

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

Date: 30.07.2025

31-07-25

**Sub:** Submission of half - yearly Compliance report showing the status of compliance of the stipulated conditions as specified in Environmental Clearance Letter of the Mix Land Use Project (87% Group Housing and 13% Commercial) located at revenue estate of Village Gurugram & Tikampur, Sector104, Gurugram Manesar Urban Complex, Haryana by M/s Hero Realty Private Limited

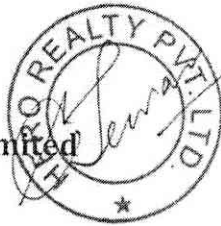
**Ref: Environment Identification No. EC24B3813HR5725612N dated 19/02/2025**

Respected Sir,

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

Thanking you,  
Yours Sincerely,

M/s Hero Realty Private Limited



(Authorized Signatory)

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

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

**Copy to:**

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

**Hero Realty Pvt. Ltd.**

(A Hero Enterprise)

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01.08.2025

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**Hero Realty Pvt. Ltd.**  
(A Hero Enterprise)





## SIX MONTHLY COMPLIANCE REPORT FOR SUBMISSION ON JUNE 2025

**Mix Land Use Project (87% Group Housing and 13% Commercial)  
at  
Revenue estate of Village Gurugram & Tikampur, Sector 104,  
Gurugram Manesar Urban Complex, Haryana**

**M/s HERO REALTY PRIVATE LIMITED**

**EC LETTER**

**EC24B3813HR5725612N dated 19/02/2025**

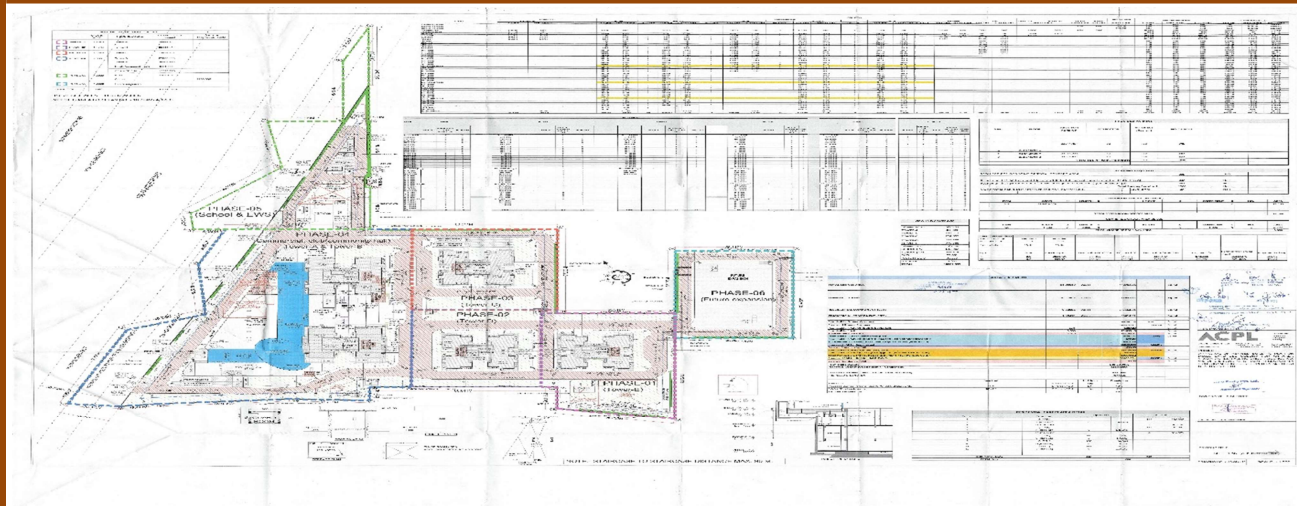
**Name of Consultant & NABET Accreditation No**



**Aplinka Solutions & Technologies Pvt. Ltd. | [www.aplinka.in](http://www.aplinka.in)**

**Corp. Office : A-48, Sector-64, Noida - 201301**

**NABET Accreditation No: NABET/EIA/2225/RA 0261 (Rev 03)**







सत्यमेव जयते

File No: SEAC/HR/2024/070

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment  
Authority(SEIAA), HARYANA)

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Date 19/02/2025



To,

M/S PRATHAM REALTORS PVT. LTD., WELFARE DEVELOPERS PVT. LTD., SH. AMAN KATARIA S/O SH. RAJBIR AND SH. RAJBIR S/O RAMANAND, NEWAGE INFRAPROJECTS PVT. LTD. IN COLLABORATION WITH M/S HERO REALTY PVT. LTD.  
264, Okhla Industrial Estate, Phase-III, New Delhi - 110020.  
nardev.arya@herorealty.in

**Subject:** Environment Clearance for proposed Mix Land Use Project (87% Group Housing and 13% Commercial) located at revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana by M/s Pratham Realtors Pvt. Ltd., Welfare Developers Pvt. Ltd., Sh. Aman Kataria S/o Sh. Rajbir and Sh. Rajbir S/o Ramanand, Newage Infraprojects Pvt. Ltd. in collaboration with M/s Hero Realty Pvt. Ltd.

Sir/Madam,

This has reference to your Proposal No. **SIA/HR/INFRA2/502400/2024** on dated **23.10.2024** subsequent letter dated **14.11.2024** and **28.01.2025** 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 **Rs.2,00,000/- vide DD No. 000141 dated 01.02.2024** (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, ToR, EIA/EMP Report 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 **304th Meeting held on 13.11.2024.**

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3813HR5725612N
(ii) File No.	SEAC/HR/2024/070
(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	Mix Land Use Project (87% Group Housing and

(viii) Name of Company/Organization	13% Commercial) HERO REALTY PRIVATE LIMITED
(ix) Location of Project (District, State)	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 **Environmental Clearance for proposed Mix Land Use Project (87% Group Housing and 13% Commercial)** located at revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana

4. The basic details of project are as under:

**Table 1 – Basic Details**

S. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/502400/2024
2.	Latitude	28°29'8.22"N
3.	Longitude	76°59'40.38"E
4.	Total Plot Area	44,879.79 sqm
5.	Net Plot Area	43,398.62 sqm
6.	Proposed Ground Coverage	10,881.93 sqm (25.07% of Net Plot Area)
7.	Proposed FAR	1,61,623.91 sqm
8.	Non FAR Area	97,388.73 sqm
9.	Total Built Up area (7+8)	2,59,012.64 sqm
10.	Total Green Area with %	Total green area of the project is 10,493.61 sqm (Approx. 23.38% of total plot area) in which block plantation area is 5,385.6 sqm (12% of the total plot area)
11.	Rain Water Harvesting Structure (with size)	01 Rainwater Storage Tank (Capacity: 300 KLD)
12.	Total Parking	2,210 ECS
13.	Maximum Height of the Building (m)	153.55 m
14.	Power Requirement	7,000 kVA
15.	Power Backup	06 No. of DG sets (3 x 1,250 kVA + 2x 1,010 kVA + 1 x 750 kVA)
16.	Total Water Requirement	653 KLD
17.	Fresh Water Requirement	433 KLD
18.	Treated Water	220 KLD
19.	Waste Water Generated	503 KLD
20.	STP Capacity	660 KLD
21.	Solid Waste Generated	3,387 kg/day
22.	Bio-degradable Waste	2,032 kg/day
23.	Organic Waste Convertor	2 units of capacity 1,100 kg each
24.	Number of Buildings	05 Residential Towers, 01 EWS, Commercial/Retail Block, Club/Community Hall, and Nursery cum Primary School

25.	Stories		Max. 3B + S + 43 floors	
26.	Dwelling Units/ EWS		· Residential Units: 688 · EWS Units: 134 · Service Population Units: 674	
27.	Population		10,300 individuals	
28.	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): 2,306 Cr.	
		ii)Construction Cost		
		iii) Misc. Cost		
29.	Incremental Load in respect of:		PM2.5	0.0247 µg/m <sup>3</sup>
PM10			0.028 µg/m <sup>3</sup>	
SO2			0.039 µg/m <sup>3</sup>	
NO2			0.190 µg/m <sup>3</sup>	
CO			0.0002 µg/m <sup>3</sup>	
30.	EMP Budget	During Construction phase	Capital Cost	Rs.160.00 lakh
			Recurring cost	Rs.75.00 lakh
31.		During operation phase	Capital Cost	Rs.605.00 lakh
			Recurring cost	Rs.210.00 lakh
		EMP Budget outside Project Premise(CER)	Infrastructural Development of Govt. School in nearby Village	Rs. 153.00 lakh
			Wildlife Action Plan	Rs. 18.00 lakh

**Table 2.1 - EMP Budget during Construction Phase**

S. No.	Component	Capital Cost ( in Lakhs)	Recurring Cost ( in Lakhs) per annum
1	Wastewater Treatment (Modular STP)	100.00	30.00
2	Wheel-wash Arrangement	5.00	2.00
3	Construction of Sedimentation Tanks	3.00	1.00
4	Air Pollution Control (Tarpaulin Sheets/Barricading, Water Sprinkling)	15.00	8.00
5	AQI Monitoring Sensors	1.00	0.00
6	Anti-smog Guns	20.00	10.00
7	Noise Pollution Control (Maintenance of Machinery)	9.00	5.00
8	Sanitation for Labours (Mobile Toilets/Septic Tank)	7.00	4.00
9	Environment Monitoring & Six-Monthly Compliances	-	7.50
10	Environment Management Cell	-	7.50
<b>Total</b>		<b>160.00</b>	<b>75.00</b>

**Table 2.2 - EMP Budget during Operation Phase**

S. No.	Component	Capital Cost ( in lakhs)	Recurring Cost ( in lakhs) per annum
1	Wastewater Treatment (STP)	250.00	60.00
2	Rainwater Harvesting System	10.00	6.50
3	Acoustic Enclosures/Stack for DG sets and Energy savings	30.00	8.50
4	HVAC Acoustic Enclosures, Noise Vibration Pads	50.00	8.50
5	Solid Waste Management (Organic Waste Convertor and Waste Bins)	25.00	8.50



6	Tree Plantation	240.00	110.00
7	Environment Management Cell, Environment Monitoring & Six-Monthly Compliances	-	8.00
<b>Total</b>		<b>605.00</b>	<b>210.00</b>

**Table 2.3 - EMP Budget outside of the Project Site(CER)**

Activities	Cost () - in Lakhs
Infrastructural Development of Govt. School in nearby Village	153.00
Budget for Wildlife Action Plan	18.00
<b>Total</b>	<b>171.00</b>

**Table 2.4 - Total EMP Budget**

Component	Capital Cost	Recurring cost
Construction Phase	160.00	75.00
Operation Phase	605.00	210.00
EMP Budget (Outside Project Premise)		
Infrastructural Development of Govt. School in nearby Village	153.00	
Wildlife Action Plan	18.00	
<b>Total</b>	<b>936.00</b>	<b>285.00</b>

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 **195<sup>th</sup> Meeting held on 28.01.2025 “GRANT ENVIRONMENT CLEARANCE”** to M/s Pratham Realtors Pvt. Ltd., Welfare Developers Pvt. Ltd., Sh. Aman Kataria S/o Sh. Rajbir and Sh. Rajbir S/o Ramanand, Newage Infraprojects Pvt. Ltd. in collaboration with M/s Hero Realty Pvt. Ltd. (as per Land License No.199 of 2023 dated 05.10.2023 valid upto 04.10.2028 issued vide Endst No.LC-5104/PA(VA)-2023/33337 dated 06.10.2023 and Licence No.15 of 2024 dated 30.01.2024 valid upto 29.01.2029 issued vide Endst No.LC-5104-B-PA(VA)-2024/3580 dated 31.01.2024) under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India.

#### **Copy To**

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

#### **Annexure 1**

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

##### **1. Statutory Compliance**

S. No	EC Conditions
<b>1.1</b>	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

S. No	EC Conditions
	done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

## 2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of

S. No	EC Conditions
	low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	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.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

### 3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.



S. No	EC Conditions
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

S. No	EC Conditions
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### 4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/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.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### 5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the

S. No	EC Conditions
	building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

## 6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.



S. No	EC Conditions
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## 7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	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.
7.3	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.
7.4	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.

## 8. Transport

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

S. No	EC Conditions
	Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

## 9. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.
9.7	<b>Corporate Environment Responsibility</b> The project proponent shall comply with the provisions of CER, as applicable.
9.8	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
9.9	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
9.10	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

## 10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local 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	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/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
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.
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	<b>The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF &amp; CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.</b>
10.20	<b>If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.</b>

#### 11. Specific Conditions

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

S. No	EC Conditions
11.3	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
11.4	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. 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.
11.5	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
11.6	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
11.7	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
11.8	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11.9	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. 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 <sub>2</sub> load by 30% if HSD is used.
11.10	The PP shall install electric charging points for charging of electric vehicles.
11.11	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.
11.12	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.
11.13	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite

S. No	EC Conditions
	stern action as deemed appropriate from the Competent Authority.
11.14	The PP shall not carry any construction below the HT Line passing through the project, if any.
11.15	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
11.16	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
11.17	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
11.18	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
11.19	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of <b>RWH tank</b> .
11.20	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
11.21	The PP may provide electric charging stations to facilitate electric vehicle commuters.
11.22	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
11.23	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
11.24	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
11.25	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
11.26	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
11.27	The minimum growth of trees should be 03 meters with sufficient canopy.
11.28	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
11.29	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
11.30	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.



S. No	EC Conditions
11.31	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
11.32	Water intensive and/or invasive species should not be used for landscaping.
11.33	<b>The PP shall get project electrification plan approved from the competent authority before operation of the project.</b>
11.34	As proposed <b>total green area of the project is 10,493.61 sqm (Approx. 23.38% of total plot area) in which block plantation area is 5,385.6 sqm (12% of the total plot area).</b>
11.35	<b>01 Rain Water Harvesting Recharge Tank shall be provided for reutilization of ground water.</b>
11.36	<b>The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.</b>
11.37	<b>The PP shall install Solar Photovoltaic Panels of capacity approx. 250 kW in the project premises, which is approx. 3% of the total power load.</b>
11.38	The PP shall register themselves on the <a href="http://dustapphspcb.com">http://dustapphspcb.com</a> 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.
11.39	<b>The project proponent will instal DG sets for the project as per latest Guidelines of GRAP, NCAP &amp; CPCB.</b>
11.40	<b>The project proponent will undertake prescribed mitigation measures during the construction period.</b>
11.41	<b>The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs. 153 lakhs.</b>
11.42	<b>The Project proponent hereby directed to deposit within a month the amount of Rs. 10,00,000/- towards Penalty in the separate accounts maintained by Haryana State Pollution Control Board, in accordance with the directions issued by MOEF &amp; CC, GOI vide Office Memorandum No. F. No. IA3-22/30/2022-IA. III (182415) dated 28.07.2022.</b>

<b>Project Name</b>	Mix Land Use Project (87% Group Housing and 13% Commercial)	<b>June 2025</b>
<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
<b>Project Address</b>	Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.	

## POST ENVIRONMENTAL COMPLIANCE STATUS

**Name of the project:** proposed Mix Land Use Project (87% Group Housing and 13% Commercial) located at revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana

**EC Identification no.:** EC24B3813HR5725612N dated 19/02/2025

**Current status of project:** Construction

### Compliance of conditions as mentioned in the EC letter

S. No.	Conditions	Remark
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Noted. All the necessary permissions have been obtained before commencement of work and construction activities will be done in accordance with the applicable norms and building byelaws. 1) CTE for the project has been obtained and the same is attached as <b>Annexure-I</b> 2) Forest NOC is attached as <b>Annexure-III</b> 3) Site plan has been attached as <b>Annexure-IV</b> 4) Building plan approval letter from town and country planning authority has been obtained and the same is attached as <b>Annexure-V</b> 5) AAI NOC is attached as <b>Annexure-VI</b> 6) Aravali NOC is attached as <b>Annexure-VII</b> All the construction will be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted. Structural stability certificate has been issued by a DTCP Empaneled Structural Engineer and the same is attached as <b>Annexure-VIII</b> Firefighting scheme has been obtained and the same is attached as <b>Annexure-IX</b>
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	Noted. Project land is not a part of notified Reserved Forest or Protected Forest. Hence obtaining forest clearance from DFO is not required.

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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
<b>Project Address</b>	<b>Revenue estate of Village Gurugram &amp; Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.</b>	

4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Noted. The project site does not fall in the eco-sensitive zone of any Notified Protected Area or Wildlife Sanctuary. Hence, Clearance from NBWL is not required.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	To commence construction, CTE has been obtained from HSPCB dated 28.03.2025. The copy of the same is attached as <b>Annexure I</b> . CTO will be obtained upon completion of construction and prior to the commencement of operations.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Noted. No ground water extraction is proposed for construction as well as operational phase.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Noted.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Noted. Diesel will be procured on requirement basis. Thus, obtaining permission from Chief Controller of Explosives is not required. AAI NOC has been obtained and is attached as <b>Annexure-VI</b> Firefighting scheme approval has been obtained and can be referred from attached <b>Annexure-IX</b>
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	Noted. Color-coded bins will be provided at the site for the collection of solid waste during construction phase. During the operational phase, solid waste will be properly segregated. Biodegradable waste will be processed in an Organic Waste Converter (OWC), and the generated manure will be reused within the site for landscaping. Non-biodegradable waste will be handed over to authorized vendors for proper disposal.

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<b>Project Name</b>	Mix Land Use Project (87% Group Housing and 13% Commercial)	<b>June 2025</b>
<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
<b>Project Address</b>	Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.	

		As this is a Mix Land Use project, the quantum of e-waste generated is expected to be minimal. However, any e-waste generated will be disposed of through authorized e-waste recyclers. Similarly, plastic waste will be segregated at the source and handed over to authorized vendors or recyclers.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted. Project will be developed as per ECBC guild lines. Furthermore, the project has also obtained IGBC “Platinum” Pre-certification attached as <b>Annexure X</b>

#### **Air Quality Monitoring And Preservation**

1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Noted. Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities will be followed once construction commenced.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted. The air management plan is attached as <b>Annexure-XI</b>
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.	This will be followed once construction work begins.
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.	Noted. During the operation phase said condition will be followed i.e. DG set will be installed on-site as per the prescribed norms with adequate stack height an acoustic enclosures.

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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
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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.	Noted. All the dust mitigation measures such as adequate barricading, sprinkling through anti-smog guns, tankers, wheel washing facility, covered construction material will be implemented once construction work begins.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Noted. All construction materials and excavated loose soil will kept covered to prevent dust pollution at applicable stage.
7.	Wet jet shall be provided for grinding and stone cutting.	Noted. Currently no stone or brick cutting work is ongoing at the site. This will be followed at applicable stage of the project.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Noted. Regular sprinkling using treated water will be done at the site for dust suppression once construction begins.
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.	The construction and demolition debris will be stored on site at a separate area before they are properly disposed. All stipulated provisions of the Construction and Demolition Waste Rules 2016 will be followed.
10.	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Noted. Only low Sulphur DG sets will be used. The DG sets will be installed as per the prescribed norms with adequate stack height and acoustic enclosures.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Noted. Only low Sulphur DG sets will be used. The DG sets will be installed as per the prescribed norms with adequate stack height and acoustic enclosures to mitigate the dust emissions.

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<b>Project Name</b>	Mix Land Use Project (87% Group Housing and 13% Commercial)	<b>June 2025</b>
<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
<b>Project Address</b>	Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.	

12.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. Project will be developed as per the site plan approved by DTCP. Ventilation in the basements and other floors will be provided as per the NBC requirements. Also, windows will be installed at appropriate sill levels to allow proper air circulation and maintain thermal comfort.
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#### Water Quality Monitoring And Preservation

1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	No nallah or wetlands passes through the project. Hence, no natural drainage pattern will be affected by the proposed project.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted. This will be followed. Building will be designed to follow the natural topography as much as possible. Project will be developed as per the approved site plan attached as <b>Annexure-IV</b> .
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Noted. Total fresh water requirement will not exceed the proposed limit as per the submitted water balance and demand.
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. The project is currently at its initial stage. During operational phase, proper logbook will be maintained for the usage of fresh water.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Noted. Water assurance has been obtained from GMDA. Copy of the same is attached as <b>Annexure-XII</b>

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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
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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 It will be ensured that adequate pervious area will be developed as per local building bye-laws. Landscape area will be developed as per the landscape plan and the same is attached as <b>Annexure XIII</b> .
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Noted. Dual pipe plumbing will be provided for supplying fresh water for drinking, cooking, bathing etc. and treated water for flushing, landscape irrigation etc. Dual plumbing plan has been attached as <b>Annexure-XIV</b>
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	Noted. This condition pertains to the operational phase. Water-saving devices and fixtures will be installed during the operational phase.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Noted. This condition pertains to the operational phase. Dual pipe plumbing system will be provided for separating grey and black water.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted. This will be taken care off once construction begins, premixed concrete will be outsourced to reduce water demand.
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.	Noted. Rain water tank will be constructed at the applicable stage of the project. Currently the project is in the initial phase of construction and work is yet to be initiated at the site.
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	Noted. Plan for rain water harvesting has been submitted at the time of environmental clearance. 01 underground Rain Water Storage Tank of capacity 300 KLD is proposed for the storage and reutilization of storm water within the project premises and will be constructed at applicable stage.

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<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
<b>Project Address</b>	Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.	

	Competent Authority.	
13.	All recharge should be limited to shallow aquifer.	Noted. This will be complied.
14.	No ground water shall be used during construction phase of the project.	Noted. No groundwater extraction has been proposed for construction and operation phase. Treated water from the STP will be used for construction activities and for drinking purpose fresh water will be procured from an external vendor. For the operational phase, fresh water assurance has been obtained, and a copy of the same can be referred from attached <b>Annexure-XII</b> .
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Noted. The said condition is not applicable as no dewatering is being done at the site.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Noted. The condition pertains to operational phase. Currently the project is in the initial phase of construction and work is yet to be initiated at the site.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Noted. Condition pertains to operational phase. STP with adequate technology will be installed during the later stages of construction. During operational phase, all the treated water from on-site STP will be reused in landscaping and flushing.
18.	No sewage or untreated effluent water would be discharged through storm water drains.	All the generated sewage from the site will be channelized to the onsite STP for treatment. After the treatment, it will be reused for flushing and landscaping purposes.
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,	Noted. STP with adequate technology will be installed during the later stage of construction. During operational phase, treated water from on-site STP will be reused in landscaping and flushing.

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<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
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	Forest and Climate Change. Natural treatment systems shall be promoted.	
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted. Condition pertains to operational phase. Currently the project is in the initial phase of construction and work is yet to be initiated at the site.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted. Condition pertains to operational phase. During the operation phase, sludge generated from STP will be dried and reutilized as manure for green belt development at the site.
<b>Noise Monitoring And Prevention</b>		
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.	Noted. This will be taken care once applicable stage achieved.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noted. Ambient noise monitoring is being carried out regularly. Environmental Monitoring reports including ambient noise are attached as <b>Annexure-II</b>
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.	To prevent noise pollution, measures will be taken at the site once applicable stage achieved. 1. For operation phase, acoustically enclosed DG sets will be provided at the site. 2. Green belt will be developed around the project site during the later stage of the construction. 3. Barricading of adequate height will be provided at the site. Regular ambient noise monitoring is being carried out. Environmental Monitoring reports are attached as <b>Annexure II</b> .

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<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
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<b>Energy Conservation Measures</b>		
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.	Energy conservation measures will be adopted during the operational phase as per the plan submitted with proposal at the time of environmental clearance.
2.	Outdoor and common area lighting shall be LED.	Noted. LED lights will be installed at the site once the applicable stage achieved.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Noted. Following measures will be adopted in development of project to minimize energy consumption. Unit has obtained the pre IGBC Pre-certificate, which can be referred from <b>Annexure-X</b> 250 KW solar PV system is proposed for the project.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Noted. LED lights will be installed at the site once the applicable stage achieved.
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.	Noted. 250 KW solar PV system is proposed for the project. Solar panels will be installed once the applicable stage achieved.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted. 250 KW solar PV system is proposed for the project. Separate electric meter will be provided for the same. As per the latest amendment dated 14.03.2016 in Office order vide no. 22/52/2005-5Power, dated: 29.06.2005 of Haryana Govt., Renewable Energy department, the mandatory use of Solar Water heating system has been omitted.
<b>Waste Management</b>		
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted. Currently no solid waste is being generated at the site. Necessary measures such as adoption of color coded bins, segregation will be adopted at site. During operational phase, the non-biodegradable solid waste will be handed over to authorized vendor and biodegradable

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		waste will be managed within the site with the help of organic waste converter.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted. All necessary precautions will be taken for disposal of muck during construction phase to prevent any adverse effect on the neighboring communities, general safety and health aspects of people.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted. Necessary measures will be taken during construction phase and the solid waste will be managed as per norms i.e. by adoption of color coded bins. During operational phase, the non-biodegradable solid waste will be handed over to authorized vendor and biodegradable waste will be managed within the site with the help of organic waste converter.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Noted. During operational phase, Organic Waste Converter (OWC) with adequate capacity will be installed at the site for the management of bio- degradable waste.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted. During operational phase, all the non-biodegradable waste will be managed through authorized vendor as per norms.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Noted. Hazardous waste will be managed as per HWM rules 2016 and its amendments.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Noted. Environment friendly materials will be used as construction material at the project site.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Noted. Fly ash will be used for construction material.
9.	Any wastes from construction and demolition	Noted. Construction and demolition (C&D)

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	activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	waste generated from the site will be segregated and stored at designated area i.e. scrap yard. It will be managed as per Construction and Demolition Rules, 2016. Currently no such waste generated yet at the site.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Noted.
<b>Green Cover</b>		
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted. No tree cutting is proposed at the project site. Hence the permission is not applicable.
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.	Noted. Green area will be developed as per the landscape plan submitted with the EC proposal and is attached herewith as <b>Annexure-XIII</b> and native species with heavy foliage, broad leaves and wide canopy cover will be planted. Total 658 trees are proposed for green area development.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Noted. No tree cutting is proposed at the project site. Hence the permission is not applicable.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Noted. The excavated top soil will be conserved during the construction phase and will be reused for backfilling during landscape development.
<b>Transport</b>		

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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	Noted. This will be followed at the applicable stage of the project. Parking has been proposed for 2210 ECS as per Haryana Bye laws. No parking will be allowed outside the project premises. Internal roads will be constructed as per the approved site plan. Copy of site plan has been attached as <b>Annexure-IV</b> Separate entry and exit gates will be constructed to avoid the traffic congestion. Parking area will be provided within the site to minimize the traffic load outside the project site. During construction phase, temporary parking will be provided at the site to avoid the traffic congestion.
2.	Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.	Noted. Roads for proper segregation of vehicular and pedestrian traffic will be developed.
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.	Measures will be adopted to minimize the traffic load inside and outside the project premises. Internal roads will be constructed as per the approved plan. Copy of site plan has been attached as <b>Annexure-IV</b> Separate entry and exit gates will be provided to avoid the traffic congestion. Internalized parking area will be provided within the site.

#### Human Health Issues

1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Noted. PPE kit like safety jackets and harness, safety shoes, gloves, dust mask etc. will be provided to the workers at construction site for their health and safety purpose.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. The building will be designed in a compact manner, leaving ventilation shafts in between for facilitating the escape of hot exhaust air.

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3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Emergency preparedness plan, risk Assessment (HIRA) and Disaster Management Plan was submitted with the EC proposal at the time of environmental clearance is attached as <b>Annexure-XV</b> . Same will be followed during construction and operational phase, as and when required.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Noted. Adequate facilities and amenities like mobile toilets and septic tanks, drinking water, fuel for cooking, health and first aid facilities will be provided for the onsite laborers. Temporary hutments will be provided for housing the labors during the construction phase.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted. Health surveillance will be conducted for the labours working at the project site.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Noted. First aid facility will be provided at the site during construction phase.
<b>Corporate Environment Responsibility</b>		
1.	Corporate Environment Responsibility The project proponent shall comply with the provisions of CER, as applicable.	Noted. This will be complied at the applicable stage of the project.
2.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Noted. Resolution of board has been submitted with EC proposal. Environmental policy for the project will be submitted. Currently there is no deviation in the project cost.
3.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Noted. Environmental Cell Structure has been submitted with proposal at the time of environmental clearance and the same will be implemented.
4.	Action plan for implementing EMP and environmental conditions along with	Proposed EMP will be followed throughout

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	responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	the construction/operation phase. Yearly plan will be reported to the Ministry/ Regional Office along with the Six Monthly Compliance Report.
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#### Miscellaneous

1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Noted. This has been complied with. Newspaper advertisement copy has been attached as <b>Annexure-XXI</b>
2.	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.	Noted. This will be complied.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted. Six monthly compliance and Letter of environmental clearance will be uploaded on company's website.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted. Unit will follow the said condition. This is the first six monthly compliance of the project.
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/stakeholders. The copy of the board submitted to the MoEF&CC as a part of six- monthly report.	Noted. Currently there is no deviation in the project cost. Copy of resolution of boards was submitted with EC proposal.

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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.	Noted.
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.	Noted. Action plan for implementing EMP budget with approx. expenditure details has been submitted with proposal. Activities as per environmental management plan will be adopted at the site at applicable stage.
8.	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.	Noted. Newspaper advertisement copy has been attached as <b>Annexure-XVI</b>
9.	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.	Noted. This will be complied.
10.	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. This will be compiled by next six monthly compliance report.
11.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted. This will be compiled by next six monthly compliance report.
12.	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	Noted. Environmental policy for the project will be submitted. Currently there is no deviation in the project cost.

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	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.	
13.	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.	Noted. This will be complied.
14.	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	Noted. Action plan for implementing EMP budget with approx. expenditure details has been submitted with proposal. Activities as per environmental management plan will be followed at applicable stage.
15.	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.	Noted. Environmental statement in Form V will be submitted prior September 2025 for the FY 2024 – 2025.
16.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted and agreed.
17.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted and agreed. Project is in adherence to all the conditions issued in environmental clearance and CTE NOC.
18.	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.	Noted and agreed.
19.	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).	Noted and agreed.
20.	Concealing factual data or submission of	Noted and agreed.

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	false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	
21.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted and agreed. Project is in compliance with issued conditions.
22.	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 and agreed.
23.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Noted and agreed.
24.	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.	Noted.
25.	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.	Noted and agreed.
26.	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life span project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.	Noted and agreed.
27.	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.	Noted and agreed.

<b>Environment Consultant</b>	<b>Aplinka Solutions &amp; Technologies Pvt. Ltd, Noida Uttar Pradesh</b>	17
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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
<b>Project Address</b>	<b>Revenue estate of Village Gurugram &amp; Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.</b>	

<b>Specific Conditions</b>		
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.	Noted. Currently there is no change in planning and development will be done as proposed in EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra-Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.	Noted. STP will be installed at the applicable stage of the project. Treated water from STP will be reused in flushing & horticulture.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.	Noted. The said condition will be followed in operational phase.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.	Noted. Action plan for implementing EMP budget with approx. expenditure details has been submitted with proposal. Activities as per environmental management plan will be followed at applicable stage.
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	Noted. The said condition will be followed during the operational phase. Adequacy report from the third party will be obtained once the STP will be installed and operational. Logbook for the STP will be maintained and regular monitoring will be carried out to ensure the quality and quantity of treated water and efficiency of STP.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.	Noted. Necessary measures will be followed during construction phase, i.e. color coded bins will be provided for the segregation of solid waste. During the operational phase, proper segregation of the solid waste will be done. Bio- degradable waste will be composted in organic waste convertor and manure will be reutilized within the site for landscape development and non-biodegradable waste will be handed over to the authorized vendor.

<b>Environment Consultant</b>	<b>Aplinka Solutions &amp; Technologies Pvt. Ltd, Noida Uttar Pradesh</b>	18
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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
<b>Project Address</b>	<b>Revenue estate of Village Gurugram &amp; Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.</b>	

7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 Kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.	Temporary parking will be provided during construction phase. During operational phase, parking will be provided within the project site. Separate entry and exits will be constructed before the operation of the project.
8.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Noted. All the necessary permissions have been obtained before commencement of work. 1) CTE for the project has been obtained and the same is attached as <b>Annexure I</b> . 2) Forest NOC is attached as <b>Annexure-III</b> . 3) Site plan has been attached as <b>Annexure-IV</b> 4) Building plan approval letter from town and country planning authority has been obtained and the same is attached as <b>Annexure-V</b> 5) AAI NOC is attached as <b>Annexure-VI</b> <b>6) Aravali NOC is attached as Annexure-VII</b> All the construction will be done in accordance with the local building byelaws.
9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. 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.	Noted.
10.	The PP shall install electric charging points for charging of electric vehicles.	Noted. The said condition will be followed in operational phase.
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.	Noted. Consent to establish has been obtained and the same is attached as <b>Annexure I</b> . CTO for the same part will be obtained before the operational phase of the project.
12.	The Approval of the Competent Authority shall be obtained for structural safety of	Noted. Structural stability certificate has been obtained and copy of the same is

<b>Environment Consultant</b>	<b>Aplinka Solutions &amp; Technologies Pvt. Ltd, Noida Uttar Pradesh</b>	19
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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
<b>Project Address</b>	<b>Revenue estate of Village Gurugram &amp; Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.</b>	

	building code due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightening etc.	attached as <b>Annexure-VIII</b>
13.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.	Noted.
14.	The PP shall not carry any construction below the HT Line passing through the project, if any.	Noted. No HT line is passing through the project.
15.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.	Noted.
16.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.	Noted. Currently the project is under construction and no possession will be given before the power supply, water supply and sewage connection permission. Water assurance has been obtained and copy of the same is attached as <b>Annexure-XII</b> Power assurance has been applied and Assurance of sewage connection has been obtained and the same is attached as <b>Annexure-XVII</b>
17.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.	Noted.
18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.	Noted. Regular training will be provided to the stakeholders including labours working at the site once applicable stage achieved.
19.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH tank.	Noted. The said condition will be followed in operational phase of the project.
20.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.	Noted. The said condition will be taken care of.
21.	The PP may provide electric charging stations to facilitate electric vehicle commuters.	Noted. The said condition will be followed once the project will be operational.
22.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.	Noted. All the measures for preventing dust emission from the site will be followed, such

<b>Environment Consultant</b>	<b>Aplinka Solutions &amp; Technologies Pvt. Ltd, Noida Uttar Pradesh</b>	20
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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
<b>Project Address</b>	<b>Revenue estate of Village Gurugram &amp; Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.</b>	

		as deployment of anti-smog guns for sprinkling to suppress the dust emission, barricading around the construction site, covered construction material, wheel washing etc.
23.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.	Noted & Agreed.
24.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.	In operational phase, Native species with heavy foliage, broad leaves and wide canopy cover will be planted.
25.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.	Noted. Trees will be planted as per the norms.
26.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.	Noted.
27.	The minimum growth of trees should be 03 meters with sufficient canopy.	Noted. The said condition will be taken care of. Plant with sufficient canopies for environmental benefits will be used for plantation.
28.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.	Noted. No tree cutting has been proposed to be done at the site.
29.	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted. The said condition will be taken care of. Existing trees will be retained at the site along with green area development.
30.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.	Noted. As per landscape plan submitted, 658 nos. of trees are proposed for green area development. Same will be developed at the applicable stage of the project. Landscape plan attached as Annexure-XVII
31.	The species with heavy foliage, broad leaves and wide canopy cover are desirable.	In operational phase, Native species with heavy foliage, broad leaves and wide canopy cover will be planted.
32.	Water intensive and/or invasive species should not be used for landscaping.	The said condition will be followed in operational phase.
33.	The PP shall get project electrification plan approved from the competent authority before operation of the project.	Noted.
34.	As proposed total green area of the project is 10,493.61 sqm (Approx. 23.38% of total plot	The said condition will be followed in operational phase.

<b>Environment Consultant</b>	<b>Aplinka Solutions &amp; Technologies Pvt. Ltd, Noida Uttar Pradesh</b>	21
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<b>Project Name</b>	<b>Mix Land Use Project (87% Group Housing and 13% Commercial)</b>	<b>June 2025</b>
<b>Project Proponent</b>	<b>M/s Hero Realty Pvt. Ltd.</b>	
<b>Project Address</b>	<b>Revenue estate of Village Gurugram &amp; Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.</b>	

	area) in which block plantation area is 5,385.6 sqm (12% of the total plot area).	
35.	01 Rain Water Harvesting Recharge Tank shall be provided for reutilization of ground water.	The said condition will be followed in operational phase.
36.	The PP shall install required number of Anti-Smog Guns at the project site as per the requirement of HSPCB.	Noted. Adequate no. of antismog guns will be deployed at the site.
37.	The PP shall install Solar Photovoltaic Panels of capacity approx. 250 kW in the project premises, which is approx. 3% of the total power load.	The said condition will be followed in operational phase.
38.	The PP shall register themselves on the <a href="http://dustapphspcb.com">http://dustapphspcb.com</a> 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.	Noted. The project has been registered on the dust portal app.
39.	The project proponent will install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.	Noted. DG sets as per CPCB standards will be installed for operational phase.
40.	The project proponent will Noted. Only low Sulphur DG sets will be used. The DG sets will be installed as per the prescribed norms with adequate stack height and acoustic enclosures. undertake prescribed mitigation measures during the construction period.	Noted. Adequate dust mitigation measures will be adopted at the site for dust suppression.
41.	The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs. 153 lakhs.	Noted. This will be complied at the applicable stage.
42.	The Project proponent hereby directed to deposit within a month the amount of Rs. 10, 00,000/- towards Penalty in the separate accounts maintained by Haryana State Pollution Control Board, in accordance with the directions issued by MOEF & CC, GOI vide Office Memorandum No. F. No. IA3-22/30/2022-IA. III (182415) dated 28.07.2022.	Noted. This will be complied at the applicable stage.

<b>Environment Consultant</b>	<b>Aplinka Solutions &amp; Technologies Pvt. Ltd, Noida Uttar Pradesh</b>	22
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<b>Project Name</b>	Mix Land Use Project (87% Group Housing and 13% Commercial)	<b>June 2025</b>
<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
<b>Project Address</b>	Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.	

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3.	Forest NOC	<b>Annexure-III</b>
4.	Approved site plan	<b>Annexure-IV</b>
5.	Building plan approval letter	<b>Annexure-V</b>
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15.	Risk and Disaster management plan	<b>Annexure-XV</b>
16.	Newspaper advertisement	<b>Annexure-XVI</b>
17.	Sewage connection assurance	<b>Annexure-XVII</b>



**Annexure-I**  
**CTE NOC**



# HARYANA STATE POLLUTION CONTROL BOARD

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

**Gurgaon Ph.0124-2332775 Email:-**

**hspcbrogrn@gmail.com**

*Website: www.hrocmms.nic.in E-Mail - Hqhspcb@hspcb.org.in*

*Telephone No.: 0172-2577870-73*



**No. HSPCB/Consent/ : 329962325GUNOCTE94270240**

**Dated:28/03/2025**

**To.**

**M/s : Hero Realty Private Limited**

**Village Tikampur and Gurgaon Sector 104 Gurugram Haryana**

**GURGAON**

**122001**

## **Sub. : Grant of consent to Establish to M/s Hero Realty Private Limited**

Please refer to your application no. 94270240 received on dated 2025-02-18 in regional office Gurgaon North.

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

<b>Consent Under</b>	AIR/WATER
<b>Period of consent</b>	28/03/2025 - 18/02/2035
<b>Industry Type</b>	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
<b>Category</b>	RED
<b>Investment(In Lakh)</b>	314370.81
<b>Total Land Area (Sq. meter)</b>	44879.79
<b>Total Builtup Area (Sq. meter)</b>	259012.64
<b>Quantity of effluent</b>	
1. Trade	0.0 KL/Day
2. Domestic	503.0 KL/Day
<b>Number of outlets</b>	1.0
<b>Mode of discharge</b>	
1. Domestic	flushing/gardening
2. Trade	
<b>Permissible Domestic Effluent Parameters</b>	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. pH	5.5-9.0
5. Fical Coliform in MPN peer 100 ml	100 less than

6. Total Nitrogen	10 mg/l
7. Total Phosphorous	01 mg/l
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	3
<b>Height of stack</b>	
1. DG Set of 1250 KVAx03	30 m
2. DG Set of 1010 KVAx02	30 m
3. DG Set of 750 KVA (above roof level)	7 m
<b>Permissible Emission parameters</b>	
1. SPM	mg/m <sup>3</sup>
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Diesel	KL/day

## HARYANA STATE

**Regional Officer, Gurgaon North**

*Haryana State Pollution Control Board.*

### Terms and conditions

- The industry has declared that the quantity of effluent shall be 503 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 503 KL/Day for Domestic and the same should not exceed .
- The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
- The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
- That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
- The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
- The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
- No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience

8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority (CGWA)/ Haryana Water Resources (Conservation, Regulation and Management) Authority (HWRA) for scientific development of precious resource
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.

26. That unit will obtain consent to operate from the board before the start of product activity.
27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.
28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

### **Specific Conditions**

### **Other Conditions :**

1. CTE so granted will be based on the information provided by the unit through online portal, without prejudice to any violation made by unit in past & will be deemed cancelled if any such violation made by the unit come to the notice of the Board at any stage or information submitted by the unit is found false, CTE so granted will not affect the prosecution action to be initiated against the unit for such violations caused by the unit. 2. Unit will not change the quantity of domestic effluent/trade effluent/Source of air emissions/type & quantity of fuel without prior permission of the Board. 3. Unit will obtain all necessary clearance from all concerned departments. 4. The unit will install its STP/CETP/ACPM side by side along the installation of plant & machinery. 5. Unit will obtained necessary Authorization HWM Rules, 2016 & will apply for CTO at least 90 days before expiry date of CTE. 6. Unit will maintain good housekeeping during the construction phase & will adopt all necessary steps for the curtailment of pollution. 7. Unit will comply with all the direction issued time to time by HSPCB, CPCB, CAQM, Hon'ble NGT, Hon'ble Punjab & Haryana High Court, Hon'ble Supreme Court of India and other concerned authorities. 8. Grant or renewal of CTE /CTO does not prevent the Board from revoking of those CTE / CTO including taking appropriate action against those defaulting units, where CTE or CTO has been obtained or got extended on the basis of wrong declaration or false documents and also who fail to comply with any of the conditions of CTE/CTO granted to such units or any relevant provisions of Water Act, 1974 and Air Act, 1981 beside forfeiture of performance security deposited by the unit for obtaining CTE. 9. Unit will comply CPCB Directions issued vide No. CPCB/IPCI-VI/PNG/2862-2870 Dated 27.11.2020 & HSPCB, HQ Orders dated 28.12.2020 regarding to allow only those new industrial units in NCR-Delhi, which are using cleaner fuels 10. Unit will install STP complying with the discharge standards prescribed as per order dated 02.07.2020. 11. Unit will install D.G. complying with emission norms specified by MoEF&CC notification dated 03.11.2022 or will install retrofitting APCB & Dual fuel kit to meet the CAQM directions regarding D.G. sets. 12. Unit will register the project on dust portal & will submit self assessment report complete in all respects as per prevailing directions in time bound manner, as prescribed.

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



**Annexure-II**  
**Environmental monitoring reports**



# Newcon Consultants & Laboratories

(GOVERNMENT APPROVED TESTING LABORATORIES)  
An ISO 9001 : 2015, ISO 14001 : 2015, ISO 45001 : 2018 Certified Laboratory

## Test Report

Test Report No. NCL/ED-034/13/03/25	Date of Report: 17/03/2025
Name and Address of Customer	M/S HERO REALTY PRIVATE LIMITED Revenue estate of village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.
Name of Project	Mix Land Use Project (87% Group Housing and 13% Commercial)

### Sampling Detail

Sample Name : Ambient Air  
Analysis Start Date : 13/03/2025 Analysis End Date : 17/03/2025  
Date of Sampling : 12/03/2025 Sampling Done By : NCL  
Time of Sampling : 10:30 AM (12/03) TO 10:30 AM (13/03)  
Sampling Location : On Site Project  
Sampling Protocol : IS: 5182  
Sampling Flow Rate for SPM(Average) : 1.24 Mtr<sup>3</sup>/Min Sampling Machine placed at : 3.0 mtr  
Sampling Flow Rate for Gas : 0.5 LPM Sampling Duration : 24 Hrs.  
Equipment Used : Respirable Dust Sampler (PM 10) + Fine Particulate Sampler (PM 2.5) With Gaseous Attachment.

### Physical Observations

Ambient temperature : 27°C Wind Direction : East to West  
Weather Condition : Clear

### Test Result

S.No	Parameter	Unit	Protocol	Result	Specification/ Limit (as per CPCB)
1	Particulate Matters (Size Less Than 10µm) (PM <sub>10</sub> )	µg/m <sup>3</sup>	IS:5182 Part 23	92	For 24 Hrs. = 100
2	Particulate Matters (Size Less Than 2.5µm) (PM <sub>2.5</sub> )	µg/m <sup>3</sup>	NCL/AIR/STP-09	54	For 24 Hrs. = 60
3	Sulphur Dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	IS:5182 (Part 2)	17.6	For 24 Hrs. = 80
4	Nitrogen Dioxide (NO <sub>2</sub> )	µg/m <sup>3</sup>	IS:5182 (Part 6)	30.8	For 24 Hrs. = 80
5	Carbon Monoxide (CO)	mg/m <sup>3</sup>	IS:5182 (Part 10)	0.60	For 08 Hrs. = 02, For 1 Hrs. = 04

\*\*\*\*End of Report\*\*\*\*

ED-034/13/03/25-1



**Section Incharge**  
Checked by

For Newcon Consultants & Laboratories



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



# Newcon Consultants & Laboratories

(GOVERNMENT APPROVED TESTING LABORATORIES)  
An ISO 9001 : 2015, ISO 14001 : 2015, ISO 45001 : 2018 Certified Laboratory

## Test Report

Page 1 of 1

Test Report No. NCL/ED-035/13/03/25	Date of Report: 17/03/2025
Name and Address of Customer	M/S HERO REALTY PRIVATE LIMITED Revenue estate of village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana.
Name of Project	Mix Land Use Project (87% Group Housing and 13% Commercial)

### Sampling Detail

Sample Name	: Ambient Noise	Analysis End Date	: 13/03/2025
Analysis Start Date	: 13/03/2025	Equipment Used	: SL-4010
Date of Monitoring	: 12/03/2025	Place of Monitoring	: Within the project site
Monitoring Done By	: NCL	Sampling Protocol	: NCL/AIR/STP/20
Monitoring Duration	: 24 Hrs		
Time of Monitoring	: 11:15 AM (12/03) TO 11:15 AM (13/03)		
Category of Area	: Residential Area		

### Test Result

S.No.	Parameters	Test Method	Result	Industrial	Commercial	Residential	Silence Zone
1	Leq Day	IS:9989-1981	53.7	75	65	55	50
2	Leq Night	IS:9989-1981	43.2	70	55	45	40

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

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

\*\*\*\*End of Report\*\*\*\*

ED-035/13/03/25-1



**JITENDER**  
Section Incharge  
Checked by

For Newcon Consultants & Laboratories



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

**Annexure-III**  
**Forest NOC**



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



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

नाम Name	दीपक शर्मा Deepak Sharma
संगठन का नाम Organisation Name	Hero Realty Private Limited
वर्तमान पता Current Address	Gurgaon, Gurgaon, Haryana
भूमि स्थान Land Location	Gurgaon, Gurgaon, Gurgaon
भूमि मापन Land Measurements	2.9312 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	6330/240(1-11-0), 6337/243/2(0-10-0), 6336/243/2(1-8-16), 6335/242/2(0-6-8), 15842/4090/239(0-10-10), 4089/239min(0-7-2)

Reference No. (SRN):- KT2-Y2M-EV30

जारी करने की तिथि / Date of Issuance: 16-12-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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

<https://164.100.137.243/eservices/mobileapi/verify/clarification/KT2Y2MEV30>





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	6330/240(1-11-0),6337/243/2(0-10-0),6336/243/2(1-8-16),6335/242/2(0-6-8),15842/4090/2 39(0-10-10),4089/239min(0-7-2)
प्रयोजन Purpose	Mix Land Use(87% Group Housing And 13% Commercial) Under Tod Policy



जारी करने की तिथि / Date of Issuance: 16-12-2023

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/KT2Y2MEV30>



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.

Applicant Deepak Sharma located at village /city Gurgaon district Gurgaon  
made a proposal to use this land for Mix Land Use(87% Group Housing And 13% Commercial)  
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 4<sup>th</sup> 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 Hero Realty Private Limited whose land is located at village/city, Gurgaon 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 Above Mentioned Conditions And Distance Of The Proposal Is Less 5 Km. Form Boundary Of Dehli, Hence, The Permission Must Be Obtained From Competent Authority.



Date: 16-12-2023  
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/KT2Y2MEV30>



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	दीपक शर्मा Deepak Sharma
संगठन का नाम Organisation Name	Hero Realty Private Limited
वर्तमान पता Current Address	Tikampur, Gurgaon, Haryana
भूमि स्थान Land Location	Tikampur, Gurgaon, Tikampur
भूमि मापन Land Measurements	0.8187 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	18//2/2min(3-15), 3min(2-11), 4min(0-5)

Reference No. (SRN):- YMX-BXG-Q79M

जारी करने की तिथि / Date of Issuance: 25-07-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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

<https://164.100.137.243/eservices/mobileapi/verify/clarification/YMXBXGQ79M>



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	18//2/2min(3-15),3min(2-11),4min(0-5)
प्रयोजन Purpose	Mix Land Use(87% Group Housing And 13% Commercial) Under Tod Policy



जारी करने की तिथि / Date of Issuance: 25-07-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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

<https://164.100.137.243/eservices/mobileapi/verify/clarification/YMXBXGQ79M>



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.

Applicant Deepak Sharma located at village /city Tikampur district Gurgaon  
made a proposal to use this land for Mix Land Use(87% Group Housing And 13% Commercial)  
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 4<sup>th</sup> 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 Hero Realty Private Limited whose land is located at village/city, Tikampur 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.Distance Of The Proposal Is Less 5 Km. Form Boundary Of Dehli, Hence, The Permission Must Be Obtained From Competent Authority.



Date: 25-07-2023  
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/YMXBXGQ79M>





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	दीपक शर्मा Deepak Sharma
संगठन का नाम Organisation Name	Hero Realty Private Limited
वर्तमान पता Current Address	Gurgaon, Gurgaon, Haryana
भूमि स्थान Land Location	Gurgaon, Gurgaon, Gurugram, Sector 104
भूमि मापन Land Measurements	6.9843 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	4084/233/2/2min(0-6-15), 4085/236min(0-9-17), 235/2/2(1-16-0), 238/2(2-11-0), 4089/239min(0-18-18), 4088/237(0-10-0), 15841/4090/239(0-10-10), 4087/237(3-10-0), 15840/4090/239(0-10-10)

Reference No. (SRN):- L90-4AK-QPRN

जारी करने की तिथि / Date of Issuance: 01-08-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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

<https://164.100.137.243/eservices/mobileapi/verify/clarification/L904AKQPRN>



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	4084/233/2/2min(0-6-15),4085/236min(0-9-17),235/2/2(1-16-0),238/2(2-11-0),4089/239min(0-18-18),4088/237(0-10-0),15841/4090/239(0-10-10),4087/237(3-10-0),15840/4090/239(0-10-10)
प्रयोजन Purpose	Mix Land Use(87% Group Housing And 13% Commercial) Under Tod Policy



जारी करने की तिथि / Date of Issuance: 01-08-2023

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 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.

Applicant Deepak Sharma located at village /city Gurgaon district Gurgaon  
made a proposal to use this land for Mix Land Use(87% Group Housing And 13% Commercial)  
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 4<sup>th</sup> 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 Hero Realty Private Limited whose land is located at village/city, Gurgaon 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 Above Mentioned Conditions And Distance Of The Proposal Is Less 5 Km. Form Boundary Of Dehli, Hence, The Permission Must Be Obtained From Competent Authority.



Date: 01-08-2023  
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/L904AKQPRN>



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	दीपक शर्मा Deepak Sharma
संगठन का नाम Organisation Name	Hero Realty Private Limited
वर्तमान पता Current Address	Tikampur, Gurgaon, Haryana
भूमि स्थान Land Location	Tikampur, Gurgaon, Tikampur
भूमि मापन Land Measurements	0.3562 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	18//2/2min(1-3), 4min(1-14)

Reference No. (SRN):- YBJ-VTD-69LG

जारी करने की तिथि / Date of Issuance: 16-12-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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

<https://164.100.137.243/eservices/mobileapi/verify/clarification/YBJVTD69LG>



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	18//2/2min(1-3),4min(1-14)
प्रयोजन Purpose	Mix Land Use(87% Group Housing And 13% Commercial) Under Tod Policy



जारी करने की तिथि / Date of Issuance: 16-12-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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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.

Applicant Deepak Sharma located at village /city Tikampur district Gurgaon  
made a proposal to use this land for Mix Land Use(87% Group Housing And 13% Commercial)  
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 4<sup>th</sup> 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 Hero Realty Private Limited whose land is located at village/city, Tikampur 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. Conditions And Distance Of The Proposal Is Less 5 Km.  
Form Boundary Of Dehli, Hence, The Permission Must Be  
Obtained From Competent Authority.



Date: 16-12-2023  
Place: Gurgaon

Rajeev Tejyan,  
(Divisional Forest Officer)

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**Annexure-IV**  
**Approved Site Plan**



TOTAL SITE AREA - 11.0910 ACRES  
NET SITE AREA FOR PLANING - 10.72405 ACRES

FLOOR	UNIT INVENTORY														TOWER D	TOWER E		
	TOWER A			TOWER B			TOWER C			TOWER D			TOWER E					
	4898 unit with Vertical Paralel Slat	4898 unit with Vertical Paralel Slat	TOTAL units	4898 unit with Vertical Paralel Slat	TOTAL units	3998 unit with Vertical Paralel Slat	TOTAL units	3998 unit with Vertical Paralel Slat	TOTAL units	3998 unit with Vertical Paralel Slat	TOTAL units	3998 unit with Vertical Paralel Slat	TOTAL units					
Ground Floor	6	0		Ground Floor	2	0		Ground Floor	3	0		Ground Floor	3	3				
1st Floor	1	0		1st Floor	1	0		1st Floor	1	0		1st Floor	1	1				
2nd Floor	2	0		2nd Floor	2	0		2nd Floor	4	4		2nd Floor	4	4				
3rd Floor	3	0		3rd Floor	3	0		3rd Floor	4	4		3rd Floor	4	4				
4th Floor	0	0		4th Floor	0	0		4th Floor	4	4		4th Floor	4	4				
5th Floor	0	0		5th Floor	0	0		5th Floor	4	4		5th Floor	4	4				
6th Floor	0	0		6th Floor	0	0		6th Floor	4	4		6th Floor	4	4				
7th Floor	0	0		7th Floor	0	0		7th Floor	4	4		7th Floor	4	4				
8th Floor	0	0		8th Floor	0	0		8th Floor	4	4		8th Floor	4	4				
9th Floor	4	4		9th Floor	4	4		9th Floor	4	4		9th Floor	4	4				
10th Floor	4	4		10th Floor	4	4		10th Floor	4	4		10th Floor	4	4				
11th Floor	4	4		11th Floor	4	4		11th Floor	4	4		11th Floor	4	4				
12th Floor	4	4		12th Floor	4	4		12th Floor	4	4		12th Floor	4	4				
13th Floor	4	4		13th Floor	4	4		13th Floor	4	4		13th Floor	4	4				
14th Floor	4	4		14th Floor	4	4		14th Floor	4	4		14th Floor	4	4				
15th Floor	4	4		15th Floor	4	4		15th Floor	4	4		15th Floor	4	4				
16th Floor	4	4		16th Floor	4	4		16th Floor	4	4		16th Floor	4	4				
17th Floor	4	4		17th Floor	4	4		17th Floor	4	4		17th Floor	4	4				
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19th Floor	4	4		19th Floor	4	4		19th Floor	4	4		19th Floor	4	4				
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21st Floor	4	4		21st Floor	4	4		21st Floor	4	4		21st Floor	4	4				
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24th Floor	4	4		24th Floor	4	4		24th Floor	4	4		24th Floor	4	4				
25th Floor	4	4		25th Floor	4	4		25th Floor	4	4		25th Floor	4	4				
26th Floor	4	4		26th Floor	4	4		26th Floor	4	4		26th Floor	4	4				
27th Floor	4	4		27th Floor	4	4		27th Floor	4	4		27th Floor	4	4				
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40th Floor	4	4		40th Floor	4	4		40th Floor	4	4		40th Floor	4	4				
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43rd Floor	2	2		43rd Floor	4	4		43rd Floor	4	4		43rd Floor	4	4				
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				45th Floor	4	4		45th Floor	4	4		45th Floor	4	4				
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				126th Floor	4	4		126th Floor	4	4		126th Floor	4	4				
				127th Floor	4	4		127th Floor	4	4		127th Floor</						

GROUND COVERAGE	
COMMERCIAL	5645.51
TOWER-A	400.400
TOWER-B	377.711
TOWER-C	694.959
TOWER-D	773.869
TOWER-E	778.588
COMMUNITY	1167.490
SCHOOL (PS)	642.902
SCHOOL (NS)	238.614
EWS	79.661
METER ROOM	79.233
GUARD ROOM	3.000
<b>TOTAL</b>	<b>10881.927</b>

PROVIDED PARKING					
S.No.	FLOOR	AREA FOR PARKING	ECS FACTOR	NO.OF ECS (By area)	NO.OF BAYS
1	BASEMENT-1	23344.497	32	730	745
2	BASEMENT-2	23464.735	32	733	587
3	BASEMENT-3	23924.677	32	748	607
TOTAL NO. OF CAR'S PROVIDED					1939

PARKING REQUIRED			
REQUIRED ECS @ 50 SQMT OF TOTAL COVERED AREA	399	No's	
Residential ECS @ 1 per unit (Between 100 to 150 sqm of carpet area) (on 446Units) (A)	446	No's	
Residential ECS @ 1.5 per unit (Above 150 sqm of carpet area) (on 242Units) (B)	363	No's	
Total Parking Required	1208	No's	
5% OF TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1)	(A+B) X 5 %	No's	

[illegible]

GUARD ROOM F.A.R. AREA DETAIL										
ITEM	WIDTH	X	LENGTH	X	HEIGHT	X	COEFFICIENT	X	NO.	AREA
G1	1.500	X	2.000	X		X	1.000	X	1	3.000
TOTAL GUARD ROOM F.A.R. AREA										3.000

Community Facilities								
Name of Facility	Required	Provided						
Nursery School	1NOS	1NOS						
Primary School	1NOS	1NOS						
Type	Acres	Area in sq. m.	Permissible GC @ 35%	Proposed GC	Permissible far @ 150%	Proposed far	Permissible Parking @ 15%	Proposed Parking
PS	0.5	2028.425	708.295	142.862	2035.1375	1658.868	303.51375	209.03
HS	0.2	809.29	283.263	56.6525	1176.155	477.275	121.465	125.08

AREA STATEMENT						
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO : 36908 DATED : 28/11/24	11.09010	Acres	44679.971		Sq.mt	DD MT
	10.72405	Acres	43398.622		Sq.mt	
	9.32992	Acres	37756.801		Sq.mt	
	1.39413	Acres	5641.821		Sq.mt	
			26039.173	60%	Sq.mt	
			10881.937	25.07%	Sq.mt	
	12%		5207.83		Sq.mt	
	3.500		151895.18		Sq.mt	
	3.620		157103.00		Sq.mt	
(FOR COMMERCIAL 13%) 3% + 1.56%(IGBC GOLD)			19746.37	13.00%	Sq.mt	
			677.02			
			20413.39			
			19296.958	12.69%		
			493.39			
(FOR RESIDENTIAL 87%) %-+0.44%(IGBC GOLD)			132148.80	87.00%	Sq.mt	
			4350.62			
			136679.62			
			56486.08	86.88%	Sq.mt	
			193.54		Sq.mt	
(zone)I			540.66 PPA			
			541.91 PPA			
PLOT AREA)			6731.996			
			7877.626			
	Required	Unit No.s	Population			
	18.8	5 Person / DU	688	2440		
of Main Units		2 Person / DU	674	1348		
	121.411	2 Person / DU	134	268		
				5056		

RESIDENTIAL CARPET AREA DETAIL				
Sr no.	Tower no.	Carpet area		Carpet area
		No of DU's	>100 Sqmt.	
1	A (TYP.)		122	
2	A (REFUGE)	6	346.345	167.997
3	PENT HOUSE			
4	B (TYP.)		114	617.74
5	B (REFUGE)	6	346.345	167.997
6	PENT HOUSE			
7	C (TYP.)	88	113.8	351.873
8	C (REFUGE)	2	97.371	
9	D (TYP.)	168	334.346	
10	D (REFUGE)	6	118.143	
11	E (TYP.)	164	334.346	
12	E (REFUGE)	6	118.143	
SUB. TOTAL No's		446	242	

NOTE:- STAIRCASE TO STAIRCASE DISTANCE MAX. 90 M

(Y) (ear  
COP AD PA ATF  
SIP(HQ) Member Security B.P.A.C.  
SIP(R) Chairman B.P.A.C.  
CJPHF(HQ) Officer B.P.A.C.

Chiefed and found ok for Public Health  
(Internal) Service only subject to consultants in

In forwarding letter to S.S.E.T. D.L.S.-69

Superintendent (H)  
SIP(HQ)

PRINCIPAL ARCHITECT

**ACPL**

ACPL Design Ltd  
www.acpldesign.com

D.R. South Kenyon  
Newbury 10786 1400  
E. south@acpldesign.co.uk

01635 512462  
012 249475  
01635 512454

PROJECT:

APPROVAL OF REVISED BUILDING PLAN FOR A MIXED LAND USE COLONY FOR AN AREA OF 11,000+ ACRES FALLING UNDER LICENCE IN FORCE OF 1923 AND 15 OF 2021 IN SECTION-1 GURGRAM BEING DEVELOPED BY M/S HINDEN REALTY PVT. LTD.

Hinden Realty Pvt. Ltd.

Authorized Signatory

OWNER/AUTH. SIGNATURE \_\_\_\_\_

OWNER/ASHTH SIGNATURE \_\_\_\_\_

RAVI KUMAR GARG

ARCHITECT  
CANNON DESIGN INC.

CA04013158473

ARCHITECT'S SIGNATURE

\_\_\_\_\_

DRAWING TITLE
---------------

SITE PLAN (ARCHITECTURE)

DRAWING NO. SP-AR-01      SCALE :- 1:50



**Annexure-V**  
**Building Plan approval letter**

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

From

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

To

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

Memo No. ZP-1953-II/SD(RD)/2024/ 36968 Dated 28/11/24

Subject:

Approval of revised building plan of Mix Land Use (87% Residential & 13% Commercial Component) under TOD Policy for an area measuring 11.0901 acres (License No. 199 of 2023 dated 05.10.2023 & License No. 15 of 2024 dated 30.01.2024) in sector-104, Gurugram Manesar Urban Complex being developed Newage Infraprojects Pvt. Ltd. and others in Collaboration with Hero Realty Pvt. Ltd.

Reference your application dated 16.08.2024 for permission to erect the buildings in Mix Land Use (87% Residential & 13% Commercial Component) under TOD Policy for an area measuring 11.0901 acres (License No. 199 of 2023 dated 05.10.2023 & License No. 15 of 2024 dated 30.01.2024) in sector-104, Gurugram Manesar Urban Complex in accordance with the plans submitted with it.

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

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

Further that: -

- a) The building shall be constructed in accordance to the Structural Design by Structural Engineer Sh. Ajay Gupta and certified by Proof Consultant Dr. Padam Kumar on prescribed FORM BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
  - (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the fire-fighting scheme in accordance with the Section 15 of the Haryana Fire Safety Act-2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.



4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
6. Based on the actual estimated cost of internal development of the colony you shall furnish additional bank guarantee, if required.
7. The revenue Rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4-10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer
  - (ii) A clearance from Fire Safety point of view from the competent authority.
11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
12. The basements shall be used for parking, services or as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
13. That you shall comply with the conditions laid down in the memo no. 258221 dated 23.09.2024 of Chief Administrator, HSVP, Panchkula (Copy enclosed).
14. That you shall comply with the conditions laid down in the Memo No. 9793 dated 26.09.2024 of Deputy Director, Directorate of Fire and Emergency Services, Haryana, Panchkula (Copy enclosed).
15. GENERAL: -
  - (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. 12/1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site
  - (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2012 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
  - (iii) That you shall submit the fire fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site
  - (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
  - (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

- (vii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - (viii) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
  - (ix) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
  - (x) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
  - (xi) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
  - (xii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
  - (xiii) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.
  - (xiv) That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
  - (xv) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
  - (xvi) That the community buildings as mentioned in the building plans shall be part of the common areas of the group housing colony while filing the Deed of Declaration under the Apartment Ownership Act. Accordingly, such community buildings shall be for the exclusive use of residents of this group housing colony only and the same shall not be sold to anyone.
16. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.
17. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at URL :[https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI\\_ors.pdf](https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
  - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
  - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
  - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
  - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
  - (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
  - (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
  - (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
  - (x) Compulsory use of wet jet in grinding and stone cutting.
  - (xi) Wind breaking walls around construction site.
  - (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
  - (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
  - (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
  - (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
  - (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
18. On the basis of IGBC Gold Rating Pre-Certification duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 12% is allowed. Since, the final rating will be issued by IGBC after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to be



availed, as incentive for green building), shall be withheld till the final rating from IGBC is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

19. That the community buildings as mentioned in the building plans shall be part of the common areas of the Group Housing Colony under TOD while filing the Deed of Declaration under the Apartment Ownership Act. Accordingly, such community buildings shall be for the exclusive use of residents of this Group Housing Colony only and the same shall not be sold to anyone as per your undertaking submitted vide letter dated 25.10.2024.
20. That you shall transfer the land forming part of sector road/service road, green belt and 24/18 mtr wide internal circulation road within a period of 30 days in favour of the Govt. from the date of approvals of building plans.
21. That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.

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

DA/As above & One set of Building Plans.



(Vijender Singh)  
Senior Town Planner (HQ),  
Member Secretary

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

Endst. No. ZP-1953-II/SD(RD)/2024/\_\_\_\_\_ Dated:- \_\_\_\_\_

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Executive Engineer, GMDA, Gurugram.
4. Senior Town Planner, Gurugram.
5. Chief Administrator, HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Deputy Director, Directorate Fire Service, Haryana, Panchkula.
10. Dr. Padam Kumar, (Proof Consultant), Plot No. 13, 3<sup>rd</sup> floor, Manak Vihar, East Delhi-110092.
11. Sh. Ajay Gupta (Structure Engineer), C-486, Ground Floor, CR Park, New Delhi-110019.
12. Sh. Sanjay Gupta, (Geo-Technical), C-383, Defence Colony, New Delhi-110024.

***Encl: as above***

(Vijender Singh)

Senior Town Planner (HQ),  
Member Secretary

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

**Annexure-VI**  
**AAI NOC**





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101823/808612

एअरआई/भार.एच.कॉड/एचन मॉड/एलीएम/एनओसी/2325/772/3165-68

मालिक का नाम एवं पता Hero Realty Private Limited  
OWNERS Name & Address 264, Okhla Industrial Area, Phase - III, New  
Delhi - 110020

दिनांक/DATE: 01-11-2023

वैधता/ Valid Up to: 31-10-2031

## 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 दिसम्बर 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/101823/808612
आवेदक का नाम / Applicant Name*	Deepak Sharma
स्थल का पता / Site Address*	Construction of proposed Mixed Land-use project (13 percent Commercial and 87 percent Group Housing) on land bearing Khasra Nos. 4084/233/2/2min, 4085/236min, 235/2/2, 238/2, 4089/239, 4088/237, 15841/4090/239, 15842/4090/239, 15843/4090/239, 4087/237, 15840/4090/239, 6330/240, 6337/243/2, 6336/243/2, 6335/242/2 in revenue estate of Village Gurugram, Tehsil Gurugram and Khasra Nos. 18/2/2, 3, 4 in revenue estate of Village Tikampur, Tehsil Kadipur Sector 104 Gurugram Haryana, Gurugram, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 29 7.56N 76 59 33.60E, 28 29 9.42N 76 59 35.77E, 28 29 9.23N 76 59 36.98E, 28 29 11.95N 76 59 37.88E, 28 29 5.88N 76 59 38.67E, 28 29 6.15N 76 59 38.75E, 28 29 12.77N 76 59 39.93E, 28 29 14.16N 76 59 40.28E, 28 29 10.53N 76 59 40.72E, 28 29 5.06N 76 59 41.70E, 28 29 13.59N 76 59 42.06E, 28 29 15.43N 76 59 42.22E, 28 29 7.05N 76 59 42.61E, 28 29 16.27N 76 59 43.10E, 28 29 9.47N 76 59 43.63E
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*	213.99 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	379.66 M (Restricted)

\* 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 or 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 सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएँ 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 or Obstruction caused by Buildings and Trees etc.) Rules, 1994"

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मूमरी, 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, Mummy, 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.



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101823/808612

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 रिवैलीडेशन 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 प्राउन्ड 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](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट 1, 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 1 Section 4, available on DGCA India website: [www.dgca.nic.in](http://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, Robini 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 - II, 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, Robini Heliport, Safdarjung Airport, Sampla Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - II, Schedule - IV (Part-I), Schedule - IV (Part-2: RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E)

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-1V (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 GSR 770(E). As per rule 13 of GSR 751 E amended by GSR 770(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 GSR 770(E)

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

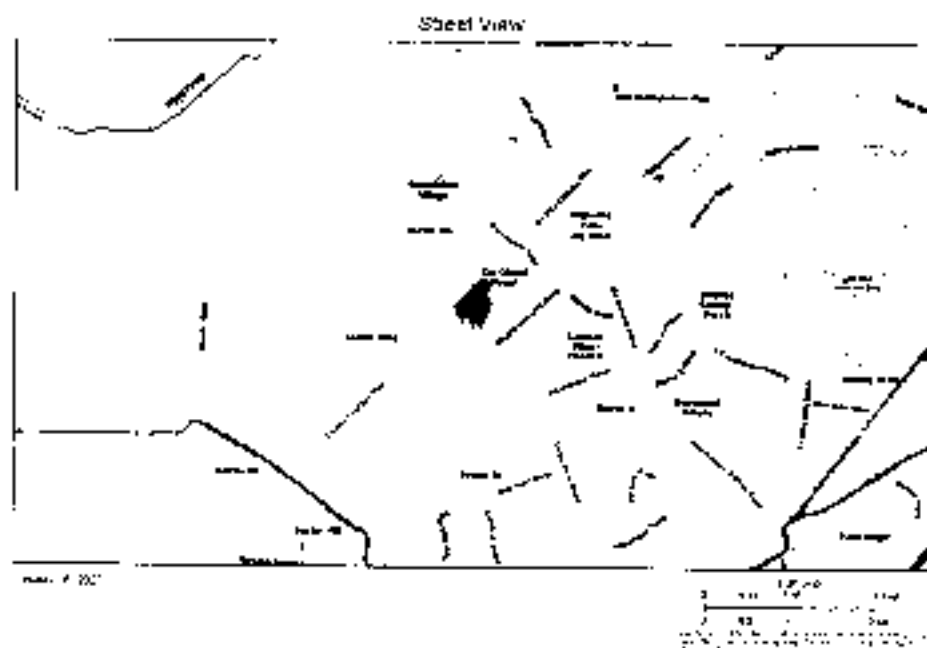
e. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

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

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







**Annexure-VII**  
**Aravali NOC**

प्रेषक,

उपायुक्त, गुरुग्राम।

सेवा में,

M/s Hero Realty Pvt. Ltd. (A Hero Enterprise),  
264, Okhla Industrial Estate, Phase-III,  
New Delhi-110020.

क्रमांक 37 / एमओबी०

दिनांक : 01/4/2024

विषय:-

NOC for Aravali Project Plantation 1992 for construction of proposed Mixed Landuse project (13% Commercial & 87% Group Housing) on land measuring 11.09063 Acres in revenue estate of village Tikampur and Gurgaon, District Gurugram, Haryana (regarding report of Tehsildar and DFO, Gurugram).

उपरोक्त विषय के संदर्भ में।

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

तहसीलदार, गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 131/ओ०के० दिनांक 12.03.2024 के द्वारा रिपोर्ट इस कार्यालय में प्रेषित की है जिसमें लिखा है कि रिपोर्ट पटवारी हत्का अनुसार रिपोर्ट बिन्दुवार निम्न प्रकार है:-

1. मौजा गुरुग्राम तहसील व जिला गुरुग्राम अनुसार राजस्व रिकार्ड प्रार्थना पत्र में वर्णित खसरा नं० 4084/233, 4085/236, 235/2/2, 238/2, 4089/239, 4088/237, 15841/4090/239, 4087/237, 15840/4090/239, 6330/240, 15842/4090/239/3, 6335/242/2, 6336/243/2, 6337/243/2 पर दिनांक 07.05.1992 के नोटिफिकेशन अनुसार जमाबन्दी के खाना कैफियत में अरावली क्षेत्र का इन्द्राज दर्ज नहीं है।
2. अनुसार राजस्व रिकार्ड उपरोक्त अराजी भूमि नोटिफिकेशन से पूर्व व उसके पश्चात मिसल हकीयत/चकबन्दी तक कभी भी अराजी मुतनाजा की किस्म गैर मुमकिन पहाड़, गैर मुमकिन राडा, गैर मुमकिन बीहड़, बंजड़ बीहड़ या रुद्र नहीं रही है।
3. अनुसार राजस्व रिकार्ड नोटिफिकेशन से पूर्व अराजी भूमि की किस्म चाही है। और पश्चात में खसरा नं० 4084/233 व 15841/4090 की किस्म बंजर कदीम है व खसरा नं० 4084/233, 4085/236, 235/2/2, 238/2, 4089/239, 4088/237, 15841/4090/239, 4087/237, 15840/4090/239, 6330/240, 15842/4090/239/3, 6335/242/2, 6336/243/2, 6337/243/2 की किस्म चाही है।
4. अनुसार राजस्व रिकार्ड उपरोक्त अराजी भूमि मिसल हकीयत/चकबन्दी ता हाल कभी भी शामलात देह/पंचायत देह/नगर पालिका/नगर निगम की मलकियत नहीं रही है।
5. अनुसार राजस्व रिकार्ड उपरोक्त अराजी भूमि का किसी भी माननीय न्यायालय का मुकदमा/केस का इन्द्राज जमाबन्दी के खाना कैफियत में दर्ज नहीं है।
6. अनुसार राजस्व रिकार्ड अराजी भूमि पर SEZ(Special Economical Zone) का इन्द्राज राजस्व रिकार्ड में दर्ज नहीं है।
7. अनुसार राजस्व रिकार्ड अराजी भूमि बारे धारा 4-6 का इन्द्राज राजस्व रिकार्ड में दर्ज नहीं है।
8. अनुसार राजस्व रिकार्ड जमाबन्दी वर्ष 1996-97 पर खसरा नं० 4090/239/2 रकबा 0-10-10 में बरूवे इन्तकाल नं० 40893-40987-40986 मन्जूरशुदा के तहत मैसर्ज वैलफेयर डवलपर्स प्रा०लि० 5½/210 व मै० प्रथम रियलटर्स प्रा०लि० 157¾/210 की मालिक है। व खसरा नं० 4084/233(0-10-0), 4085/236(0-10-0), 235/2(2-2-17), 238(2-13), 4089/239(1-6-0).



4088/237(0-10-0) सालम पर बरूये इन्तकाल नं० 40628 मनजूर के अनुसार मै० प्रथम रियल्टर्स प्रा०लि० मालिक है। या खसरा नं० 4087/237(3-10-0), 15840/4090/239 पर राजगीर पुत्र रामानन्द 6/7 वा अमन कटारिया पुत्र राजवीर 1/7 वा खसरा नं० 6330/240(1-11-0), 15842/4090/239/3(0-10-10), 6335/242/2(0-6-8), 6336/243/2(1-8-16), 6337/243/2(0-10-0) सालम पर बरूये इन्तकाल नं० 41050, 46332, 41625, 41626, 41627, 41049 मनजूरशुदा के तहत मै० न्यू ऐज इन्फ्रा प्रोजेक्ट्स प्रा०लि० मालिक है।

इसके अतिरिक्त नायब तहसीलदार, कादीपुर ने अपने कार्यालय के पत्र क्रमांक 2886/रीडर दिनांक 21.02.2024 के द्वारा रिपोर्ट इस कार्यालय में प्रेषित की है जिसमें लिखा है कि रिपोर्ट पटवारी हल्का अनुसार मौजा टीकमपुर उप तहसील कादीपुर जिला गुरुग्राम का राजस्व रिकार्ड से अवलोकन करने उपरान्त मांगी गई रिपोर्ट बिन्दुवार निम्न प्रकार है:-

1. अनुसार राजस्व रिकार्ड पत्र में वर्णित कीला नम्बरान 18//2/2, 3, 4 दिनांक 07.05.1992 के नोटिफिकेशन अनुसार अरावली क्षेत्र में नहीं आता है।
2. अनुसार राजस्व रिकार्ड उपरोक्त कीला नम्बरान बारे नोटिफिकेशन से पूर्व व उसके पश्चात मिसल हकीयत/चकबन्दी तक कभी भी अराजी मुतनाजा कि किस्म गैर मुमकिन पहाड़, गैर मुमकिन राडा, गैर मुमकिन बीहड़, बंजड़ बीहड़ या रुद्र नहीं रही है।
3. अनुसार राजस्व रिकार्ड नोटिफिकेशन से पूर्व उपरोक्त कीला नम्बरान की किस्म नरमोट है वा नोटिफिकेशन से पश्चात उपरोक्त कीला नम्बरान की किस्म चाही है।
4. अनुसार राजस्व रिकार्ड उपरोक्त अराजी भूमि मिसल हकीयत/चकबन्दी ता हाल कभी भी शामिलता देह/पंचायत देह/नगर पालिका/नगर निगम की मलकियत नहीं रही है।
5. अनुसार राजस्व रिकार्ड उपरोक्त अराजी भूमि बारे किसी माननीय न्यायालय के कोई कोर्ट केस/मुकदमा आदि का इन्द्राज दर्ज नहीं है।
6. अनुसार राजस्व रिकार्ड उपरोक्त अराजी भूमि SEZ(Special Economical Zone) का राजस्व रिकार्ड में इन्द्राज दर्ज नहीं है।
7. अनुसार राजस्व रिकार्ड उपरोक्त अराजी भूमि बारे धारा 4, 6 व अवार्ड आदि का जमाबन्दी के खाना कैफियत में कोई इन्द्राज दर्ज नहीं है।
8. अनुसार राजस्व रिकार्ड जमाबन्दी वर्ष 2019-20 की खेवट/खाता नं० 64/73 मु०/कीला नं० 18//2/2(4-18), 3(2-11), 4(1-19) कीता 3 रकबा 9 कनाल 8 मरला सालम पर मै० न्यूऐज इन्फ्रा प्रोजेक्ट्स प्रा०लि० मालिक है।

उप वन संरक्षक, गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 2220-G दिनांक 23.02.2024 के द्वारा अवगत कराया है कि उनके कार्यालय द्वारा (M/s Hero Realty Pvt. Ltd.) को गांव गुरुग्राम जिला गुरुग्राम के 6.9843 एकड़ दिनांक 01.08.2023 व 2.9312 एकड़ की दिनांक 16.12.2023 व गांव टीकमपुर जिला गुरुग्राम 0.8187 एकड़ क्षेत्र की दिनांक 25.07.2023 व 0.3562 एकड़ की दिनांक 16.12.2023 को फॉरेस्ट क्लेरिफिकेशन ऑनलाईन जारी की जा चुकी है। जिसकी छाया प्रति इस कार्यालय में प्रेषित की है जिसमें लिखा है कि Applicant Mr. Deepak Sharma, M/s Hero Realty Pvt. Ltd., having Rectangle No./Murba No./Rect. No. 4084/233/2/min (0-6-15), 4085/236/min(0-9-17), 235/2/2(1-16-0), 238/2(2-11-0), 4089/239/min(0-18-18), 4088/237 (0-10-0), 15841/4090/239(0-10-10), 4087/237(3-10-0), 15840/4090/239(0-10-10) Land Measurements 6.9843 (Acre) & having Rectangle No./Murba No./Rect. No. 6330/240(1-11-0), 6337/243/2(0-10-0), 6336/243/2(1-8-16), 6335/242/2(0-6-8), 15842/4090/239(0-10-10), 4089/239/min(0-7-2) Land Measurements 2.9312 (Acre) Both Land Measurements [6.9843 (Acre) + 2.9312 (Acre)] Land Location at Village Gurugram, District Gurugram And having Rectangle No./Murba No./Rect. No. 18//2/2min(3-15), 3min(2-11), 4min(0-5) Land Measurements 0.8187 (Acre) & having Rectangle No./Murba No./Rect. No. 18//2/2min(1-3), 4min(1-14) Land Measurements 0.3562 (Acre) Both Land Measurements [0.8187 (Acre)+ 0.3562 (Acre)] Land Location




at Village Tikampur, District Gurugram made a proposal to use this land for Mix Land Use (27% Group Housing And 13% Commercial) Under Tod Policy. It is made clear that:-

- A) As per records available above said land is not part of notified Reserved Forest, protected Forest under Indian Forest Act, 1927 or any area closed under section 4 of Punjab Land Preservation Act 1900.
- B) It is clarified that by the Notification No. S.O 8/P.A 2/1900/5. 4/2013 dated 04-01-13 all Revenue Estate of Gurugram is notified u/s 4 of PLPA 1900 and S.O 81/PA.2/1900/5.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as Forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest officer, Gurugram.
- C) If approach is required from Protected Forest by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s Hero Realty Pvt. Ltd., whose land is located at Village/City Gurugram & Tikampur, District Gurugram must obtain clearance as applicable under Forest Conservation Act. 1980.
- D) As per the records available with the Forest Department Gurugram the area does not fall in areas where plantations were raised by the Forest Department under Aravali project.
- E) All other statutory clearances mandated under the Environment protection Act. 1986, as per the notification of Ministry of Environment and Forest, Government of India dated 07-05-1992 or any other Act/Order shall be obtained as applicable by the project proponents from the concerned authorities.
- F) The project proponent will not violate any Judicial Order/Direction issued by the Hon'ble Supreme Court/High Courts.
- G) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07-05-2002, 29-10-2002, 16-12-2002, 18-03-2004, 14-05-2008 etc. pertaining to Aravali region in Haryana, which should be complied with.
- H) It shall be the responsibility of user agency/applicant to get necessary clearances/permissions under various Acts and Rules applicable if any, from the respective authorities/department.
- I) This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher.

It is subject to the following conditions:

1. Clarification Is Hereby Issued Subject To Above Mentioned Conditions And Distance of The Proposal is less 5 Km. Form Boundary of Delhi, Hence, The Permission Must Be Obtained From Competent Authority.

अतः आपको Village Gurugram Tehsil & District Gurugram And Village Tikampur, Sub Tehsil Kadipur, District Gurugram की उक्त भूमि की Aravalli Clearance/Non Forest Land रिपोर्ट तहसीलदार, गुरुग्राम, नायब तहसीलदार, कादीपुर व उप वन संरक्षक, गुरुग्राम की रिपोर्ट में वर्णित शर्तों अनुसार जारी की जाती है तथा प्रार्थी कम्पनी को दी गई एनओसी में किसी नम्बरों पर हरियाणा सरकार के किसी भी विभाग द्वारा किसी भी प्रकार की भूमि अर्जन कार्यवाही धारा 4, 6 व अवार्ड आदि राजस्व रिकार्ड अनुसार पाया जाता है तो सम्बंधित नम्बरों की अरावली एनओसी स्वतः रद्द समझी जावेगी जिसके लिए प्रार्थी कम्पनी स्वयं जिम्मेवार होगी। इसके अतिरिक्त प्रार्थी वर्णित भूमि पर कोई भी परियोजना शुरू करने से पूर्व उप वन संरक्षक, गुरुग्राम की रिपोर्ट में दर्शाई गई शर्त अनुसार Competent Authority से अनुमति लेकर इस कार्यालय को अवगत करवाना सुनिश्चित करे क्योंकि Distance of The Proposal is less 5 Km. Form Boundary of Delhi, Hence, The Permission Must Be Obtained From Competent Authority, अन्यथा सम्बंधित किला नम्बरान की अरावली एनओसी स्वतः रद्द समझी जावेगी।

  
कृते: उपायुक्त, गुरुग्राम।



**Annexure-VIII**  
**Structure Stability Certificate**

## **STRUCTURAL STABILITY CERTIFICATE**

Certified that, undersigned had analysed and designed the **Mixed Land Use Housing Colony Measuring 11.0901 Acres in Sector-104, Gurugram Manesar Urban Complex Developed By NewAge Infraprojects Pvt Ltd and Others In Collaboration with Hero Realty Pvt Ltd.**

It is further certified that the structural design has been done in accordance with the provisions of relevant I.S. Codes including IS: 456, IS:1786, IS:875 and IS:1893, IS:4326 for schematic zone IV.

Hence Structure Design is Safe and Stable under the designed loads and natural hazards including Earth-Quake.

Thanking you,

Yours faithfully,

For, M/s. Perceptive Ideas Consulting Engineer Private Limited



Mr. Ajay Gupta

Registration No. M -1474744 ;

CHARTERED ENGINEER ( CIVIL DIVISION )

Institution of Engineers (India)

Date : 23/07/2024





## DEPARTMENT OF TOWN & COUNTRY PLANNING

(Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018)

### Empanelment Certificate

Empanelment ID: TPR-364A-2024

Dated : 12/03/2024



1. This is to certify that **AJAY GUPTA** resident of **C-486 GROUND FLOOR C R PARK NEW DELHI -110019** has been empaneled as

(I) Structural Engineer

2. This Empanelment certificate is valid from **12/03/2024** to **12/03/2025**.

3. The scope of work of the said professional shall be as prescribed under Haryana Building Code, 2017.

4. Failure of the said professional to adhere to the requirements shall result in penal action against him/her, as decided by the competent authority, whose orders in this regard shall be final and shall include but not limited to :-

a. the present certificate shall stand suspended with immediate effect.

b. the professional may be blacklisted for further practice in the state either for a specified period or forever depending upon the nature of lapse.



*Ajay Gupta*

**AJAY GUPTA**  
(Structural Engineer)  
C-486, Ground Floor

By Order of Chairman, Empanelment Committee  
Department of Town & Country Planning  
Haryana, Chandigarh Mob.: 7703997767

*for: Hero Realty Pvt Ltd*  
*Sector-104*  
*Gurgaon*

Disclaimer: The authenticity of this Certificate can be verified at [topharyana.gov.in](http://topharyana.gov.in)



**Annexure-IX**  
**Fire Fighting Scheme Approval**

**From** Director General  
Fire Service, Haryana Panchkula

**To** **M/s** Hero Realty Pvt Ltd  
Sector 104 Gurugram

**Memo No. FS/2025/238 dated : 18/02/2025**

**Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at meas. 11.0901 acres in Sector 104, Gurugram of M/s Hero Realty Pvt. Ltd. :**

Reference your Transaction Id 050262423002184 dated: 26/12/2024 on the subject cited above.

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

<i><b>Tower Name</b></i>	<i><b>Floor Detail</b></i>	<i><b>Terrace Height of Last Livable Floor(In Meters)</b></i>	<i><b>Ground Coverage</b></i>
Commercial	G+Mezz. to 04	26.9 Mt.	4981.500 Sq. Mt.
Tower- A	G to 43 (42 & 43 Duplex)	148.90 Mt.	358.943 Sq. Mt.
Tower- B	G to 41 (40 & 41 Duplex)	142.30 Mt.	358.727 Sq. Mt.
Tower- C	G to 22	76.20 Mt.	694.959 Sq. Mt.
Tower- D	G to 43	145.50 Mt.	773.869 Sq. Mt.
Tower- E	G to 42	142.20 Mt.	778.864 Sq. Mt.
Community	G to 04	29.95 Mt.	1167.49 Sq. Mt.
Nursery School	G+01	7.30 Mt.	238.614 Sq. Mt.
Primary School+EWS	G+02 (PS) 3 to 12 EWS	39.80 Mt.	722.563 Sq. Mt.
Meter Room	Ground Floor	04.00 Mt.	79.233 Sq. Mt.
Guard Room	Ground Floor	04.00 Mt.	3.00 Sq. Mt.
<i><b>Tower Name</b></i>	<i><b>Basement Level</b></i>	<i><b>Basement Area</b></i>	<i><b>Basement Remarks</b></i>
	Basement- 01	28319.530 Sq. Mt.	-
	Basement- 02	27475.441 Sq. Mt.	-
	Basement- 03	28453.135 Sq. Mt.	-

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

**Remarks:- OK**



Joint Director (Technical)

Panchkula

Exercising the power of Director, Fire Services, Haryana



**Annexure-X**  
**IGBC Pre-certificates**



Confederation of Indian Industry

## Indian Green Building Council (IGBC)

*hereby precertifies*

**The Palatial by Hero Homes at Sector 104 Gurugram (Residential component of Mix Land-use project) under License no. 199 of 2023 & 15 of 2024**

**Hero Realty Pvt. Ltd**

(IGBC Registration No. GH240175)

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

**IGBC Green Homes Rating System**

### **Precertified Gold**

**May 2024**

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

**Sharukh Mistry**  
Chair, IGBC Green Homes

**B Thiagarajan**  
Chairman, IGBC

**K S Venkatagiri**  
Executive Director, CII-Godrej GBC



Confederation of Indian Industry

## Indian Green Building Council (IGBC)

*hereby precertifies*

### **Commercial component of Mix Land use project at Sector 104 Gurugram under license no. 199 of 2023 & 15 of 2024**

**Hero Realty Pvt. Ltd.**  
(IGBC Registration No. NBT 24 0287)

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

**IGBC Green New Buildings Rating System**  
(Tenant-Occupied Building)

## **Precertified Gold**

May 2024

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

**C N Raghavendran**  
Chair, IGBC Green New Buildings

**B Thiagarajan**  
Chairman, IGBC

**K S Venkatagiri**  
Executive Director, CII-Godrej GBC



**Annexure-XI**  
**Air quality management plan**

# **Air Quality Management Plan**

## **A. CONSTRUCTION PHASE**

### **1. Objective**

To control and reduce air pollution and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) emissions arising from site development, construction, and associated activities.

### **2. Sources of Air Pollution**

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

### **3. Dust Mitigation Measures**

#### **3.1 Site Preparation & Earthwork**

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

#### **3.2 Material Handling & Storage**

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

#### **3.3 Transportation**

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

### **3.4 Construction Operations**

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

### **3.5 Technological Interventions**

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

### **3.6 Monitoring**

- Ambient air quality monitoring (PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>2</sub>, SO<sub>2</sub>) at site.
- Display real-time air quality data at project entry gate

### **3.7 Documentation**

- Logbooks for water sprinkling and dust suppression equipment usage

### **3.8 Health & Safety**

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

## **B. POST-CONSTRUCTION / OPERATIONAL PHASE**

### **1. Objective**

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

### **2. Indoor Air Quality (IAQ) Measures**

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



### **3. Outdoor Dust & Air Quality Control**

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

### **4. DG Set & Emission Control**

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

### **5. Parking & Vehicular Emissions**

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

### **6. Ambient Air Monitoring**

- Air quality monitoring (PM, NO<sub>2</sub>, SO<sub>2</sub>) through NABL-approved labs
- Display of air quality information on digital boards at entry/exit gates

### **7. Resident Awareness**

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

**Annexure-XII**  
**Fresh water assurance**



**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY**

To

M/s Hero Realty Pvt Ltd,  
264, Okhla Industrial Estate, Ph-II,  
New Delhi-110020

Memo No. EE (Proj)/GMDA/2024/ 41

Dated: 13-02-2024

**Sub:-** Assurance of water supply of 1100 KLD (drinking and domestic purpose) for setting up of mix land use project (87% group housing and 13% commercial) on land admeasuring 7.8031 acre and 3.287 acres total admeasuring 11.0901 acres falling in the revenue state of village-Tilampur and Gurugram, Sector-104, Gurugram being developed by Hero Realty Pvt Ltd

**Ref:** Your application dated. 05.02.2024

With reference to the cited subject, the regular water supply of drinking water will be provided after laying of water supply distribution networks, which will take minimum 6 months or as per availability of clearance of hindrances.

Meanwhile, fresh water is available at Boosting Station, Sector-16 or Water Treatment Plant, Basai, Gurugram. You can get the water from these locations by making your own arrangement of transportation.

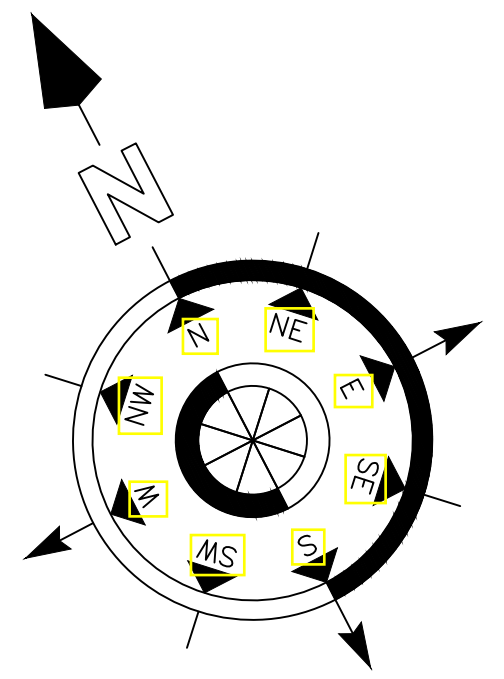
  
Executive Engineer-I  
W/S, Division, GMDA,  
Gurugram












**Annexure-XIII**  
**Landscape Plan**



## LEGEND



- |   |                          |
|---|--------------------------|
|  | PLOT BOUNDARY            |
|  | SET BACK LINE            |
|  | BASEMENT LINE            |
|  | GREEN AREA               |
|  | BLOCK GREEN AREA         |
|  | PERIPHERAL GREEN AREA    |
|  | TOWER & COMMERCIAL BLOCK |
|  | ROAD & PAVED AREA        |
|  | FUTURE EXPANSION AREA    |

### Lawn Green(LG) Area Detail

Landscape Area Detail			
	Particular	Area(Sqm)	Nos of Tree
1	Lawn Green(LG)	3,976.23	0
2	Peripheral Green(PG)	1,131.78	321
3	Block Green(BG) <i>(Including 30mWide Greenbelt)</i>	5,385.6 <i>(12% of Total Plot Area)</i>	337
Total Landscape Area		10,493.61	658

Lawn Green(LG)		Area Detail
S.No.	Particular	Area(Sqm)
1	LG-1	869.35
2	LG-2	177.31
3	LG-3	105.83
4	LG-4	50.87
5	LG-5	56.90
6	LG-6	304.91
7	LG-7	60.42
8	LG-8	86.53
9	LG-9	87.45
10	LG-10	11.23
11	LG-11	243.40
12	LG-12	62.71
13	LG-13	83.11
14	LG-14	608.02
15	LG-15	121.76
16	LG-16	162.19
17	LG-17	60.90
18	LG-18	586.39
19	LG-19	11.84
20	LG-20	11.16
21	LG-21	12.36
22	LG-22	10.36
23	LG-23	12.06
24	LG-24	17.37
25	LG-25	5.41
26	LG-26	122.59
27	LG-27	35.77
Total Lawn Green (LG)		3976.23

Peripheral Perimeter(PG): Detail						
S.No	Code	Length of Periphery(M)	Width of Periphery(M)	Area (Sqm)	Spacing of Trees(M)	Number of Trees
1	PG-1	17.50	1.5	26.25	2.35	7
2	PG-2	21.12	1.5	21.18	2.35	6
3	PG-3	23.58	1.5	35.36	2.35	10
4	PG-4	30.94	1.5	46.41	2.35	13
5	PG-5	84.07	1.5	126.11	2.35	36
6	PG-6	97.76	1.5	146.63	2.35	42
7	PG-7	75.04	1.5	112.57	2.35	32
8	PG-8	64.31	1.5	96.46	2.35	27
9	PG-9	56.51	1.5	84.76	2.35	24
10	PG-10	55.52	1.5	83.28	2.35	24
11	PG-11	55.52	1.5	83.28	2.35	24
12	PG-12	80.73	1.5	121.09	2.35	34
13	PG-13	47.53	1.5	71.29	2.35	20
14	PG-14	38.73	1.5	58.10	2.35	16
15	PG-15	12.67	1.5	19.01	2.35	5
Total Peripheral Perimeter (PG)				1131.78		321

Species of Trees	
S.No	Tree Name
1	Bakul( <i>Mimusops elegi</i> L)
2	Peepal( <i>Ficus religiosa</i> )
3	Bart( <i>Ficus benghalensis</i> Linn)
4	Jamun( <i>Syzygium cumini</i> Linn)
5	Nesml( <i>Adzuvructa indica</i> A Juss)
6	Gulaf( <i>Ficus glomerata</i> Roxb)
7	Indian Gum( <i>Acacia Nilotica</i> -LINN)W
8	Sissoo( <i>Dalbergia sissoo</i> Roxb)
9	Orchid Tree( <i>Bauhinia variegata</i> (L.)Ben
10	Arjun Tree( <i>Terminalia arjuna</i> (Roxb.) Wight & Arn.)
11	Bael Tree( <i>Aegle marmelos</i> (L.) Corréa
12	Safeda( <i>Eucalyptus hybrid</i> )
Total Tree	

Block Green (BG) Area Detail			
S.No.	Particular	Area(Sqm)	Nos of Trees Area/16
1	BG-1	121.37	8
2	BG-2	206.46	13
3	BG-3	116.06	7
4	BG-4	587.55	37
5	BG-5	295.87	18
6	BG-6	348.64	22
7	BG-7	832.04	52
8	BG-8	987.87	62
9	BG-9	94.97	6
10	BG-10	742.94	46
11	BG-12	862.97	54
12	BG-13	188.86	12
Total Block Green (BG)		5385.6	337

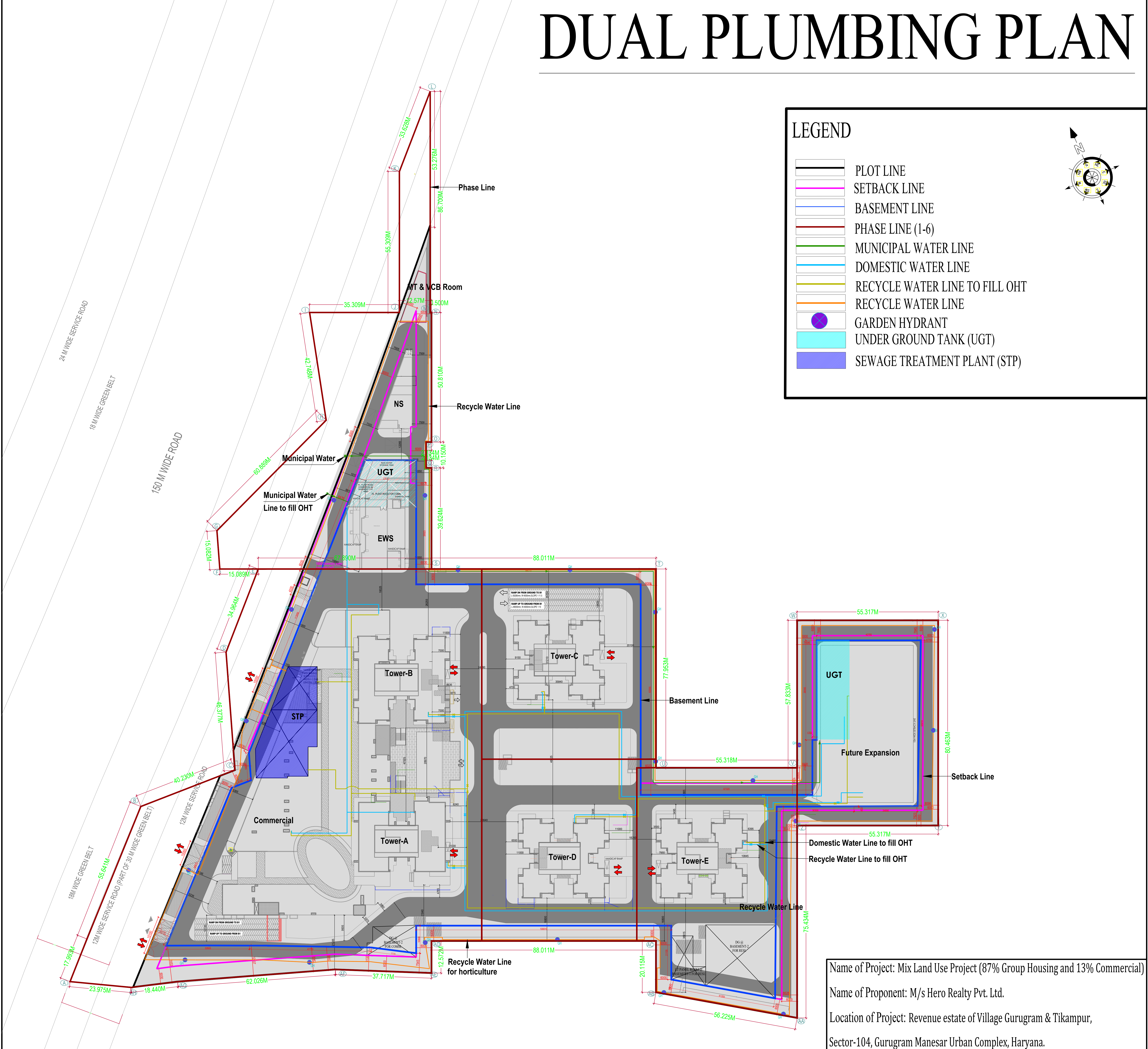
Sector-104, Gurugram Manesar Urban Complex, Haryana.



**Annexure-XIV**  
**Dual Plumbing plan**



# DUAL PLUMBING PLAN





**Annexure-XV**  
**Risk and Disaster Management Plan**

<b>Project Name</b>	Mix Land Use Project (87% Group Housing and 13% Commercial)	<b>EIA</b>
<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
<b>Project Address</b>	Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana	

## CHAPTER-7

### ADDITIONAL STUDIES

#### INTRODUCTION

This chapter covers the risk assessment and disaster management plan. Emergency prevention through good design, operation, maintenance and inspection are essential to reduce the probability of occurrence and consequential effect of such eventualities. The overall objective of the Emergency Response Plan (ERP) is to make use of the combined resources at the site and outside services to achieve the following:

- Localize the emergency
- Minimize effects on property and people
- Effective rescue and medical treatment
- Evacuation

Major hazards identified include:

- Hazards pertaining to fires in buildings
- Fire in diesel storage areas
- Earthquakes
- Mechanical Hazard (elevators, DG Set, Pump & motor rooms, etc.)
- Terrorism

#### 7.1 RISK ASSESSMENT AND DISASTER MANAGEMENT PLAN

Risk assessment is a step of risk management, which involves the following steps:

- Hazard identification
- Vulnerability analysis
- Risk analysis
- Emergency Preparedness plan

The development of Mix Land Use Project involves a number of project specific construction activities such as installation of various types of structures and machineries. These activities include lifting and transportation of building materials at different levels, digging of pits, operation of concrete mixer, and working near electrical circuit, during construction of the project. Hence, such work puts workers at risk of burial, engulfment or falling from a height, risk of electrocution where the risk is particularly aggravated by the nature of the work or processes used or by the environment at the place of work or site.

On completion of the project, the infrastructure created includes DG set as power backup, laying of internal as well as external electrical cables, provision of pipeline for LPG usage (specially in kitchens), construction of internal roads; Lifts, etc. which pose risk of accident to the residents, staff and visitors.



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It is not always possible to totally eliminate such eventualities, however, random failures of equipment due to human errors or natural calamities like storms, cyclone, earthquake etc. can be checked by robust disaster management plan.

It is thus necessary to carry out hazard identification and risk assessment for risk monitoring and to formulate its control measures like risk response planning i.e. Disaster Management Plan and Onsite Emergency Plan for the project.

An essential part of major hazard control is, therefore, to be concerned with mitigating the effects of such emergency situation and restoration of normalcy at the earliest by following Disaster Management Plan (DMP) for different types of Emergencies like flood, landslide, Earthquake, LPG leakage, Fire in the building etc.

### **7.1.1 Rules and Regulations on Safety Involving Risks & Hazards**

The responsibility of the management of any project is awareness and compliance with the provisions of various statutory rules and regulations on Safety, Health and Environment.

#### **1) COMPLIANCE OF STATUTORY ACTS & RULES**

Following Acts & Rules under Environment (Protection Act), 1986 as amended to-date

1. The Chemical Accidents (Emergency Planning, Preparedness & Response) Rules 1996;
2. Hazardous and Other Wastes (Management & Trans-boundary Movement) Rules, 2016;
3. The Bio-Medical Waste (Management and Handling) Rules, 1998;
4. Battery Management Rules, 2001;
5. Solid Waste Management Rules, 2016;
6. Plastic Waste Management Rules, 2016 and amended thereof;
7. Construction and Demolition Waste Management Rules, 2016;
8. E - Waste Management Rules, 2018;

#### **2) SAFETY CODES FOR BUILDINGS AND FIRE FIGHTING SYSTEM**

Construction of the residential & commercial building is planned as per the provisions of National Building Code 2016. The fire-fighting system is proposed to be designed considering the following codes, manuals and guidelines:

- a) National Building Code (NBC) of India 2016; NBCI-Part-IV; Latest relevant National Fire Protection Association (NFPA) Codes, USA, in particular, NFPA – 13, 14, 20 & 22;
- b) As per requirement of fire officer / local fire approving authorities; and
- c) As per Indian Standard Code for Fire Protection (IS Codes)
- d) Rules of Insurance Company & TAC Manual (for reference and guideline).

#### **3) Handling, Disposal and Management of Wastes**

Different type of hazardous wastes shall be disposed off as per the provisions of the above mentioned Acts & Rules. The hazardous waste materials such as Tube Lights & Bulbs, PCBs, PVC

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waste materials, Electronic goods, asbestos, Converters have been proposed and ear-marked within the project area.

Dry/inert solid waste shall be disposed off to the approved sites for land filling after recovering oil & grease cotton swabs, empty oil cans, used waste fuels, oil storage tank etc. shall be stored in separate identified storage places and shall be disposed off through MoEF&CC, CPCB or SPCB approved recyclers.

The solid waste generated shall be properly collected and segregated as per the requirement of the SWM Rules, 2016. The bio-degradable wastes shall be treated by appropriate technology and Organic Waste recyclable material.

During construction of project, approximately 40-60 kg/sqm of the built up area will be generated as construction waste as it is fresh construction. The waste generated will be managed and disposed as per the provisions of the Construction & Demolition Waste Rules, 2016.

#### **4) GUIDELINES FOR STORAGE OF PETROLEUM PRODUCTS**

The Petroleum Rules 2002 dated 13<sup>th</sup> March 2002 stipulates the following criteria for storage and handling of Petroleum Products.

1. License shall have to be taken depending upon the quantity of storage and handling of the products envisaged within the premises of the project.
2. However, no license is required for storage, handling and transport of any such product (i.e. petroleum Class B) if the total quantity in possession does not exceed 2,500 liters in non-bulk (i.e. drums) or 1000 liters in a receptacle / tank (i.e. bulk). Quantum of diesel storage during the operation phase of the project will be less than 1,000 litres.
3. Application for renewal of petroleum license, as required, shall be made to Chief Controller of Explosive's Office.

#### **7.1.2 HAZARD IDENTIFICATION & PREVENTIVE MEASURES**

The project is a Mix Land Use, there may be following types of hazards:

##### **Natural Hazard:**

**Earthquake:** The project will be situated Seismic zone-IV area. Special attention has been given to the structural design of foundation, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete, and structural steel.

All applicable guidelines will also be followed in this regard to ensure safety of the building and its residents. Structural designing shall be done as per National Building Code 2005.

##### **Flood:**

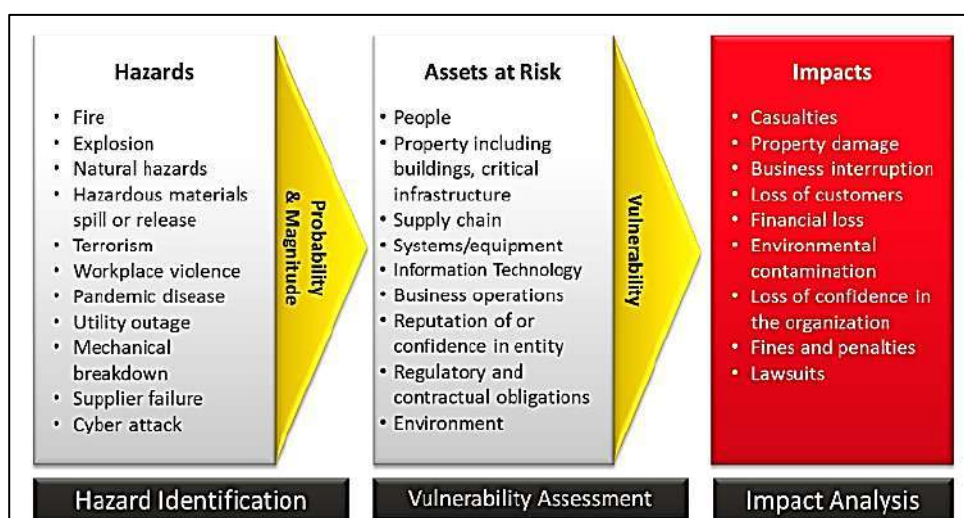
1. Proper designing of drainage system for domestic as well as storm water.
2. Rain water harvesting pits will have provision of storage for 15 min rainfall.

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3. Excess water will be disposed off to sewer of the area as per discharge standards.

#### Man-made hazard:

- 1. Fire & explosion:** Since it is an Mix Land Use project, chances of fire are minimal. It can occur due to electrical spark or gas leakage from kitchen. Fire caused in residential project is mainly due to carelessness, short circuits, and malfunctioning of gas regulator, tube, and such related products.
- 2. Electrical:** The electrical current can pass to the floor & metals due to inadequate insulation or accidentally.
- 3. Radiation:** Due to use of wireless equipment there may be electromagnetic radiation
- 4. Chemical:** Chemicals used in the development of the project are mainly cleaning agents.



#### 7.1.2.1 PREVENTIVE MEASURES FOR CONTROL OF HAZARDS

It is proposed to plan and construct the building, following all safety norms. However, it is not always possible to totally eliminate such eventualities and random failures of equipment or human errors. An essential part of major hazard control has, therefore, to be concerned with mitigating the effects of such emergency and restoration of normalcy at the earliest.

Detailed account of activities during construction and operation phases along with mitigation measures have been given in **Table 7.1**



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**TABLE 7.1: MITIGATION MEASURES**

During construction Phase	During Operation Phase
<ul style="list-style-type: none"> <li>Safety mats would be provided at appropriate level and various shafts/ openings would be covered to prevent falls, slips, trips etc.</li> <li>Necessary safety belts, helmets and eye-masks as required would be enforced at site</li> <li>Adequate guardrails shall be provided to the staircases and common areas.</li> <li>Adequate guardrails/ fences shall be provided around the water storage spaces to prevent drowning accidents.</li> <li>Adequate protection/ fence would be provided around the excavated areas</li> <li>The machinery and the equipments would be regularly tested and maintained with the specific emphasis against accidents failures</li> <li>The deployed Safety officers would ensure that the personnel/ labour are kept at a safe distance from working machinery to avoid accidents/ injuries due to toxic gases/ chemical/ noise.</li> <li>Moving parts of various parts of machineries/ equipments shall be properly guarded</li> <li>Required fire extinguishers would be maintained at the construction site.</li> <li>Arrangements for clean drinking water would be made.</li> <li>Rest rooms and first aid facilities would be made available for the workers</li> <li>Fire Protection system has been designed as per requirements of NFPA &amp; National Building Code – 2005</li> </ul>	<ul style="list-style-type: none"> <li>The project is located at Seismic Zone IV; structural designing will be done as per best structural engineering practices complying with all the applicable codes / standards.</li> <li>Proper designing of drainage system for domestic as well as storm water shall be provided.</li> <li>Rain water harvesting pits will have provision of storage for 15 minutes peak rainfall.</li> <li>Fire Protection system has been designed as per requirements of NFPA &amp; National Building Code – 2005</li> <li>Proper Fire evacuation system shall be provided.</li> <li>Safety parameters as indicated under Indian Electricity Rules 1956 and ECBC shall be complied.</li> <li>Periodic replacement of critical components of elevator/ machines.</li> </ul>

### 7.1.3 HAZARD ASSESSMENT AND EVALUATION

The risk assessment determines whether the risks are tolerable or if risk mitigation measures are required to reduce the risk to a level which can be considered to be **“As Low As Reasonably Practicable (ALARP)”**. All the activities will be done under strict supervision / control to avoid anticipated accidents so that the risk is reduced to a level considered “as low as reasonably practicable (ALARP)” conditions which are adequately safe and healthy.

The risk involved in any activity is a combination of severity of hazard and probability (frequency) of occurring of undesired event.

In mathematical terms, it can be written as follows, or the following formula can also be used:

$$\text{Risk} = \text{Hazard level (C)} \times \text{Frequency (L)}$$

Where;

C is Consequence of interaction (severity of impact), and

L is Likelihood that it will occur (frequency)



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#### **7.1.4 DISASTER MANAGEMENT PLAN**

Disasters may be Manmade Disasters (such as Fires, Terrorism, Sabotage and Stampede etc.) or Natural Disasters (such as earth quake, Tsunami, Lightening, Flood & Cloud Burst etc.). Various criteria for the Natural Disasters and Manmade Disasters have been considered.

For Manmade Disasters such as Fires, provisions of the National Building Code of India (NBCI) shall be considered and necessary provisions shall be made.

For natural disaster management, there are the Natural Disaster Management Authority (NDMA) at the Centre, Government of India and the State Disaster Management Authority (SDMA) at the State level. For natural disasters, guidelines shall be followed as given in the Vulnerability Atlas of India (Earth Quake, Windstorm, and Flood Hazard Maps and Damage Risk Housing) prepared by the Building Materials and Technology Promotion Council (BMTPC), Ministry of Housing & Urban Poverty Alleviation (MHUPA), Government of India.

As per the ToR prescribed for the project, the Project Proponent is required to submit details of comprehensive Disaster Management Plan (DMP) including emergency evacuation during natural and man-made disaster. In compliance with the above ToR conditions, a Disaster Management Plan (DMP) has been prepared considering the On-Site and Off-Site disasters that can occur during construction and operational phases of the Project.

##### **7.1.4.1 OBJECTIVE OF THE DISASTER MANAGEMENT PLAN**

The Emergency Management Plan or Disaster Management Plan (DMP) delineates the organizational procedures for dealing with accidents or unexpected events and natural calamities occurring in the vicinity of the Project. The main objective of DMP is to be prepared for any foreseeable emergency situations and to minimize the damage to the property, environment and human life in these situations. The objective of the DMP is to make use of the combined resources of the project and the outside services to achieve the following:

- 1) Effect the rescue and medical treatment of casualties;
- 2) Minimize damage to property and the environment;
- 3) Initially contain and ultimately bring the incident under control;
- 4) Identify any dead;
- 5) Provide necessary help to the relatives;
- 6) Provide authoritative information to the news media;
- 7) Safeguard the workers and other people in the vicinity not affected;
- 8) Secure the safe rehabilitation of affected area;
- 9) Preserve relevant records and equipment for the subsequent inquiry into the cause and circumstances of the Emergency.

##### **7.1.4.2 ON-SIGHT AND OFF-SITE DISASTER MANAGEMENT**

The DMP has been designed to fix responsibilities and actions to be executed by various groups to contain the emergency within short time period with minimum damage of human lives, environment, materials, machines and properties. It is responsibility of all persons in their

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respective areas to ensure success of this emergency plan. The various likely emergency situations that have been identified and which may occur inside the project premises are noted below:

**Type –A: EMERGENCY ON ACCOUNT OF:**

- 1) Fire
- 2) Explosion
- 3) Major accidents involving man-made collapse of the construction structures.

**Type – B: DISASTER DUE TO NATURAL CALAMITIES**

- 1) Flood/ heavy rains which can involve natural landslides.
- 2) Earth quake
- 3) Cyclone
- 4) Lightening

**Type – C: EMERGENCY DUE TO EXTERNAL FACTORS**

- 1) Sabotage
- 2) Civil riots.
- 3) Terrorism, air raid, etc.

**7.1.4.3 ON - SITE DISASTER MANAGEMENT PLAN**

The On- Site DMP will be circulated to all concerned members of emergency team. It is essential that all concerned persons are familiar with the overall On-Site DMP and their respective roles and responsibilities during emergency. They shall also participate regularly in the mock drills to keep in a state of perpetual preparedness at all times to meet any emergency.

**7.1.4.4 SCOPE OF ON-SITE DISASTER PLAN**

The plan covers information regarding the properties of the project, type of disasters and disaster/accident prone zones. The important elements considered in this plan are:

- 1) Statutory requirement
- 2) Emergency organization
- 3) Roles and responsibility
- 4) Communications during emergency
- 5) Emergency facilities
- 6) Important information

**7.1.4.5 ACTION PLAN OF ON-SITE DISASTER MANAGEMENT**

The main objective of the plan is to take immediate actions to meet any emergency situation for speedy and efficient rescue and relief operations. The main steps in an On-Site emergency plan are described below:

- Administrative office shall also make an Emergency Control Room



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- Assembly area shall be demarked for each type of flats
- Communication system shall be installed in the Mix Land Use project which includes intercom and public addressing system.
- Fire alarm shall be installed at vulnerable place.
- The evacuation plan of each building shall be displayed at each floor of respective building.
- The safe zones (at the time of emergency) on map shall be displayed at different locations.
- First Aid facility shall be made available at Control room.

In case of emergency following action shall be taken. The emergency shall be declared in case of following:

- Fire alarm buzzing (Fire hazard)
  - Vibration/Earthquake feeling (Earthquake) Water logging in the Group Housing project above 30 cm (Flood)
  - Any unusual smell of gas or suffocating feeling (Chemical leakage)
  - Security alarm from main gate. (Security risk/Terrorism)
1. On declaration of emergency communication shall be made to residents for any type emergency
  2. All the resident of the affected area shall be moved to safe zone
  3. The control measures shall be done as per the emergency action plan for each type of hazard.
  4. All the members of disaster management cell shall take charge of their respective duties.
  5. Outside help like fire tender, police ambulance etc. shall be called by site controller or Incident controller.

**Recovery Procedure:** The recovery procedure will depend on the type of emergency. Recovery procedure shall be followed by engineering section to restore the essential services like electricity, water, telephone, food items.

### **Provision for Fire Fighting**

The tallest of the building shall be 153.55 m. Adequate firefighting arrangements have been designed for the proposed project. The firefighting arrangements provided in the project are given below:

- 1) Provision of water sprinklers.
- 2) Provision of separate fire hydrant pipe.
- 3) There is provision of firefighting pumps.
- 4) Optical type smoke detectors shall be used in most areas.

The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.

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The project proponent shall provide Fire Control Room and Fire Officer for the project as per the National Building Code of India 2016.

### **Assembling Point / Refuse Area for Evacuation**

The primary purpose of the On-Site emergency plan is to control and contain the incident and to prevent it from spreading. To cover eventuality in the plan and the successful handling of the emergency, will depend on appropriate action and decision being taken on the spot.

During operation phase, around 10,300 individuals including residential, staff and visitor population is the estimated to occupancy of the project. In order to avoid stampede during any emergency situation, Assembling Points have been earmarked in the project area for safe gathering in case of any emergency as per National Building Code 2016. The project will provide the balcony for each flat and in accordance with the NBC, 2016 (Part IV Volume I Fire and Life safety; Annexure E, E-4 Page No 88) if there is a provision of balconies in each flat, no refuge area is required.

### **7.1.4.6 OFF - SITE EMERGENCY PLAN**

A major emergency in any situation is one, which has the potential to cause serious injury or loss of life, which may cause extensive damage to the structure in vicinity and environment and could result in serious disruption to normal operation both inside and outside the premises of the project. Depending on the magnitude of the emergency, service of the outside agencies shall also be envisaged. The management has to take effective steps to assess, minimize and wherever feasible, eliminate the risk to a large extent. Accident may still occur and it is necessary to be fully prepared to tackle all such emergencies if and when they occur.

It is likely that the consequences of such emergencies will be confined to the units concerned or may affect outside as well. If the consequences are confined within the project site, it will be controlled by Chief Emergency Controller. The most widely used techniques in practice will be based on experience accumulated over many years and the safety audits.

Incidents having off-site implications can be:

- 1) Natural calamities like flood, earthquake, cyclone, etc.;
- 2) Chlorine and other Toxic Gas Leaks
- 3) Major Fire involving combustible materials like oil and Gas spreading from other nearby facilities or installations.
- 4) Air raids/Crashing of aircraft or flying objects. Incidents, which could also lead to a disaster;
- 5) Agitation/forced entry by external group of people;
- 6) Sabotage.

In an extremely rare event of massive disaster which will have potential to affect areas outside the Project premises, needs to be informed to the District Authorities responsible for the preparation and implementation of Off-Site Disaster Management Plan. **The measures will include - Allocation of duties among the Project Fire Brigade, Police and Auxiliary Force.**

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Under the Environmental (Protection) Act, 1986, **the responsibility of preparation of Off-Site Emergency Plan lies with the State Government.** The Collector, Deputy Collector by virtue of their occupation is normally nominated by the concerned State government to plan Off-Site Emergency Plan.

**The District Collector or his nominated representative would be the Team Leader** of the planning team, who shall conduct the planning task in a systematic manner. The members of the Planning Team for Off-Site Emergencies are Collector, Deputy Collector, District Authorities In-Charge of Fire Services and Police, members drawn from Medical Services, Factory Inspectorate, Pollution Control Board and Industries & Transport Departments.

In addition to these members, there are Co-opted Members also from the district authorities concerned, Civil Defense, Publicity Department, Municipal Corporation, and non-officials such as representatives (MPs, MLAs, Voluntary Organizations, NGOs etc.).

#### **4) GENERAL GUIDELINES**

- The Project Manager takes charge of the emergency operations.
- The construction operations shall be immediately stopped in case of any emergency. A siren shall be sounded to bring awareness to all concerned.
- An emergency Assembly Point has been earmarked at the project site to meet any emergency situations. The Emergency Team shall guide all Employees, visitors and contractors to approach the Assembly Point.
- The site office shall serve as **Emergency Control Room (Centre)** in case of emergency.
- Emergency vehicle shall be available near Security Main Gate and rush to the Emergency Control Centre at the blowing of Emergency Siren. The driver of emergency vehicle will follow the instructions of Incident Controller/Site Main Controller.
- People shall be trained for the precautions to be taken during natural disasters such as heavy rain, floods, earthquake and cyclone.

#### **7.1.5 EMERGENCY PREPAREDNESS**

- Maintenance Schedule for all the construction equipment and vehicles shall be prepared as per recommendations of manufacturer's user manuals.
- Information of minor incidents and accidents at site shall be collected and recordings of near emergencies which give indication of likely or unlikely site facing emergencies shall be kept ready for information and analysis of the emergency.

##### **7.1.5.1 EMERGENCY STRUCTURE & RESPONSIBILITY**

The emergency preparedness organizational structure shall consist of the following persons: -

- Site Main Controller-** The **Project Manager** shall be named as Site Main Controller of the Emergency Operations.
- Incident Controller-** The **Site Supervisor** can act as incident controller in case of emergency.
- Safety Officer or Fire & Safety Coordinator**
- Security head or Security In-Charge -**



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5. **Rescue Team consisting of Operators** specially trained in safety and/or first aid.

#### **ROLE OF SITE MAIN CONTROLLER**

- 1) Site Main controller relieves the incident Controller of the responsibilities of overall emergency control as soon as he arrives at the site and takes stock of the situation and thereafter will position himself in the **Emergency Control Centre (ECC)** and give directions from here.
- 2) Organize evacuation and transportation of personnel from the assembly points to a safe location outside.
- 3) If external help is needed, co-ordinate with outside emergency services like fire brigade of the nearest town, ambulance etc.
- 4) Keeps concerned Government Agencies informed of the emergency and if necessary arranges information to the outside habitants through police.
- 5) Decides to call off the emergency when everything is OK.

#### **ROLE OF INCIDENT CONTROLLER**

- 1) Incident Controller on reaching the site of the incident relieves the in-charge of the responsibilities of directing the emergency operations and assumes total control of emergency operations in the affected area.
- 2) Determines the adequacy of the emergency services.
- 3) Directs emergency operation from the incident site to localize emergency, keeping in mind the priorities for safety of personnel, least damage to the property and environment and minimum loss of materials.
- 4) Provides advice and information to the Fire and Security Personnel and Local Fire Services as and when they are called.

#### **ROLE OF MANAGER (SAFETY) / EXECUTIVE (FIRE & SAFETY)**

- 1) Proceeds to the Emergency Control Centre, establishes contact with the Head of the Fire-Fighting Team and the Incident Controller and supplements efforts in fire-fighting in case of fire and other such emergencies involving people.
- 2) Assists nurse in providing First Aid to those who are injured.
- 3) Mobilizes **Personal Protective Equipment (PPE) and Safety Appliances** and assists personnel handling emergency in using them.
- 4) Collects and preserves evidence to establish cause of the present incident and to facilitate future inquiry.

#### **ROLE OF SECURITY IN-CHARGE**

- 1) Assumes charge of all external communications in consultation with Site Main Controller.
- 2) Assumes total control of the Emergency Storage Facility under the direction of the Site Main Controller.
- 3) Controls traffic movement, removes truck and tanker drivers outside the premises and prevents entry of all non-essential personnel.
- 4) Cordons off the incident site and keeps the site clear off non-entitled persons & observers.

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## ROLE OF TRAINED FIRST- AIDER TEAM

- 1) The First-Aider team shall rush to Emergency Control Point and get the feedback from the Site Controller about the emergency.
- 2) As per the instruction, they must rush to the area of emergency and assess the situation.
- 3) Approach emergency site quickly with necessary Emergency Appliances and First- Aid Box Kit.

### 7.1.6 EMERGENCY CONTROL CENTRE

**An Emergency Control Centre (ECC)** is the primary area from where emergencies are handled. An ECC should contain various items as listed. **The site office can serve as emergency control Centre if a special ECC is not created.**

#### 1. For Communication:

- a) **Siren;**
- b) **Telephone Directory** (with all mobile phone numbers), and emergency numbers like Police, Ambulance, nearby Hospitals, company Medical Doctor, and any other number useful in emergency;
- c) **Company Directory** (if applicable);
- d) **List of Important & Emergency Phone Numbers.**

#### 2. Documents for Ready Reference:

- a) Site plan or current construction/operation plan;
- b) **Layout plan with Hazard Zones, Assembly Points** marked and location of **Siren, Safety/Fire System** shown (Display);
- c) Stock list of **Fire Extinguishers;**
- d) Stock list of **Safety Appliances;**
- e) The existing Water Storage and Water Pumping System can be easily converted into **Fire Water System;**
- f) **Emergency Response Plan and Company Lay out Plan, Flip chart;**
- g) Copy of **First Aid procedures;**
- h) List of employees and their **Addresses and Phones Numbers.**

#### 3. First-Aid and Utilities:

- a) Stationary;
- b) Recording System;
- c) Utility Items (Torches and Umbrellas);
- d) First-Aid Box & common antidotes.

#### 4. Emergency Control Actions:

- a) Shut down of construction operations: Raising the alarm or siren followed by immediate safe shut down of the power supply, and isolation of affected areas;

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- b) Treatment of injured: First-aid and hospitalization of injured persons;
- c) Protection of environment and property: During mitigation, efforts should be made to prevent damage impacts on environment and property to the extent possible;
- d) Preserving all evidences and records: This should be done to enable a thorough investigation of the true causes of the emergency;
- e) Ensuring safety of personnel prior to restarting of operations: Efforts required to be made to ensure that work environment is safe prior to restarting the work.

## 7.2 EMERGENCY RESPONSE PLAN

The overall objective of an **Emergency Response Plan (ERP)** is to make use of the combined resources at the site and outside services to achieve the following:

- 1) To localize the emergency and if possible, eliminate it;
- 2) To minimize the effects of the accident on people and property;
- 3) Effect the rescue and medical treatment of casualties;
- 4) Safeguard other people (not affected in the incident);
- 5) Evacuate people to safe areas;
- 6) Informing and collaborating with statutory authorities;
- 7) Initially contain and ultimately bring the incident under control;
- 8) Preserve relevant records and equipment for the subsequent enquiry into the cause and circumstances of the emergency;
- 9) Investigating and taking steps to prevent reoccurrence

### Provisions for Fire- Fighting

The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.

### Assembling Point for Evacuation

The total population of the project after the development is envisaged to be 10,300 individuals which includes residents, staff and visitors' population. There is likelihood of stampede during any accident and especially during a natural disaster. Assembling Points have been earmarked in the project area for safe gathering in case of any emergency.

The primary purpose of the On-Site emergency plan is to control and contain the incident and to prevent it from spreading. To cover eventuality in the plan and the successful handling of the emergency, will depend on appropriate action and decision being taken on the spot.

The ERP is, therefore, related to identification of sources from which hazards can arise and the maximum credible loss scenario that can take place in the concerned area. The plan takes into account the maximum credible loss scenario - actions that can successfully mitigate the effects of losses/emergency need to be well planned so that they would require less effort and resources to control and terminate emergencies.



<b>Project Name</b>	Mix Land Use Project (87% Group Housing and 13% Commercial)	<b>EIA</b>
<b>Project Proponent</b>	M/s Hero Realty Pvt. Ltd.	
<b>Project Address</b>	Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana	

Main hazards identified for the project include hazards pertaining to fires in buildings and fire in diesel storage areas, earthquake and chemical leakage and an ERP pertaining to these is described in the following section.

An emergency may affect areas Off-Site (outside) of the works as for example, an explosion can scatter debris over wide areas and the effects of blast can cover considerable distances, wind can spread burning brands of gases.

In some cases, e.g. as the result of an explosion, outside damage will be immediate and part of the available resources of the emergency services may need to be deployed in the affected areas. In any case, the possibility of further damage may remain, e.g. as the result of further explosion or by the effect of wind spreading burning brands of hazardous material.

It will be necessary to prepare in advance simple charts or tables relating the likely spread of the vapors cloud taking into account its expected buoyancy, the local topography and all possible weather conditions during the time of release.

The response procedure for earthquake, chemical leakage/release, outbreak of fire, etc. has been developed as a part of the DMP.

### **Response in case of Natural Calamity**

Natural disasters such as earthquakes are very catastrophic and devastating in nature depending upon the Seismic Zone I to V in which location of the Project falls.

### **Seismicity Hazard of the Project Area**

The Seismic Zonation Map of India published by the Bureau of Indian Standards (BIS) (showing Faults, Thrusts & Earthquakes of magnitudes  $\geq 5$ ) was studied. The main seismogenic belts are associated with the collision plate boundary between the Indian and Eurasian plates. The Seismic Map of the project site has been depicted in Chapter 3, which depicts that the project site is vulnerable to various natural and manmade disasters. In compliance with the conditions stipulated in the TOR, the buildings and structures of the project have been designed for structural safety on account of lightning, floods, earthquake, adequacy of fire-fighting equipment etc. as per National Building Code 2016. The buildings and structures have been designed to ensure that the structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

### **7.2.1 HAZARD SPECIFIC MEASURES IN CASE OF DISASTERS**

The project site lies in Zone IV of BIS seismic zone Classification. The project site falls in the Zone IV which is a high intensity Seismic zone. Hence earthquake of high intensities of 8.5 Richter scale can be expected to occur in the project area.

The project lies outside any flood zone. Accordingly, the project has been designed. The project site lies in the plains and bears no chance of landslide. Thus the project area is not susceptible to flooding; landslide or erosion.

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Considering the above, a brief of Hazard-specific structural and non-structural measures for disasters caused by flood, earthquake, drought, fire and chemical and industrial accidents are outlined in the **Table 7.2**

**TABLE 7.2: BRIEF OF HAZARD-SPECIFIC STRUCTURAL & NON-STRUCTURAL MEASURES**

<b>Hazard</b>	<b>Structural Measures</b>	<b>Non-Structural Measures</b>
<ul style="list-style-type: none"> <li><b>Flood</b> (the Project Site is outside any Flood Zone)</li> </ul>	<ul style="list-style-type: none"> <li>Strengthening / construction of embankments, flood walls.</li> <li>Proper regulation of water storage reservoirs.</li> <li>Drainage improvement in Order to avoid congestion.</li> <li>Inspection, rehabilitation and maintenance programme to ensure that the design capabilities are maintained.</li> </ul>	<ul style="list-style-type: none"> <li>Flood plain zoning to regulate land use in the flood plains.</li> <li>Integrated Water Resource Management such as water resources assessment, socio-economic assessment, water resources planning, implementation of action Plans, day-today water resources management (adjustments of the plans) and water resources protection and conservation.</li> <li>Medical preparedness in terms of after-effects of floods requiring medical attention.</li> </ul>
<ul style="list-style-type: none"> <li><b>Earthquake</b> (Project Site lies in zone IV of BIS seismic zone Classification)</li> </ul>	<ul style="list-style-type: none"> <li>Seismic strengthening of existing structures.</li> <li>Structural safety audit of critical lifeline structure.</li> <li>Earthquake-resistant construction</li> </ul>	<ul style="list-style-type: none"> <li>Development of Rapid Visual Screening procedures and Detailed Vulnerability Assessment.</li> <li>Regular conduction of Fire Safety Audits and Electrical Safety Audits.</li> <li>Public Awareness campaigns.</li> <li>Techno-legal regime for ensuring compliance of earthquake-resistant design and construction practices in all new constructions.</li> </ul>
<ul style="list-style-type: none"> <li><b>Drought</b></li> </ul>	<ul style="list-style-type: none"> <li>Water management including water harvesting and conservation.</li> <li>Micro-irrigation including drip and sprinkler irrigation.</li> </ul>	<ul style="list-style-type: none"> <li>Study groundwater availability map in area.</li> </ul>
<ul style="list-style-type: none"> <li><b>Fire</b></li> </ul>	<ul style="list-style-type: none"> <li>Implementation of all applicable fire safety norms.</li> </ul>	<ul style="list-style-type: none"> <li>Training of community members in fire-fighting techniques.</li> <li>Putting in place audit system.</li> <li>Compulsory fire hazard evaluation of all types of buildings old and new</li> <li>Planning and calendar of evacuation drills/mock drills in vital installations/industrial plants/government buildings / schools and critical infrastructure like hospitals, etc.</li> <li>Enforcement of fire approvals as per the provisions contained in National Building Code (NBC) 2005 for new</li> </ul>

<b>Project Name</b>	Mix Land Use Project (87% Group Housing and 13% Commercial)	<b>EIA</b>
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		constructions.
<ul style="list-style-type: none"> <li><b>Biological Disasters</b></li> </ul>	<ul style="list-style-type: none"> <li>Enforcement of bio-safety measures in labs</li> </ul>	<ul style="list-style-type: none"> <li>Regular survey and proper maintenance of water supply and sewage pipeline.</li> <li>Creation of awareness about personal hygiene.</li> </ul>



**Annexure-XVI**  
**Newspaper Advertisement**

Unit No. A-007, 1st Floor,  
Block A, Vastu INXT City Centre,  
Sector-43, Gurgaon, Haryana 122012  
Contact: 9955830030

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Dhargraha, Tawal near  
Gurgaon (Haryana)  
Name of Political Party  
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\*Mansab for Member  
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election, declare for p  
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criminal proceedings)

Sr. No.	Pending Criminal Cases

**PUBLIC NOTICE**  
This is to inform the public at large that M/s Hero Realty Pvt. Ltd. has been accorded Environmental Clearance from State Environment Impact Assessment Authority, Haryana (EC Identification No. EC24B3813HR5725612N; dated 19.02.2025) for the development of Mixed Land Use Project (87% Group Housing and 13% Commercial) at Revenue estate of Village Gurgaon & Thakurpur, Sector 104, Gurgaon, Haryana. The copy of same is available at Haryana State Pollution Control Board & SEIAA, Haryana.

**HERO REALTY PVT. LTD.**  
**REGISTERED OFFICE:**  
264, OKHLA INDUSTRIAL ESTATE, PHASE-01, NEW DELHI - 110020

**सार्वजनिक सूचना**  
सर्व सूचित किया जाता है कि मेसर्स हीरो रियल्टी प्राइवेट लिमिटेड को हरियाणा राज्य पर्यावरण प्रभाव आकलन प्राधिकरण (ईसी पहचान संख्या EC24B3813HR5725612N; दिनांक 19.02.2025) से गुरुग्राम और टिकमपुर गांव की राजस्व संपदा, सेक्टर 104, गुरुग्राम मानेसर शहरी परिसर, हरियाणा में मिश्रित भूमि उपयोग परियोजना (87% समूह आवास और 13% वाणिज्यिक) के विकास के लिए पर्यावरण मंजूरी प्रदान की गई है। इसकी प्रति हरियाणा राज्य प्रदूषण नियंत्रण बोर्ड और SEIAA, हरियाणा में उपलब्ध है। हीरो रियल्टी प्राइवेट लिमिटेड पंजीकृत कार्यालय: 264, ओखला औद्योगिक एस्टेट, चरण-III, नई दिल्ली - 110020

Newspaper advertisement copy

**Annexure-XVII**  
**Sewage connection assurance**



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

To,

M/s Hero Realty Pvt. Ltd.,  
264, Okhla Industrial Estate,  
Phase -III, New Delhi - 110020  
E-mail id : [info.brl@herorealty.in](mailto:info.brl@herorealty.in)

**Gurugram / Dated: 12.02.2024**

**Sub: - Assurance for Sewerage Connection for disposal of 650 KLD surplus treated domestic effluent in Master Sewer line after commissioning of proposed Mix Land Use project (87% Group Housing and 13% Commercial) on land admeasuring 7.8031 acres and 3.287 acres total area admeasuring 11.0901 acres (License No. 199 of 2023 dated 05.10.2023 (7.8031 acres) and license No. 15 of 2024 dated 30.01.2024 (3.287 acres)) falling in the revenue estate of village – Tikampur and Gurugram, Sector – 104, Gurugram being developed by M/s Hero Realty Pvt. Ltd.**

**Ref: - Your office latter on dated 05.02.2024.**

In this regard, it is submitted that the Sewer connection in Master Sewer line for disposal of 650 KLD surplus treated domestic effluent from STP after commissioning the proposed Mix Land Use project (87% Group Housing and 13% Commercial) on land admeasuring 7.8031 acres and 3.287 acres total area admeasuring 11.0901 acres (License No. 199 of 2023 dated 05.10.2023 (7.8031 acres) and license No. 15 of 2024 dated 30.01.2024 (3.287 acres)) falling in the revenue estate of village – Tikampur and Gurugram, Sector – 104, 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.

Signed by

Abhinav Verma

Date: 12-02-2024 16:24:27

Executive Engineer

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.*