

M/s Splendor Landbase Ltd.

COMPLIANCE
REPORT

OCT 2025 to MARCH 2026

(JUNE-2026)



Half-Yearly Compliance (JUNE 2026) of Stipulated Environmental Conditions /

Safeguards in the Environmental Clearance EC Identification No. -

EC21B038HR136057 dated- 22.11.2021 w.r.t "Revision & Expansion of Commercial Complex Project" at Village- Ullawas, Sector-62, District-Gurugram, Haryana by M/s Splendor Landbase Ltd.

S. No	Conditions	Status of Compliance
PART A - SPECIFIC CONDITIONS:		
1.	Sewage shall be treated in the STP (122 KLD) (110+10+2 KLD) based on MBBR Technology with tertiary treatment to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing, DG cooling, and Gardening.	Agreed. Sewage will be treated in the STP of 122 KLD based on MBBR Technology with tertiary treatment. The Treated effluent from STP will be recycled /reused for flushing, DG cooling, Gardening, etc.
2.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated wastewater being used for flushing in terms of faecal coli forms and other pathogenic bacteria.	Agreed. We will devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated wastewater being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3.	The PP shall ensure that the total 2% of the cost of project shall be spent on EMP budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2%. The EMP cost on Socio economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implanted throughout the operation of the project. The PP shall establish Environment monitoring cell as per	Agreed. As suggested, we will spend 2% of cost of the project as EMP budget. EMP Plan is attached as Annexure-I



	documents submitted.	
4.	The PP shall not carry out any construction above and below through the project and ensure that permission of the competent authority shall be obtained before carrying out any construction above or below the Revenue Rasta. The PP shall put notice board on the Revenue Rasta for the passersby.	Agreed. We will not carry out any construction above and below through the project and ensure that permission of the competent authority will be obtained before carrying out any construction above or below the Revenue Rasta.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environmental clearance conditions, including results of monitored data on their website and update the same on half yearly basis.	Agreed. We have uploaded the status of compliance of the basic details, stipulated environmental clearance conditions, including results of monitored data on website as link provided https://splendorgroup.net/epitome-seplendor.html . The receiving of the submitted compliance is enclosed as Annexure-II .
6.	The Project Proponent would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	Agreed. We will 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 and others as mentioned.



7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site through an authorized vendor.	Agreed: Separate wet and dry bins will be provided in each unit and at ground level for facilitating segregation of waste as suggested. Solid Waste will be segregated into wet garbage and inert materials. Wet Garbage will be composted in Organic waste convertor. Adequate area will 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 through an authorized vendor.
8.	The traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time.	Agreed: Traffic circulation and parking Plan is attached as Annexure-III .
9.	No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted	Agreed. No tree cutting will be done. A minimum of 1 tree for every 80sqm of land will be planted and maintained as per the

	and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 2,796.5 sq. m(@20.63% of plot area) shall be provided for green area development for whole project.	instructions and applicable rules. The Existing trees will be counted for this purpose. The landscape planning will include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species will not be used for landscaping. Total green area measured 2,796.79 m ² (20.63% of total plot area) will be provided for green area development. The landscape plan is enclosed as Annexure-IV .
10.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before the commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. The license from the Town Planning Authority is enclosed as Annexure-V . Transfer of License Town Planning Authority Annexure-VA . Consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. HSPCB /Consent No: 313116323GUNOCTE36223367 dated 03.07.2023 . Valid up to 21.11.2031 Copy of the same is enclosed as Annexure-VI .
11.	Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.	Agreed. The consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. HSPCB /Consent No: 313116323GUNOCTE36223367 dated 03.07.2023 . Valid up to 21.11.2031 Copy of the same is enclosed as Annexure-VI .
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due	Agreed. The structural safety certificate is enclosed as Annexure-VII .

	to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning etc.	
13.	The PP shall obtain the Fire NOC from the competent authority before taking occupation of the building.	Agreed. Fire approval obtained from competent authority vide Memo No. FS/2019/106 dated 13/06/2019 is as attached Annexure-VIII.
14.	The PP shall install the Eco-friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas-based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executive Agency.	Agreed. Eco-friendly Green Transformer will be installed based on ester oil to reduce the carbon footprint and We will also install APCM for the DG set. We will reduce SO ₂ load. The DG sets will be operated for maximum 04 hours during power failure through the Executive Agency.
15	The PP shall not give occupation or possession before the water supply & sewage connection permitted by the competent authority.	Agreed: We will not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16	The PP shall not give occupation or possession before the electricity connection permitted by the competent authority.	Agreed: We will not give occupation or possession before the electricity connection permitted by the competent authority.
17	The PP shall obtain permission regarding withdrawal of ground water from CGWA before the start of project and also obtain the CTO from the HSPCB after the approval from CGWA.	Agreed: Water permission has been obtained from HUDA and the copy of same is attached as Annexure IX.



18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.	Agreed: We will carry out the quarterly awareness programs for the stakeholders of the commercial colony/ project.
19.	3 Rainwater Harvesting recharge Pits for ground water recharging as per the CGWB norms.	Agreed: Rainwater harvesting plan is attached as Annexure-X .
20.	The PP shall install a Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 3 RWH pits.	Agreed: Digital water level recorder will be installed for monitoring the water recharge and will carry out quarterly maintenance.
21.	The PP shall provide the Anti-Smog Gun mounted on truck in the project for suppression of dust during construction and operational phase and shall use the treated water, if feasible.	Agreed: Anti-smog gun mounted on truck is being provided for the suppression of dust during construction phase and the same will be followed during operational phase of the project. Photograph of Anti-smog gun is attached as Annexure-XI .
22.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.	Agreed: All preventive measures are being taken, including water sprinkles to control dust during construction and will be followed the same during operational phase. Photographs of Sprinkles are attached as Annexure-XII .
23.	Any change in stipulations of EC will lead to Environmental Clearance void-ab-initio and PP will have to seek fresh Environmental Clearance.	Agreed. Fresh application will be applied if at any stage there is change in the planning of the proposed project
24.	The PP shall achieve Zero Liquid discharge.	Agreed. We will abide by the same and achieve Zero liquid discharge.
B	Statutory Compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage,	Agreed. Consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. HSPCB /Consent No: 313116323GUNOCTE36223367 dated 03.07.2023 . Copy of the same is enclosed as

	FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Annexure-VI. Copy of EC Letter is attached as Annexure XIII.
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 the National Building Code including protection measures from lightening etc.	Agreed. The structural safety certificate is enclosed as Annexure-VII. Fire approval obtained from competent authority vide Memo No. FS/2019/106 dated 13/06/2019 is as attached Annexure-VIII.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Agreed. Forest NOC is attached as Annexure XIV.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Agreed. Not applicable:
5.	The project proponent shall obtain Consent to Establish/Operate, under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.	Agreed. The consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. HSPCB /Consent No: 313116323GUNOCTE362 23367 dated 03.07.2023 and copy of the same is attached as Annexure-VI.
6.	The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.	Agreed. Water supply permission is obtained from HUDA, and the copy of same is attached as Annexure IX. and NOC of treated water supply as Annexure is XXIX.



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.	Agreed. Electricity connection Approval is enclosed as Annexure-XV .
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 prospective competent authorities.	Agreed. Fire approval obtained from competent authority vide Memo No. FS/2019/106 dated 13/06/2019 is as attached Annexure-VIII. and AAI NOC is Annexure XVI. respectively.
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.	Agreed. The provisions of the Solid Waste (Management) Rules, 2016, e- Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 will be followed as per norms.
10.	The project proponent shall follow the ECBC Act/ECBC – Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of byelaws of the State Government.	Agreed. We will follow the ECBC Act/ECBC – Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of byelaws of the State Government.
(C)	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.	Agreed. Mandatory Dust Mitigation Measures for Construction and Demolition Activities for projects are being implemented and complied.
2.	A management plan shall be drawn up and implemented to contain the current	Agreed. Environment management plan is attached as Annexure – I .

	exceedance in ambient air quality at the site.	
3.	The project proponent shall install a system to carry out Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM ₁₀ and PM _{2.5}) covering upwind and downwind directions during the construction period.	Agreed. We will install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released.
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 ultralow Sulphur diesel: The location of the DG sets may be decided in consultation with State Pollution Control Board.	Will be complied Diesel power generating as source of power backup will be of enclosed type and will conform to rules made under the Environment (Protection) Act, 1986. The height of the stack of DG sets will be adequate. Ultralow Sulphur diesel will be used.
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	Being complied The construction site is being adequately barricaded. Dust, smoke & other air pollution prevention measures are being provided for the building as well as the site. Site photographs are enclosed as Annexure-XVII . These measures are being included screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin covers are being provided for vehicles bringing in

	vehicles bringing in sand, cement, murram and others construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	sand, cement, murram and others construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Photographs of barricading are attached as Annexure-XVIII.
6.	Sand, murram, loose soil, cement stored on site shall be covered adequately so as to prevent dust pollution.	Agreed. Sand, murram, loose soil, cement stored on site are being covered adequately so as to prevent dust pollution. Photographs of Covered Material are attached as Annexure-XIX.
7.	Wet jets shall be provided for grinding and stone cutting.	Agreed. Wet jets are being provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Unpaved surfaces and loose soil are being adequately sprinkled with water to suppress dust. Photographs of Sprinkles are attached as Annexure-XII.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Agreed. All construction and demolition debris are being stored at the site before they are properly disposed. All demolition and construction waste are being managed as per the provisions of the Construction and Demolition Waste Rules 2016.
10.	The diesel generator sets to be used during construction phase shall be ultra-low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards	Agreed: The diesel generator sets to be used during construction phase are of ultra-low Sulphur diesel type and will confirm Environmental (Protection) prescribed for air and noise emission standards.



11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra-low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Agreed. We are following the same and will be followed during the operational phase also.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed. The provision will be given as per National Building Code of India for indoor air quality the ventilation provisions.
(D)	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. Checkdams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.	Agreed. The natural drain system will be maintained to ensure unrestricted flow of water. No construction will be done 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 harvest rainwater. Dual Plumbing Plan is as attached Annexure-XX.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed. Buildings have been designed to follow the natural topography as much as possible. Minimum cutting and filling is being done. Site Plan is attached as Annexure-XXI.
3.	Total freshwater use shall not exceed the proposed requirement as provided in the project details. The per capita should	Agreed. Total freshwater use will not exceed the proposed requirement as provided in the project details.

	adhere to NBC 2016 & CGWA Notification dated 12.12.2018.	
4.	The quantity of freshwater 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, MoEFCC along with six monthly Monitoring reports.	Agreed. The quantity of freshwater usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected by the project proponent. The record will be submitted to the Regional Office, MoEFCC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Agreed. Water permission is obtained from HUDA, the copy of same is attached as Annexure IX.
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.	Agreed. As suggested Minimum 20% of the open spaces as required by the local building byelaws will be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. will be pervious surface. Landscape Plan is attached as Annexure-IV.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and others for supply of recycled water for flushing, landscape irrigation, car washing,	Agreed. Dual pipe plumbing will be installed for supplying fresh water for drinking, cooking and bathing etc. and other for supplying recycled water for flushing, landscape irrigation, car washing, thermal cooling,

	thermal cooling, conditioning etc. shall be done.	conditioning etc. Dual Plumbing Plan is attached as Annexure-XX .
8.	Use of water saving devices/ fixtures(viz. low flow flushing systems; use of low flow faucets taps aerators etc.) for water conservation shall be incorporated in the building plan.	Agreed. Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets taps aerators etc.) will be incorporated in the building plan for water conservation.
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 should be done.	Agreed. Dual Plumbing Plan has been attached as Annexure-XX .
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Agreed. Pre-mixed concrete, curing agents and other best practices are being used to reduce water demand during construction.
11.	The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharge as per the CGWB norms	Agreed. The local bye-law provisions on rainwater harvesting will be followed.
12.	A rainwater 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	Agreed. Rainwater harvesting plan is attached as Annexure-X .



	storage capacity of minimum one day of total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	
13.	All recharges should be limited to shallow aquifer.	Agreed. All recharges will be limited to shallow aquifer.
14.	No ground water shall be used during the construction phase of the project.	Agreed. No ground water is being used during the construction phase of the project. Water from Private water tanker is being used.
15.	Any ground water dewatering should be properly managed and should 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.	Agreed. We will follow the same.
16.	The quantity of freshwater 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.	Agreed. The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected. The record will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
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	Agreed. We will be treating sewage in the STP with tertiary treatment. The treated effluent from STP will be recycled for flushing, AC make up water and gardening.

	water shall be disposed into municipal drain.	
18.	No sewage or untreated effluent water would be discharged through storm water drains.	Agreed. Sewage or untreated effluent water will not be discharged into storm water drains.
19.	Onsite sewage treatment of capacity of treating 100% wastewater 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 wastewater 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 the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed. Onsite sewage treatment of capacity of treating 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) will be certified by an independent expert and a report in this regard will be submitted to the Ministry before the project is commissioned for operation. Treated wastewater will be reused on site for landscape, flushing, cooling tower; and other end-uses. Excess treated water will be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems will 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.	Agreed. The periodical monitoring of water will be conducted for quality treated sewage.
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	Agreed. Sludge from the onsite sewage treatment, including septic tanks will 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.

	Sewerage and Sewage Treatment Systems, 2013.	
(E)	Noise Monitoring and Prevention	
1.	Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Agreed. Noise baseline reports are attached as Annexure-XXII.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to the Regional Officer of the Ministry as a part of six-monthly compliance report.	Agreed. Noise survey will be carried out as prescribed guidelines. Noise baseline reports are attached as Annexure-XXII.
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.	Agreed. Acoustic for DG sets and noise barriers will be implemented as mitigation measures for noise impact due to ground sources.
(F)	Energy Conservation Measures	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States	Agreed. Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 will be ensured.

	which have notified their own ECBC, shall comply with the State ECBC also which in no case less than 25% as prescribed.	Energy Conservation Plan is enclosed as Annexure-XXIII.
2.	Outdoor and common area lighting shall be LED.	Agreed. Outdoor and common area lighting will be LED.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & V-values shall be as per ECBC specifications.	Agreed. Concept of passive solar design that minimizes energy consumption in buildings will be incorporated in the building design. Wall, window, and roof R& V-values will be as per ECBC specifications.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the buildings should be integral part of the project design and should be in place before project commissioning.	Agreed. CFL's/LED will be installed for lighting the area outside the building which will be an integral part of the project design and will be in place before project commissioning.
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.	Agreed. We will install solar, wind or other Renewable Energy 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
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	Agreed. Solar power will be used for lighting to reduce the power load on grid. Separate electric meters will be installed for solar power.

	heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirements of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	
7.	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component	Agreed. We will submit the report in operation phase.
(G)	Waste Management	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Agreed. Municipal Solid waste and amendment rule 2016 will be followed.
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.	Agreed. Disposal of muck during construction phase has not been created any adverse effect on the neighboring communities and is being disposed of by taking the necessary precautions for 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.	Agreed. Separate wet and dry bins will be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste will be segregated into wet garbage and inert materials.

4.	Organic Waste Converter within the premises with a minimum capacity of 0.5 Kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.	Agreed. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day will be installed. Leaves will be put in earmarked pits to convert them into compost to be used as manure.
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.	Agreed. All non-biodegradable waste will be handed to authorized recyclers.
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.	Agreed and we are following the same.
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.	Agreed. We are using environment friendly materials during the construction phase. Premixed concrete, curing agents and other best practices are being carried out to reduce water demand during construction phase.
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 27 th August 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Fly ash is being used as building material in construction. Ready mixed concrete is being used in building construction.



9.	Any wastes from construction and demolition activities related thereto shall be Managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Agreed. We are implementing the same as instructed.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulator authority to avoid mercury contamination.	Agreed. Used CFLs and TFLs will be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
(H)	Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Agreed. No tree cutting is done.
2.	A minimum of 1 tree (5' tall) for every 80sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Agreed. A minimum of 1 tree (5' tall) for every 80sqm of land will be planted and maintained. The existing trees will be counted for this purpose. The landscape planning will include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable.



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. Planation 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.	Agreed. Total green area measured 2,796.79 m ² (20.63% of total plot area) will be provided for green area development. as per the details provided in the project document.
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.	Agreed. Topsoil is being stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It is being stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
(I)	Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized public and private networks. Road should be designed with due consideration for the 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.	Agreed. Traffic circulation and parking Plan is attached as Annexure-III .



	d) Parking norms as per local regulation.	
2.	Vehicles hired to bring 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.	Agreed. Construction material is being brought to the site by the vehicles are in good condition and have a valid pollution check certificate.
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.	Agreed. Traffic circulation and parking Plan is attached as Annexure-III .
(j)	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.	Agreed. Dust masks are being provided to all the 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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed. For indoor air quality the ventilation provisions will be as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Agreed. Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan will be implemented.
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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. Housing of construction labour is being provided at the site with all necessary infrastructure and facilities such as fuel for cooking, toilets, safe drinking water, medical health care, creche etc. Toilet photograph is attached as Annexure-XXIV. & Drinking photograph is attached as Annexure-XXV.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Occupational health surveillance of the workers is being done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Agreed. The First Aid Room is being provided in the construction phase and will be provided during the operations of the project. First aid facility photograph is attached as Annexure-XXVI.
(K)	Corporate Environment Responsibility	



Revision and Expansion of Commercial Complex Project.**Village: Ullawas Sector 62, Gurugram,****Report****Haryana****Compliance****JUNE 2026**

1.	The project proponent shall comply with the provisions of CER, as applicable for the existing part.	Agreed. We will submit the same in next compliance report.
2.	The company shall have a well-laid-down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standards 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 a defined system of reporting infringements/deviation/violation of the environmental/ forest/wildlife norms /conditions and/or shareholders/stake holders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Agreed.
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.	Agreed. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel will be set up under the control of senior Executive, who will directly to the head of the organization.
4.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures	Agreed. EMP Plan is attached as Annexure-I . 

	shall be kept in separate accounts 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.	
5.	PP must submit the Balance sheet/Account statement duly attested & signed by the Chartered Accountant showing the dispersal of funds in said scheme along with the Six-monthly Compliance Report positively.	Agreed. Balance sheet/Account statement is attached as Annexure-XXVII.
(L)	Miscellaneous	
1.	The project proponent shall prominently advertise it in at least 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.	Agreed. Newspaper advertisements are attached as Annexure-XXVIII.
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Agreed. We have followed the same.
3.	The project proponent shall upload the status of compliance of the stipulated	Agreed. We have uploaded the status of compliance of the stipulated environment

	environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	clearance conditions, including results of monitored data on website as link provided https://splendorgroup.net/epitomesplendor.html . The receiving of the submitted compliance is enclosed as Annexure-II .
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 and soft copy of the same to SEIAA, Haryana.	Agreed. We are abiding the same.
5.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Agreed. We will comply with the same in next compliance.
6.	The project proponent shall inform the Regional Office as well as the Ministry the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Agreed. We will inform the Regional Office as well as the Ministry the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Agreed. We will follow the same.



8.	The project proponent shall abide by all the commitments and recommendations made in the Form- IA and conceptual plan and also that during their presentation to the Expert Appraisal Committee.	Agreed. We are abiding the same.
9.	No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage change of area of this project.	Agreed. We will not carry out Expansion or modification without approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA.
10.	Any change in planning of the approved plan will leads to Environmental Clearance void-ab-initio and PP will have to seek to fresh Environmental Clearance.	Agreed. We will seek for fresh EC if there is any change in planning of the approved plan.
11.	The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.	Agreed. We will follow the same in next compliance.
12.	Concealing factual data or submission of false/fabricated data may be result in Revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted



13.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Agreed. We will follow the same.
14.	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.	Agreed. We will follow the same.
15.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data/information/monitoring reports.	Agreed. We will follow the same.
16.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Agreed. We will follow the same as suggested.



17.	The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall be responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.	Agreed. Copy of EC Letter is attached as Annexure-XIII.
18.	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.	Agreed. We will submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years, if project is not completed within the validity period.
19.	The project proponent should intimate to the Authority well before shifting their address of communication.	Agreed. We will intimate to the Authority well before shifting our address of communication.

