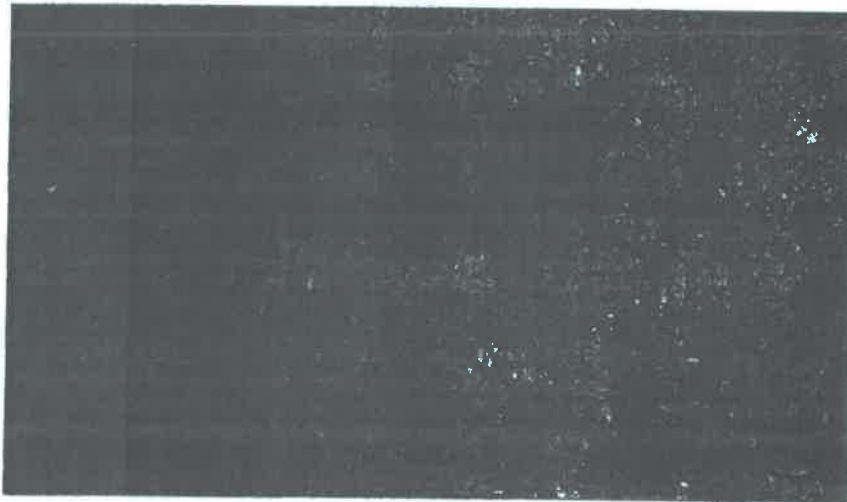
Street View



January 27, 2024

0 0.5 1 1.5 2 km
0 0.5 1 1.5 2 mi

Satellite View



January 27, 2024

0 0.5 1 1.5 2 km
0 0.5 1 1.5 2 mi

