Date: 11.04.2025

To,
Regional Office,
Ministry of Environment, Forest & Climate Change (Northern Region),
Bays No: 24-25, Sector-31 A,
Dakshin Marg, Chandigarh-160030

Sub: Six-monthly Compliance (December 2024) of the stipulated Environmental conditions/safeguards in the Environmental clearance letter and Environmental Monitoring Report for the Revision & Expansion of Commercial Colony Project located at Village-Ullahwas, Sector-62, Gurugram, Haryana by M/s Splendor Landbase Limited.

Ref: Environmental Clearance No. SEIAA/HR/2021/395 dated 22/11/2021.

Dear Sir,

With reference to the Environmental Clearance granted to our above said project by State Level Environment Impact Assessment Authority, Haryana, we are herewith submitting point wise status of compliance of general and specific conditions of the EC letter in accordance with the provision of EIA notification 2006 and its amendment.

Following documents are attached herewith for your kind perusal:

1. Point-wise compliance of the stipulated environmental conditions/ safeguards.
2. Environmental monitoring report along with other necessary permissions/documents **(December 2024)**

We fully assure you that we will comply with all conditions as specified in the Environment clearance granted us. Details of Representative are as follows:

Name	NARENDRA BHATIA
Designation	Sr.GM(P)
Contact no.	9868971643
Email ID	narendra@splendorgroup.net

Thanking you,
Yours Sincerely,
For **M/s Splendor Landbase Limited.**

Splendor Landbase Ltd. New Delhi

Name: NARENDRA BHATIA
Designation: Sr. GM(P)

CC:

1. The Member Secretary, Haryana State Pollution Control Board, Panchkula, Haryana.
2. The Member Secretary SEIAA, Bay No.55-58, Parytan Bhawan 1st Floor Sector-2, Panchkula, Haryana.

COMPLIANCE REPORT

(DECEMBER 2024)

Half-Yearly Compliance (December'2024) 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.	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.	We will follow the same as suggested.
3.	The PP shall ensure that the total 2% of the cost of project shall be spent on EMPbudget. However, the amount and component shown in EMP table above shall also be included for the purposeof 2%. The EMP cost on Socio economic activities shall be used before the commencement of the project & EMP recurring inside the project	As suggested, we will spend 2% of cost of the project as EMP budget. Details will be submitted after the completion of the project. We will establish an Environmental Monitoring cell as per the instructions.

	shall be implanted throughout the operation of the project. The PP shall establish Environment monitoring cell as per 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.	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.	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
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	We will implement the same

	and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation ofwaste. 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.	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 inOrganic waste convertor. Adequate area will be provided for solid wastemanagement 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 marinatedand 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	Traffic circulation and parking Plan is attached as **Annexure-I**

	of the site in different scenarios of space and time.	
9.	No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 2,796.5 sq. m(@20.63% of plot area) shall be provided for green area development for whole project.	No tree cutting will be done. A minimum of 1 tree for every 80sqm of land will be planted and maintained as per the 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-II**
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.	The license from the Town Planning Authority is enclosed as **Annexure-III**. Consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. **HSPCB /Consent No: 313116323GUNOCTE362223367 dated 03.07.2023.** Copy of the same is enclosed as **Annexure-IV**
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)	The consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. **HSPCB /Consent No: 313116323GUNOCTE362 223367 dated 03.07.2023** and copy of the same is attached as **Annexure-IV.**

	Act, 1974.	
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning etc.	The structural safety certificate is enclosed as **Annexure-V.**
13.	The PP shall obtain the Fire NOC from the competent authority before taking occupation of the building.	Copy of Fire NOC is attached as **Annexure-VI.**
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.	**Will be complied:** -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.	We will follow the same.
16	The PP shall not give occupation or possession before the electricity connection permitted by the competent authority.	We will follow the same.

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.	Water permission has been obtained from HUDA and the copy of same is attached as **Annexure VII**
18.	The PP shall carry out the quarterly awareness programs for thestakeholders of the commercial colony/project.	Quarterly awareness programs will be carried out for the stakeholders of the commercial colony/project.
19.	3 Rainwater Harvesting recharge Pits for ground water recharging as per the CGWB norms.	Rainwater harvesting plan is attached as **Annexure-VIII.**
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.	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.	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-IX.**
22.	The PP shall take all preventive measures including water sprinkles tocontrol dust during construction and operational phase.	All preventive measures are being taken, including water sprinkles to control dust during construction and will be followed the same during operational phase.
23.	Any change in stipulations of EC will lead to Environmental Clearance void-ab-initio and PP will have to seek fresh Environmental Clearance.	We will abide by the same.

24.	The PP shall achieve Zero Liquid discharge.	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, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. Allthe construction shall be done in accordance with the local building byelaws.	The license from the Town Planning Authority is enclosed as **Annexure-III.** Consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. **HSPCB /Consent No: 313116323GUNOCTE362223367 dated 03.07.2023.** Copy of the same is enclosed as **Annexure-IV**
2.	The approval of the CompetentAuthority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefightingequipment etc. as per the National Building Code including protection measures from lightening etc.	The structural safety certificate is enclosed as **Annexure-V.**
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.	**Not applicable**
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	**Not applicable**
5.	The project proponent shall obtain Consent to Establish/Operate, under the provisions of Air (Prevention & Control	The consent to establish has been obtained from Haryana State Pollution Control Board vide letter no. **HSPCB /Consent No:**

	of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.	**313116323GUNOCTE362 223367 dated 03.07.2023** and copy of the same is attached as **Annexure-IV.**
6.	The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.	Water permission is being obtained from HUDA, and the copy of same is attached as **Annexure VII**
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.	Electricity connection permission is enclosed as **Annexure-X**
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.	Fire NOC and AAI NOC are attached as **Annexure-VI and Annexure XI** 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.	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	The ECBC Act/ECBC – Rules are being followed as prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of byelaws of the State Government.

	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.	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 exceedance in ambient air quality at the site.	Environment management plan is attached as **Annexure – XII.**
3.	The project proponent shall install a system to carry out Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutantsreleased (e.g. PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.	The latest Ambient Air Quality monitoring reports are enclosed as **Annexure-XIII.**
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 thecombined capacity of all proposed DG sets. Use of ultralow Sulphur diesel: The	**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.

	location of the DG sets may be decided in consultation with State Pollution Control Board.	
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 others construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	**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. These measures are being included screens for the building under construction, continuous dust/ wind breaking walls all aroundthe site (at least 3-meter height). Plastic/tarpaulin covers are being provided for 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. Photographs of barricading are attached as **Annexure-XIV**
6.	Sand, murram, loose soil, cement stored on site shall be covered adequately so as to prevent dust pollution.	Sand, murram, loose soil, cement stored on site are being covered adequately so as to prevent dust pollution.
7.	Wet jets shall be provided for grinding and stone cutting.	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.	Unpaved surfaces and loose soil are being adequately sprinkled with water to suppress dust.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces	All construction and demolition debris are being stored at the site before they are properly disposed. All demolition and construction waste

	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.	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	We are abiding the same.
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.	The gaseous emissions from DG set will be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure will be provided to the DG sets to mitigate the noise pollution. Ultra-low Sulphur diesel will be used. The location of the DG set and exhaust pipe height will be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.	For indoor air quality the ventilation provisions will be as per National Building Code of India.
(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	We are abiding by the same.

	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.	
2.	Buildings shall be designed to follow the natural topography as much aspossible. Minimum cutting and filling should be done.	We will follow the same.
3.	Total freshwater use shall not exceed the proposed requirement as provided in the project details. The per capita should adhere to NBC 2016 & CGWA Notification dated 12.12.2018.	Total freshwater use will notexceed the proposed requirement as provided in the project details.
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.	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 besubmitted 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	Water permission is being obtained from HUDA, the copy of same is attached as **Annexure VII**

	available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	
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.	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.
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, thermal cooling, conditioning etc. shall be done.	Dual pipe plumbing will be installed forsupplying 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.
8.	Use of water saving devices/ fixtures(viz. low flow flushing systems; useof low flow faucets taps aerators etc.) for water conservation shall be incorporated in the building plan.	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.	Dual Plumbing Plan has been attached as **Annexure-XV.**

10.	Water demand during construction should be reduced by use of pre- mixed concrete, curing agents and other best practices referred.	Pre-mixed concrete, curing agents and other best practices 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	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 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.	Rainwater harvesting plan is attached as **Annexure-VIII.**
13.	All recharges should be limited to shallow aquifer.	All recharges will be limited to shallow aquifer.

14.	No ground water shall be used during the construction phase of the project.	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 andshould conform to the approvals andthe guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	We will follow the same.
16.	The quantity of freshwater usage, water recycling and rainwaterharvesting 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.	As suggested, the same will be abide.
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 into municipal drain.	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.
18.	No sewage or untreated effluentwater would be discharged through storm water drains.	Sewage or untreated effluentwater 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	As suggested, the same will be abide.

	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.	
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measuresshould be made to mitigate the odour problem from STP.	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 Sewerage and Sewage Treatment Systems, 2013.	We will follow the same.
(E)	**Noise Monitoring and Prevention**	
1.	Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise	Noise Monitoring reports are attached as **Annexure-XIII.**

	Pollution (Control and Regulation) Rules, 2000. Incrementalpollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall bemade to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	
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.	Noise survey will be carried out as prescribed guidelines.
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.	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 which have notified their own ECBC, shall comply with the State ECBC also which in no case less than 25% as prescribed.	Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 will be ensured. Energy Conservation Plan is enclosed as **Annexure-IX**

2.	Outdoor and common area lighting shall be LED.	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.	Concept of passive solar design that minimizes energy consumption in buildings will be incorporated in thebulding 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 buildingshould be integral part of the project design and should be in place before project commissioning.	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.	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 lightingin 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	Solar power will be used for lighting to reduce the power load on grid. Separate electric meters will be installed for solar power

	and institutional building or as per the requirements of the local building byelaws, whichever is higher. Residential buildings are alsorecommended 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	We will submit the same in next compliance.
(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.	Municipal Solid waste and amendment rule 2016 will be followed.
2.	Disposal of muck during construction phase shall not createany adverse effect on theneighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only inapproved sites with the approval of competent authority.	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 wasteshall be segregated into wet garbage and inert materials.	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 capacityof 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.	We are abiding the same.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All non-biodegradable waste will be handed 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.	We are abiding 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.	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 27th August 2003 and 25th January, 2016.	Fly ash is being used as building material in construction. Ready mixed concrete is being used in building construction.

	Ready mixed concrete must be 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.	We are implementing the same as instructed.
10.	Used CFLs and TFLs should beproperly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of theregulator authority to avoid mercury contamination.	Used CFLs and TFLs will beproperly 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).	Total green area measures 2,796.79sq. m (20.63% of total plot area) will be provided for green area development. The landscape plan is enclosed as **Annexure-II**.
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	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.

	cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	
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.	We will follow the same as instructed.
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.	Topsoil is being stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It will be 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.	Traffic circulation and parking Plan is attached as **Annexure-I**.

	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.	
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.	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	Traffic circulation and parking Plan is attached as **Annexure-I**

	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.	
(J)	**Human Health Issues**	
1.	All workers working at theconstruction 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.	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.	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.	Hazard identification and RiskAssessment (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 asfuel 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.	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.
5.	Occupational health surveillance of the workers shall be done on aregular basis.	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.	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-XVII.**
(K)	**Corporate Environment Responsibility**	
1.	The project proponent shall comply with the provisions of CER, as applicable for the existing part.	We will comply with the provisions of CER, as applicable for the existing part.
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. Acopy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	We will follow the same.
3.	A separate Environmental Cell both at the project and company head quarter level, with qualifiedpersonnel shall be set up under the control of senior Executive,	We will follow the same as suggested.

	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 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.	We will follow the same as instructed.
5.	PP must submit the Balance sheet/Account statement duly attested & signed by the Chartered Accountantshowing the dispersal of funds in saidscheme along with the Six-monthly Compliance Report positively.	Balance sheet/Account statement is attached as **Annexure-XVIII**.
(L)	**Miscellaneous**	
1.	The project proponent shallprominently 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	Newspaper advertisements are attached as **Annexure-XIX.**

	MoEFCC/SEIAA website where it is displayed.	
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	We have followed the same.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results ofmonitored data on their website and update the same on half-yearly basis.	We have uploaded the status of compliance of the stipulated environment clearance conditions, including results ofmonitored data on website as link provided https://splendorgroup.net/epitomesplendor.html.
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.	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	We will comply with the same in next compliance.

	subsequently and put on the website of the company.	
6.	The project proponent shall inform the Regional Office as well as the Ministry the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	We are abiding the same.
7.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	**Agreed: -**We are abiding the same as suggested
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.	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.	Expansion or modification will not be carried out 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	We will comply with the same.

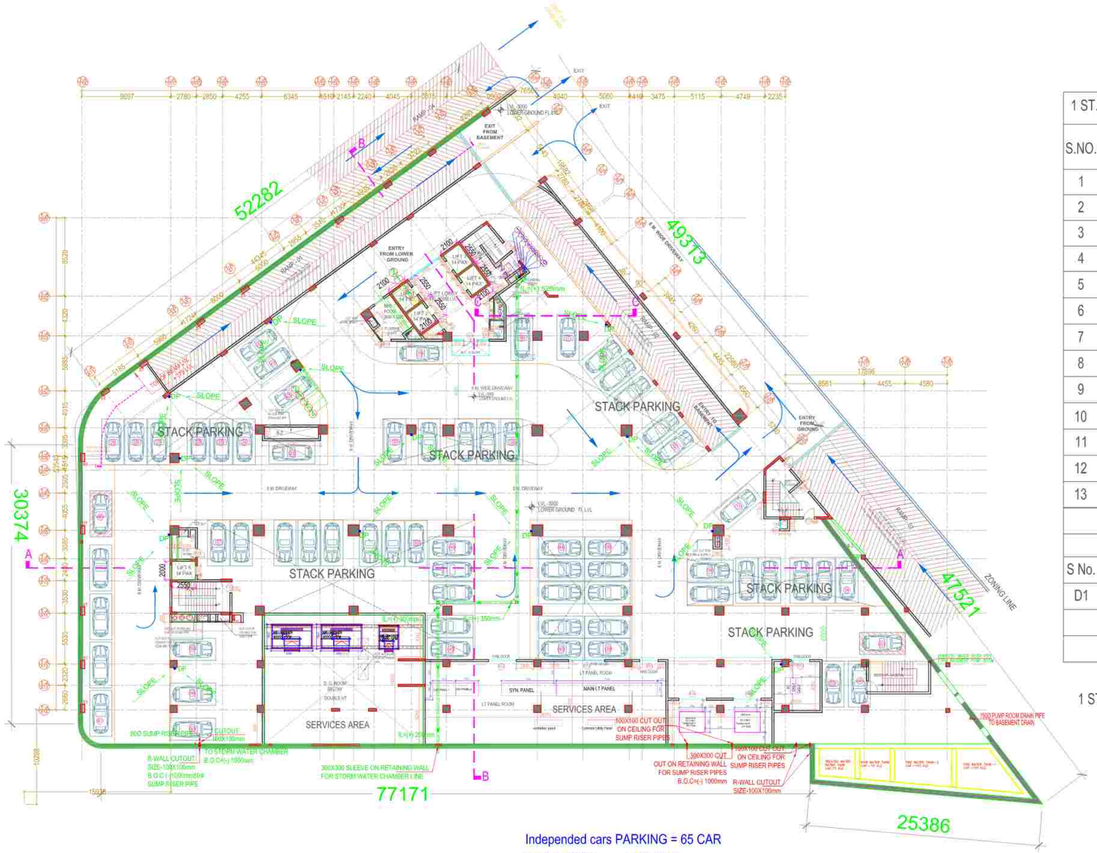
	Clearance void-ab-initio and PP will have to seek to fresh Environmental Clearance.	
11.	The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.	We will follow the same in next 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.	We will abide 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.	We will abide 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.	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, theAir (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.	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 reportshould be sent to this office till life of the project.	Copy of EC Letter is attached as **Annexure-XX.**

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 ofvalidity period of Environment Clearance i.e. 7 years.	We will follow the same as suggested.
19.	The project proponent should intimate to the Authority well before shifting their address of communication.	We will follow the same.

Annexure-I

101



Independed cars PARKING = 65 CAR
Stack Parking = 48 CAR
Total Parking = 65 car + 48 car = 113 car

USABLE PARKING AREA 1ST. BASEMENT TOWER A= 3496.894 SQMT. /32 = 109.277 ECS

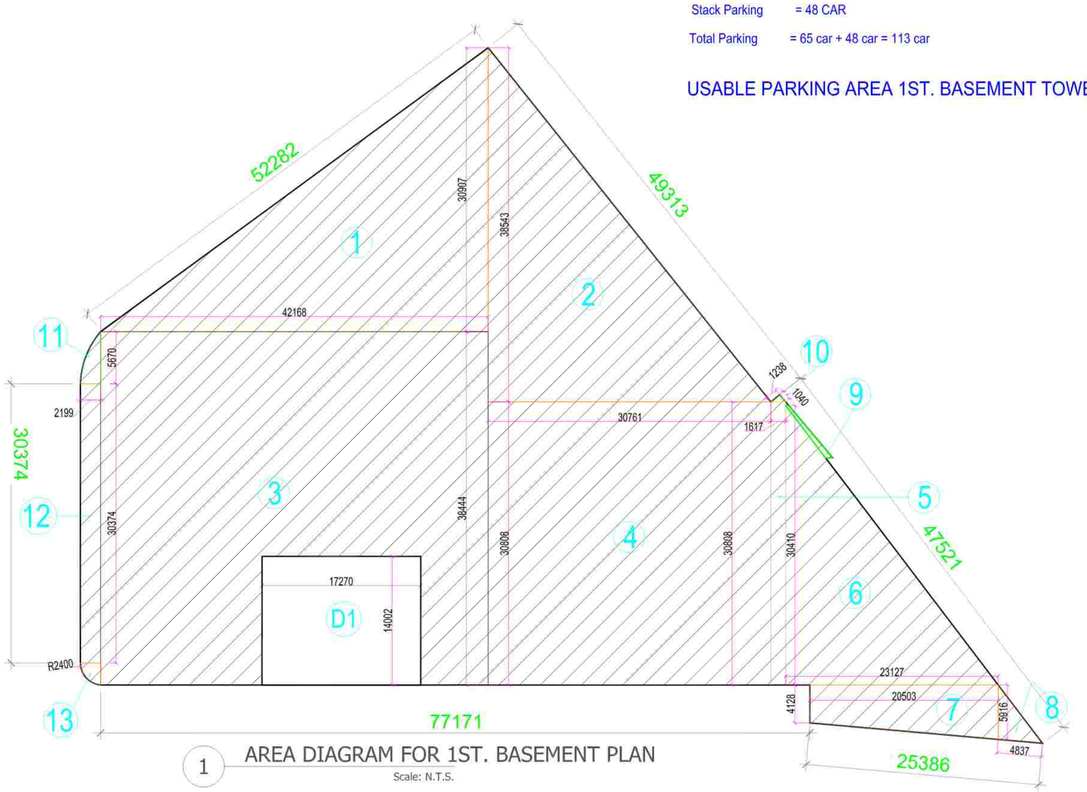
1 ST.BASEMENT AREA DETAIL		
S.NO.	L X W	TOTAL SQMT.
1	½ x 30.907 x 42.168	651.643
2	½ x 38.543 x 30.761	592.810
3	38.444 x 42.168	1621.106
4	30.761 x 30.808	947.684
5	1.617 x 30.808	49.816
6	½ x 30.410 x 23.127	351.646
7	½ x (4.128+5.916) x 20.503	102.966
8	½ x 5.916 x 4.837	14.307
9	AS/PLINE	3.20
10	½ x 1.238 x 1.04	0.64
11	As per Pline	8.37
12	2.199 x 30.074	66.792
13	3.14 x (2.4)²/4	4.521
	TOTAL AREA	4415.501
S No.	TOTAL DEDUCTION AREA	TOTAL
D1	17.270 X 14.002	241.814
	DEDUCTION AREA	241.814

1 ST.BASEMENT AREA DETAIL = AREA - DEDUCTION AREA
4415.501 SQMT. - 241.814 sqmt.
= 4173.687 SQMT.

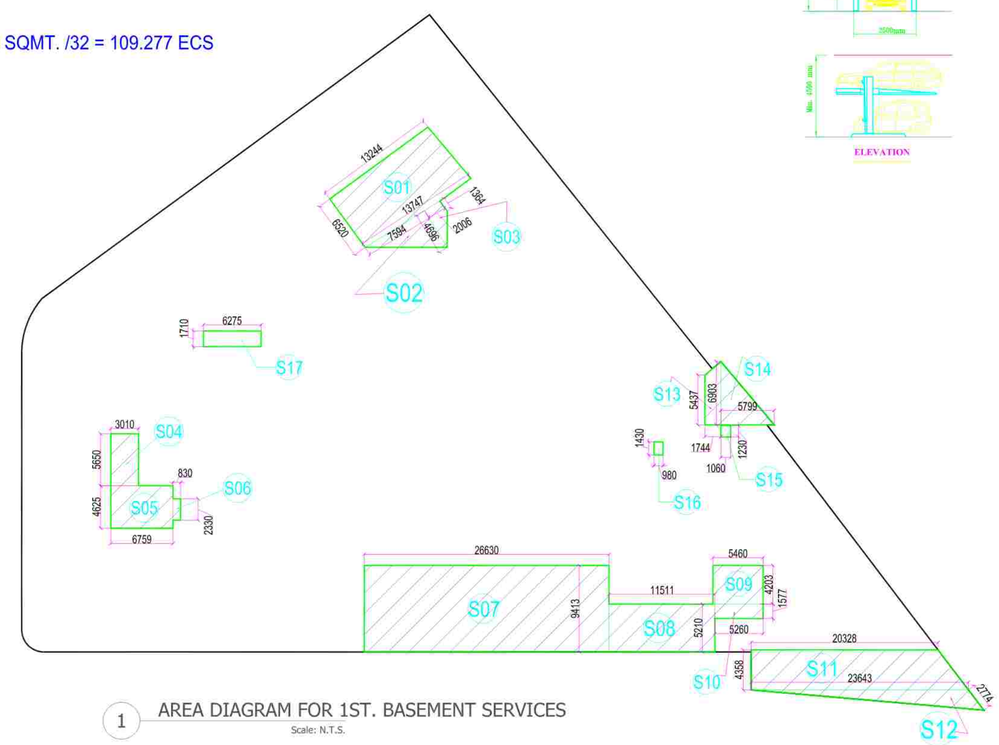
BASEMENT SERVICES AREA DETAIL		
S.NO.	L X W	TOTAL SQMT.
S1	1/2X13.244+13.747X6.520	87.990
S2	1/2X7.594X 4.696	17.830
S3	1/2X4.696+1.364X2.006	6.078
S4	3.010 5.650	17.006
S5	6.759 X 4.625	31.260
S6	0.830X2.330	1.933
S7	26.630 X 9.413	250.668
S8	11.511 X 5.210	59.972
S9	5.460 X 4.203	22.948
S10	5.26 X 1.577	8.295
S11	½ x (20.328+23.643) x 4.358	95.812
S12	½ x23.643x 2.774	32.792
S13	½ X 5.437 +6.903X1.744	10.760
S14	½ x 5.799 X 6.903	20.015
S15	1.060X1.230	1.303
S16	0.980X1.430	1.401
S17	6.275X1.710	10.730
	TOTAL SERVICE AREA	676.793

Usable Parking Area
Total Basment Area-Service area
4173.687 SQMT.- 676.793 SQMT.

= 3496.894 SQMT.



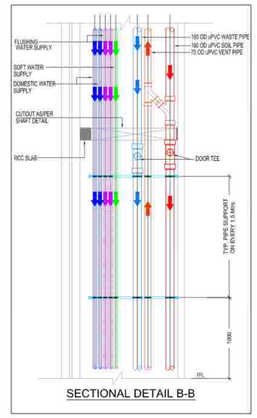
1 AREA DIAGRAM FOR 1ST. BASEMENT PLAN
Scale: N.T.S.



1 AREA DIAGRAM FOR 1ST. BASEMENT SERVICES
Scale: N.T.S.

ELEVATION

LEGEND:-		
1.	160 OD uPVC SOIL PIPE	①
2.	160 OD uPVC WASTE PIPE	②
3.	75 OD uPVC ANTI-SYPHONAGE PIPE	③
4.	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	④
5.	FLUSHING WATER SUPPLY DOWN TAKE PIPE	⑤
6.	DOMESTIC WATER SUPPLY RISER PIPE	⑥
7.	FLUSHING WATER SUPPLY RISER PIPE	⑦
8.	160 OD uPVC RAIN WATER PIPE FROM TERRACE	⑧
9.	250D RAIN WATER PIPE	⑨
10.	SOFT WATER RISER PIPE TO CHT.	⑩
11.	RAIN WATER PIPE	⑪
12.	DRAIN POINT	■DP
13.	KHURRA SIZE-I450X450MM	□
14.	SOIL PIPE LINE	═══
15.	WASTE PIPE LINE	═══



SECTIONAL DETAIL B-B

OWNER'S SIGN.

M/S REGAL GREEN LAND PVT LTD,
M/S HIGH STAR BUILDERS PVT. LTD.,
C/O M/S SU ESTATES PRIVATE LTD.
(FOR CHANGE OF DEVELOPER FROM SU ESTATES PVT. LTD. TO SPLENDOR LANDBASE LTD., IN (PRINCIPLE) APPROVAL HAS BEEN RECEIVED FROM DGTCP VIDE MEMO NO. LC-1611 (A+B) - JE(VA)/ 2017/17051 DT. 18.07.2017

SCALE	DATE	
1:200		
DRAWN BY	DRG. NO.	
	SUB -A - 102	

PROJECT

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 3.35 ACRES
(LICENCE NO 51 OF 2009 DATE 27.08.2009 +LOI,LC-1611/DS(R)-2011/19684 DATED 28-12-11)
SECTOR -62,GURGOAN
MANESAR URBAN
COMPLEX BEING DEVELOPED BY REGAL GREEN LAND PVT.LTD. AND
HIGH STAR BUILDERS PVT. LTD.
C/O M/S SU ESTATE PVT.LTD.

DRAWING TITLE

TOWER -A
1 ST.BASEMENT AREA DIAGRAM PLAN

OWNERS SIGN.	ARCHITECTS SIGN.

102

2nd. Basement Area

01.	1/2x42.169x30.907	= 651.658
02.	1/2x30.761x38.543	= 592.810
03.	42.169x38.444	= 1621.145
04.	2.199x30.374	= 66.792
05.	30.808x30.761	= 947.684
06.	1/2x30.302x23.044	= 349.139
07.	1/2x(4.128+5.916)x20.503	= 349.139
08.	1/2x5.916x4.837	= 14.307
09.	AS/ PLINE	= 3.23
10.	AS/PLINE	= 8.37
11.	3.14x(2.4)²/4	= 4.52
12.	1.7x30.302	= 51.373
Total		**4413.994**

Service Area

S1.	16.462x44.121	= 726.319
S2.	11.55x5.2	= 60.06
S3.	1/2x(13.564+14.704)x13.075	= 184.802
S4.	1/2x14.704x12.022	= 88.385
S5.	1/2x(3.858+4.382)x.27	= 1.112
S6.	1/2x2.669x3.510	= 4.684
S7.	5.025x3.510	= 17.637
S8.	2.975x5.437	= 16.175
S9.	1/2x5.437x4.568	= 12.418
S10.	1/2x2.278x1.914	= 2.180
S11.	1/2x9.001x3.823	= 17.205
S12.	1/2x(6.386+8.634)x9.114	= 70.496
S13.	7.232x4.130	= 29.868
S14.	7.102x4.095	= 29.082
S15.	3.010x5.65	= 17.006
S16.	6.759x1.430	= 9.665
S17.	7.589x2.330	= 17.682
S18.	17.363x10.415	= 180.835
S19.	2.404x8.024	= 19.289
S20.	3.14x(2.4)²/4	= 4.52
Total		**1509.42**

Usable Parking Area

Total Basment Area-Service area

4413.994-1509.42 = **2904.574 SQMT.**

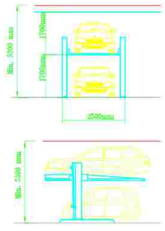
Independed cars PARKING = 58 CAR

Stack Parking = 48 CAR

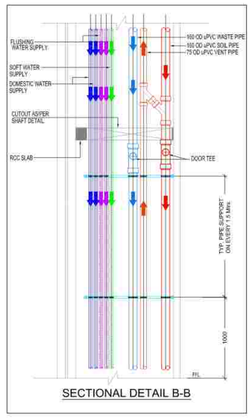
Total Parking = 58 car + 48 car = 106 car

PLUMBING LEGEND :-	
1. FLUSHING WATER RISER PIPE	
2. DOMESTIC WATER RISER PIPE	
3. WASTE WATER PIPE LINE	
4. SEWERAGE PIPE LINE	
5. EXT.STORM WATER LINE	
6. DOMESTIC WATER SUPPLY PIPE	
7. 150Ø SOIL PIPE RUNNING AT CEILING LVL.	
8. 150Ø WASTE PIPE RUNNING AT CEILING LVL.	
9. 200Ø SOIL PIPE RUNNING AT CEILING LVL.	
10. 200Ø WASTE PIPE RUNNING AT CEILING LVL.	
11. CATCH BASIN SIZE-800X900mm	CB

LEGEND:-		
1.	160 OD uPVC SOIL PIPE	1
2.	160 OD uPVC WASTE PIPE	2
3.	75 OD uPVC ANTI-SYPHONAGE PIPE	3
4.	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	4
5.	FLUSHING WATER SUPPLY DOWN TAKE PIPE	5
6.	DOMESTIC WATER SUPPLY RISER PIPE	6
7.	FLUSHING WATER SUPPLY RISER PIPE	7
8.	160 OD uPVC RAIN WATER PIPE FROM TERRACE	8
9.	250Ø RAIN WATER PIPE	9
10.	SOFT WATER RISER PIPE TO OHT.	10
11.	RAIN WATER PIPE	11
12.	DRAIN POINT.	⊕DP
13.	KHURRA SIZE450X450MM	
14.	SOIL PIPE LINE	
15.	WASTE PIPE LINE	

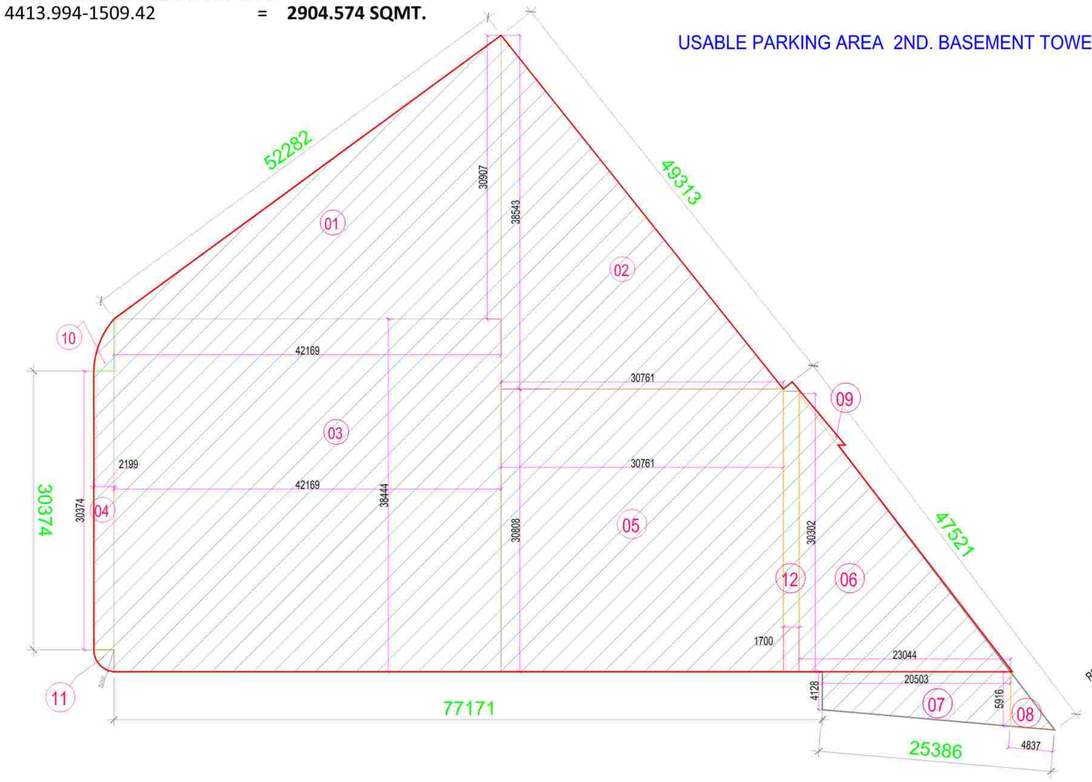


ELEVATION



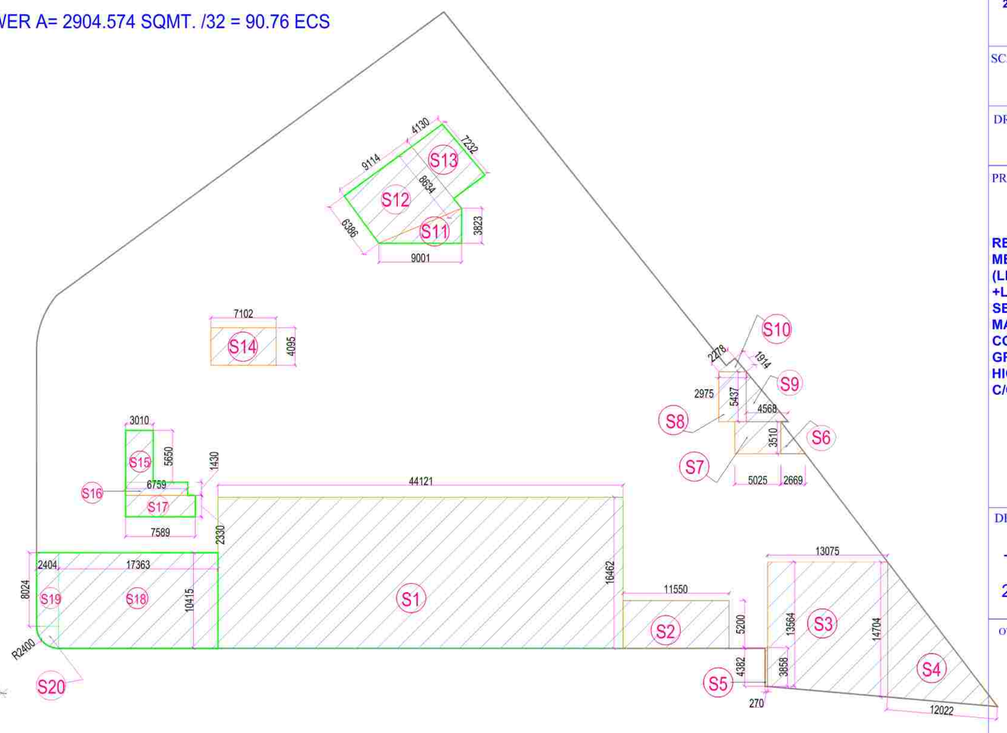
SECTIONAL DETAIL B-B

USABLE PARKING AREA 2ND. BASEMENT TOWER A= 2904.574 SQMT. /32 = 90.76 ECS



1 AREA DIAGRAM FOR 2ND. BASEMENT PLAN

Scale: N.T.S.



1 AREA DIAGRAM FOR 2ND. BASEMENT SERVICES

Scale: N.T.S.

OWNER'S SIGN.

M/S REGAL GREEN LAND PVT LTD,
M/S HIGH STAR BUILDERS PVT. LTD.,
C/O M/S SU ESTATES PRIVATE LTD.
(FOR CHANGE OF DEVELOPER FROM SU ESTATES PVT. LTD. TO SPLENDOR LANDBASE LTD., IN (PRINCIPLE) APPROVAL HAS BEEN RECEIVED FROM DGTCP VIDE MEMO NO. LC-1611 (A+B) - JE(VA)/ 2017/17051 DT. 18.07.2017

SCALE	DATE	
1:200		
DRAWN BY	DRG. NO.	
	SUB -A - 102	

PROJECT

REVISED BUILDING PLAN OF COMMERCIAL COLONY
MEASURING 3.35 ACRES
(LICENCE NO 51 OF 2009 DATE 27.08.2009
+LOI,LC-1611/DS(R)-2011/19684 DATED 28-12-11)
SECTOR -62,GURGOAN
MANESAR URBAN
COMPLEX BEING DEVELOPED BY REGAL
GREEN LAND PVT.LTD. AND
HIGH STAR BUILDERS PVT. LTD.
C/O M/S SU ESTATE PVT.LTD.

DRAWING TITLE

TOWER -A

2 ND.BASEMENT AREA DIAGRAM PLAN

OWNERS SIGN.

ARCHITECTS SIGN.

105

Independed cars PARKING = 76 CAR

MLC 2ND.FLOOR AREA DETAIL

S.NO.	L X W	TOTAL SQMT.
1	1/2X(8.604+10.983)X3.246	31.789
2	1/2 x (8.140+8.604)X16.953	141.930
2a	SEGMENT OF A CIRCLE= $\frac{\theta}{360}(\pi r^2)-\frac{1}{2}r^2\sin\theta$ $\theta = 102^\circ$, $r = 10.238$, $\pi = 3.14$ $= 0.283(3.14X10.238X10.238) - \frac{1}{2}X10.238X10.238X0.978$ $= 78.331 - 51.255$	27.076
2b	1/2 x 16.969+15.417X0.776	12.565
3	1/2 (11.299 X 8.140)	45.986
4	1/2 X 13.014 X5.709	37.148
5	1/2 X14.169 (10.983 + 14.305)	179.152
6	1/2 (8.018 X 6.190)	24.815
7	10.448 X 14.305	149.458
8	1/2 x 12.017 X 14.305	85.951
9	1/2 X18.347 (48.345 + 32.932)	745.594
10	48.345 X 16.464	795.952
11	35.200 X 26.012	915.622
12	19.600 X 8.799	172.460
13	2.860 X 3.010	8.608
	TOTAL AREA	3374.106

CUT-OUT

S1	1/2 X 1.235 X (.640 + .1.545)	1.349
S2	2.500 x .750	1.875
S3	8.530 x 9.616	82.024
B	1/2X4.179X1.718	3.58
	TOTAL	88.828

MLC F A R AREA

1	1/2 x 7.270 (13.244 + 12.704)	94.320
2	1/2X 4.542 X 6.535	14.840
3	$\frac{1}{2}$ X 1.962 (1.364+4.542)	5.793
4	3.010 x 3.420	10.294
5	10.300 x 5.990	61.697
6	1/2 x 9.015 x 2.278	10.245
7	1/2 x 5.437 X 7.543	20.505
	TOTAL	217.694

DEDUCTION AREA (LIFT WELL + SHAFT)

S1	2.640 x .540	1.425
S2	1/2 X 1.025 (2.324 + 1.477)	1.948
S3	2.125 x .580	1.232
L 1	2.100 X 2.550 x 4 no.	21.42
	TOTAL	26.025

FIRE STAIR CASE AREA

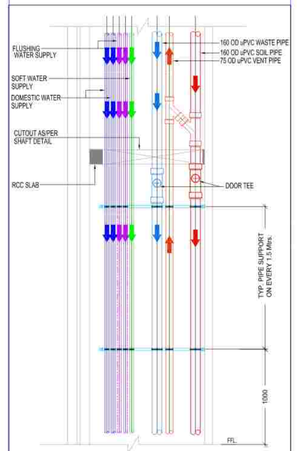
F1	1/2X(2.535+6.819)X5.098	23.843
F2	1/2X1.630X1.941	1.581
F3	3.508X5.996	21.033
F4	1.602X0.827	1.324
F5	6.300X3.300	20.79
	TOTAL AREA	68.571

MLCP 2ND. FLOOR F.A.R. AREA
= 217.694 SQMT.- LIFT WELL + SHAFT+FIRE STAIR CASE AREA
=217.694 SQMT. -(26.025 SQMT. +68.571 SQMT.)
=217.694 SQMT.-94.596 SQMT.
=123.098 SQMT.

Usable Parking Area
TOTAL MLC FLOOR AREA - 217.694 sqmt.+13 NO.
3285.278 SQMT.- (217.694 SQMT.+8.608 SQMT.)
3285.278 SQMT.- 226.302 SQMT.
= 3058.976 SQMT.

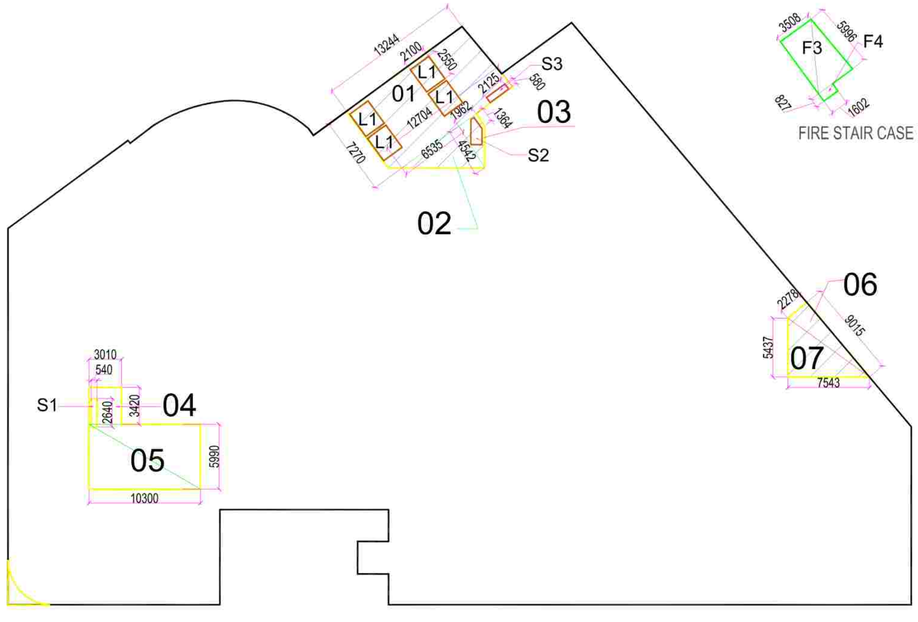
SECOND FLOOR BULTUP AREA = FAR +NON. FAR
=123.098 SQMT. -3162.18 SQMT.
=3285.278 SQMT.

LEGEND:-		
1.	160 OD uPVC SOIL PIPE	1
2.	160 OD uPVC WASTE PIPE	2
3.	75 OD uPVC ANTI-SYPHONAGE PIPE	3
4.	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	4
5.	FLUSHING WATER SUPPLY DOWN TAKE PIPE	5
6.	DOMESTIC WATER SUPPLY RISER PIPE	6
7.	FLUSHING WATER SUPPLY RISER PIPE	7
8.	160 OD uPVC RAIN WATER PIPE FROM TERRACE	8
9.	250D RAIN WATER PIPE	9
10.	SOFT WATER RISER PIPE TO OHT.	10
11.	RAIN WATER PIPE	11
12.	DRAIN POINT	DP
13.	KHURRA SIZE:450X450MM	
14.	SOIL PIPE LINE	
15.	WASTE PIPE LINE	
16.	FLOOR TRAP (110X110)mm	FT
17.	FLOOR DRAIN (90X63)mm	FD
18.	URINAL TRAP	UT



SECTIONAL DETAIL B-B

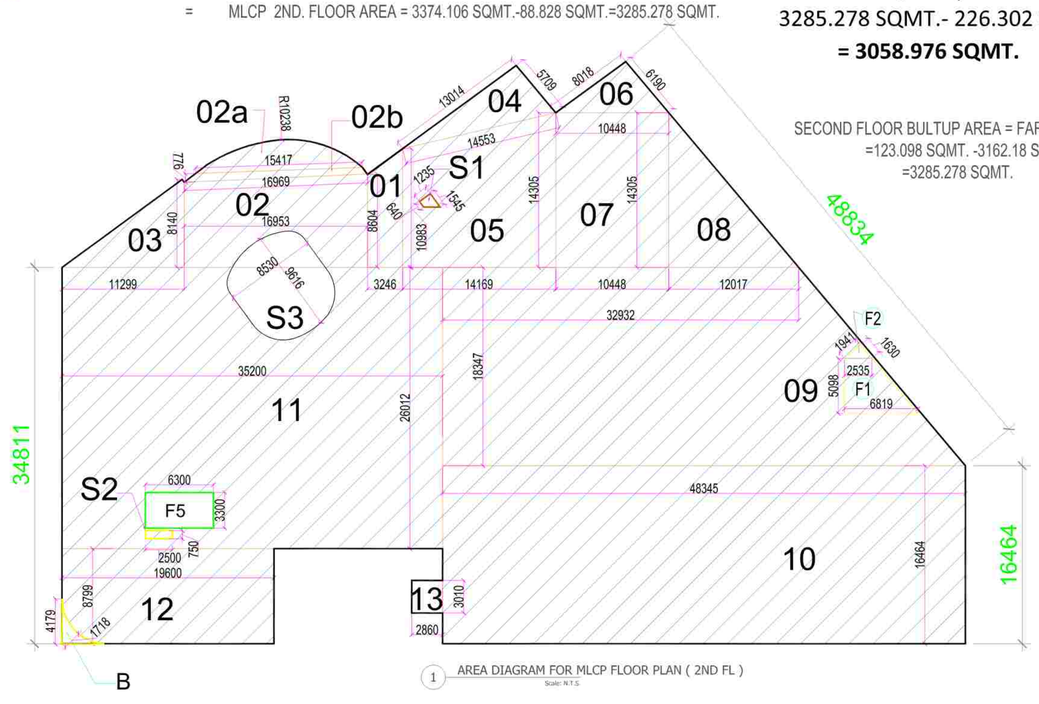
USABLE PARKING AREA MLCP 2ND. FLOOR TOWER A= 3058.967 SQMT. /28 = 109.23 ECS



1 AREA DIAGRAM FOR MLCP FLOOR PLAN (2ND FL) FLOOR SERVICES
Scale: N.T.S.

FIRE STAIR CASE DETAIL

= MLCP 2ND. FLOOR AREA = 3374.106 SQMT.-88.828 SQMT.=3285.278 SQMT.



1 AREA DIAGRAM FOR MLCP FLOOR PLAN (2ND FL)
Scale: N.T.S.

OWNER'S SIGN.

M/S REGAL GREEN LAND PVT LTD.
M/S HIGH STAR BUILDERS PVT. LTD.,
C/O M/S SU ESTATES PRIVATE LTD.
(FOR CHANGE OF DEVELOPER FROM SU ESTATES PVT. LTD. TO SPLENDOR LANDBASE LTD., IN (PRINCIPLE) APPROVAL HAS BEEN RECEIVED FROM DGTCP VIDE MEMO NO. LC-1611 (A+B) - JE(VA)/ 2017/17051 DT. 18.07.2017

SCALE	DATE	
1:200		
DRAWN BY	DRG. NO.	
	SUB -A - 102	

PROJECT

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 3.35 ACRES
(LICENCE NO 51 OF 2009 DATE 27.08.2009 +LOI,LC-1611/DS(R)-2011/19684 DATED 28-12-11)
SECTOR -62,GURGOAN
MANESAR URBAN
COMPLEX BEING DEVELOPED BY REGAL GREEN LAND PVT.LTD. AND HIGH STAR BUILDERS PVT. LTD.
C/O M/S SU ESTATE PVT.LTD.

DRAWING TITLE

TOWER -A
MLCP FLOOR PLAN (2ND FL)
AREA DIAGRAM PLAN

OWNERS SIGN.	ARCHITECTS SIGN.

106

Independed cars PARKING = 76 CAR

MLC F A R AREA		
1	1/2 x 7.270 (13.244 + 12.704)	94.320
2	1/2X 4.542 X 6.535	14.840
3	$\frac{1}{2}$ X 1.962 (1.364+4.542)	5.793
4	3.010 x 3.420	10.294
5	10.300 x 5.990	61.697
6	1/2 x 9.015 x 2.278	10.245
7	1/2 x 5.437 X 7.543	20.505
	TOTAL	217.694

DEDUCTION AREA (LIFT WELL + SHAFT)		
S1	2.640 x .540	1.425
S2	1/2 X 1.025 (2.324 + 1.477)	1.948
S3	2.125 x .580	1.232
L 1	2.100 X 2.550 x 4 no.	21.42
	TOTAL	26.025
FIRE STAIR CASE AREA		
F1	1/2X(2.535+6.819)X5.098	23.843
F2	1/2X1.630X1.941	1.581
F3	3.508X5.996	21.033
F4	1.602X0.827	1.324
F5	6.300X3.300	20.79
	TOTAL AREA	68.571

MLCP 2ND. FLOOR F.A.R. AREA
= 217.694 SQMT.- LIFT WELL + SHAFT+FIRE STAIR CASE AREA
=217.694 SQMT. -(26.025 SQMT. +68.571 SQMT.)
=217.694 SQMT.-94.596 SQMT.
=123.098 SQMT.

Usable Parking Area
TOTAL MLC FLOOR AREA - 217.694 sqmt.
3213.718 SQMT.- 217.694 SQMT.
3213.718 SQMT.- 217.694 SQMT.
= 2996.024 SQMT.

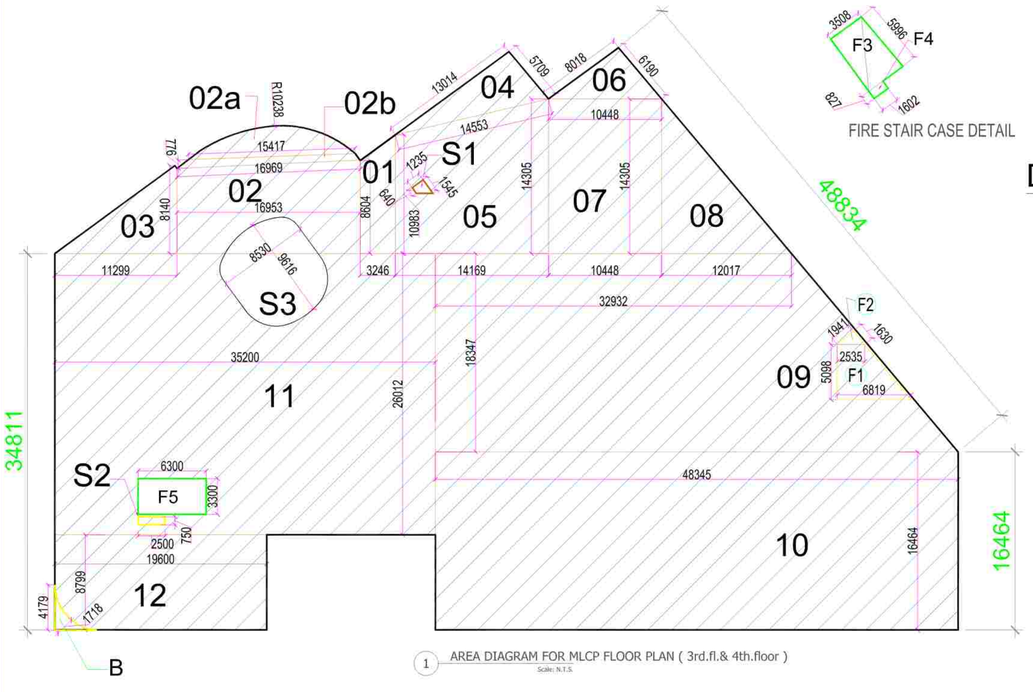
MLC 3rd. & 4th. FLOOR AREA DETAIL

S.NO.	L X W	TOTAL SQMT.
1	1/2X(8.604+10.983)X3.246	31.789
2	1/2 x (8.140+8.604)X16.953	141.930
2a	SEGMENT OF A CIRCLE= $\frac{\theta}{360}(\pi r^2)-\frac{1}{2}r^2\sin\theta$, θ= 102°, r = 10.238, π = 3.14, = 0.283(3.14X10.238X10.238) - $\frac{1}{2}$X10.238X10.238X0.978, = 78.331 - 51.255	27.076
2b	1/2 x 16.969+15.417X0.776	12.565
3	1/2 (11.299 X 8.140)	45.986
4	1/2 X 13.014 X5.709	37.148
5	1/2 X14.169 (10.983 + 14.305)	179.152
6	1/2 (8.018 X 6.190)	24.815
7	10.448 X 14.305	149.458
8	1/2 x 12.017 X 14.305	85.951
9	1/2 X18.347 (48.345 + 32.932)	745.594
10	48.345 X 16.464	795.952
11	35.200 X 26.012	915.622
12	19.600 X 8.799	172.460
	TOTAL AREA	3365.498

CUT-OUT		
S1	1/2 X 1.235 X (.640 + .1.545)	1.349
S2	2.500 x .750	1.875
S3	8.530 x 9.616	82.024
B	1/2X4.179X1.718	3.58
	TOTAL	88.828

OPEN TERRACE		
S4	1/2 X 8.407 X 7.062	29.685
S5	1/2 X 4.811 X 7.913	19.034
S6	1/2 X 3.386 X 8.407	14.233
	TOTAL	62.952

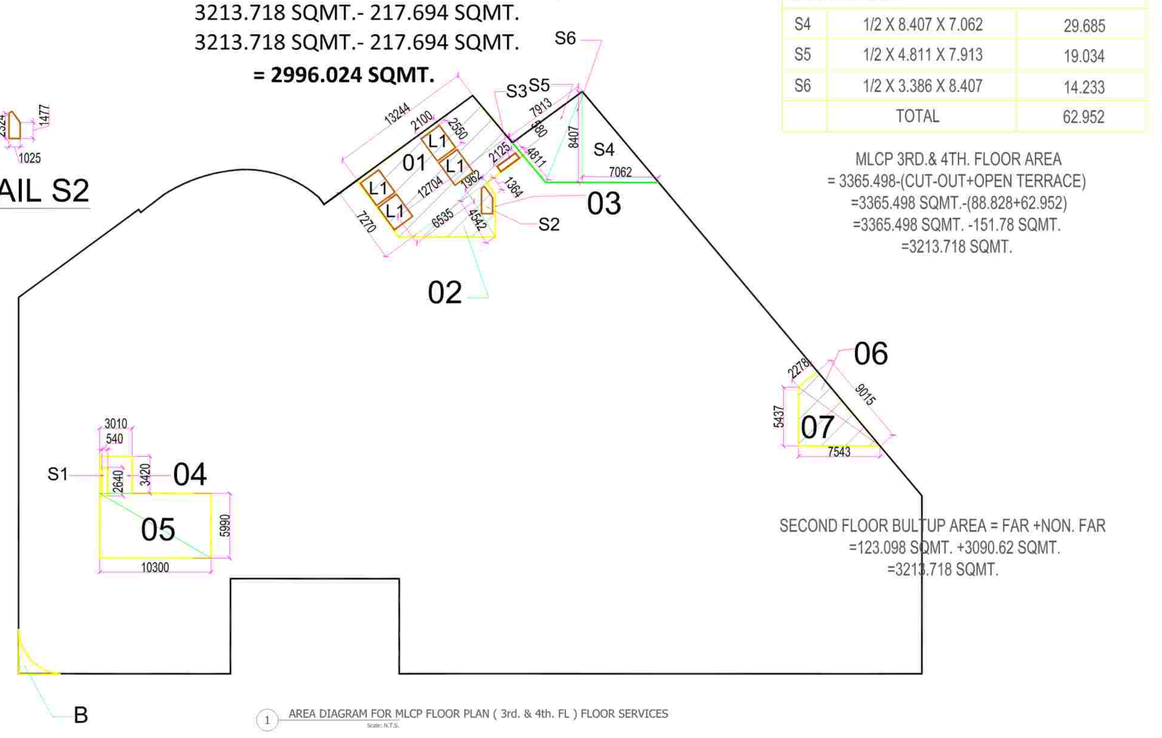
MLCP 3RD.& 4TH. FLOOR AREA
= 3365.498-(CUT-OUT+OPEN TERRACE)
=3365.498 SQMT.-(88.828+62.952)
=3365.498 SQMT. -151.78 SQMT.
=3213.718 SQMT.



1 AREA DIAGRAM FOR MLCP FLOOR PLAN (3rd.fl.& 4th.floor)
Scale: N.T.S.

FIRE STAIR CASE DETAIL

DETAIL S2



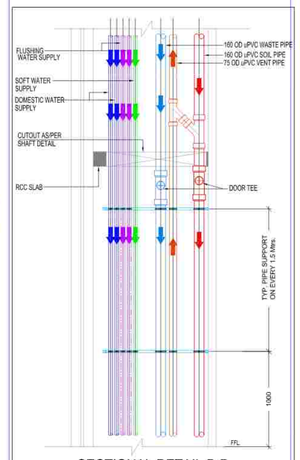
1 AREA DIAGRAM FOR MLCP FLOOR PLAN (3rd. & 4th. FL) FLOOR SERVICES
Scale: N.T.S.

SECOND FLOOR BULTUP AREA = FAR +NON. FAR
=123.098 SQMT. +3090.62 SQMT.
=3213.718 SQMT.

USABLE PARKING AREA MLCP 3RD. FLOOR TOWER A= 2696.024 SQMT. /28 = 96.28 ECS
USABLE PARKING AREA MLCP 4TH. FLOOR TOWER A= 2696.024 SQMT. /28 = 96.28 ECS

LEGEND:-

1.	160 OD uPVC SOIL PIPE	1
2.	160 OD uPVC WASTE PIPE	2
3.	75 OD uPVC ANTI-SYPHONAGE PIPE	3
4.	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	4
5.	FLUSHING WATER SUPPLY DOWN TAKE PIPE	5
6.	DOMESTIC WATER SUPPLY RISER PIPE	6
7.	FLUSHING WATER SUPPLY RISER PIPE	7
8.	160 OD uPVC RAIN WATER PIPE FROM TERRACE	8
9.	250Ø RAIN WATER PIPE	9
10.	SOFT WATER RISER PIPE TO OHT.	10
11.	RAIN WATER PIPE	11
12.	DRAIN POINT	⊠DP
13.	KHURRA SIZE:450X450MM	
14.	SOIL PIPE LINE	
15.	WASTE PIPE LINE	
16.	FLOOR TRAP (110X110)mm	FT
17.	FLOOR DRAIN (80X80)mm	FD
18.	URINAL TRAP	UT



SECTIONAL DETAIL B-B

OWNER'S SIGN.

M/S REGAL GREEN LAND PVT LTD.
M/S HIGH STAR BUILDERS PVT. LTD.,
C/O M/S SU ESTATES PRIVATE LTD.
(FOR CHANGE OF DEVELOPER FROM SU ESTATES PVT. LTD. TO SPLENDOR LANDBASE LTD., IN (PRINCIPLE) APPROVAL HAS BEEN RECEIVED FROM DGTCP VIDE MEMO NO. LC-1611 (A+B) - JE(VA)/ 2017/17651 DT. 18.07.2017

SCALE	DATE	
1:200		
DRAWN BY	DRG. NO.	
	SUB -A - 102	

PROJECT

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 3.35 ACRES (LICENCE NO 51 OF 2009 DATE 27.08.2009 +LOI,LC-1611/DS(R)-2011/19684 DATED 28-12-11) SECTOR -62,GURGOAN MANESAR URBAN COMPLEX BEING DEVELOPED BY REGAL GREEN LAND PVT.LTD. AND HIGH STAR BUILDERS PVT. LTD. C/O M/S SU ESTATE PVT.LTD.

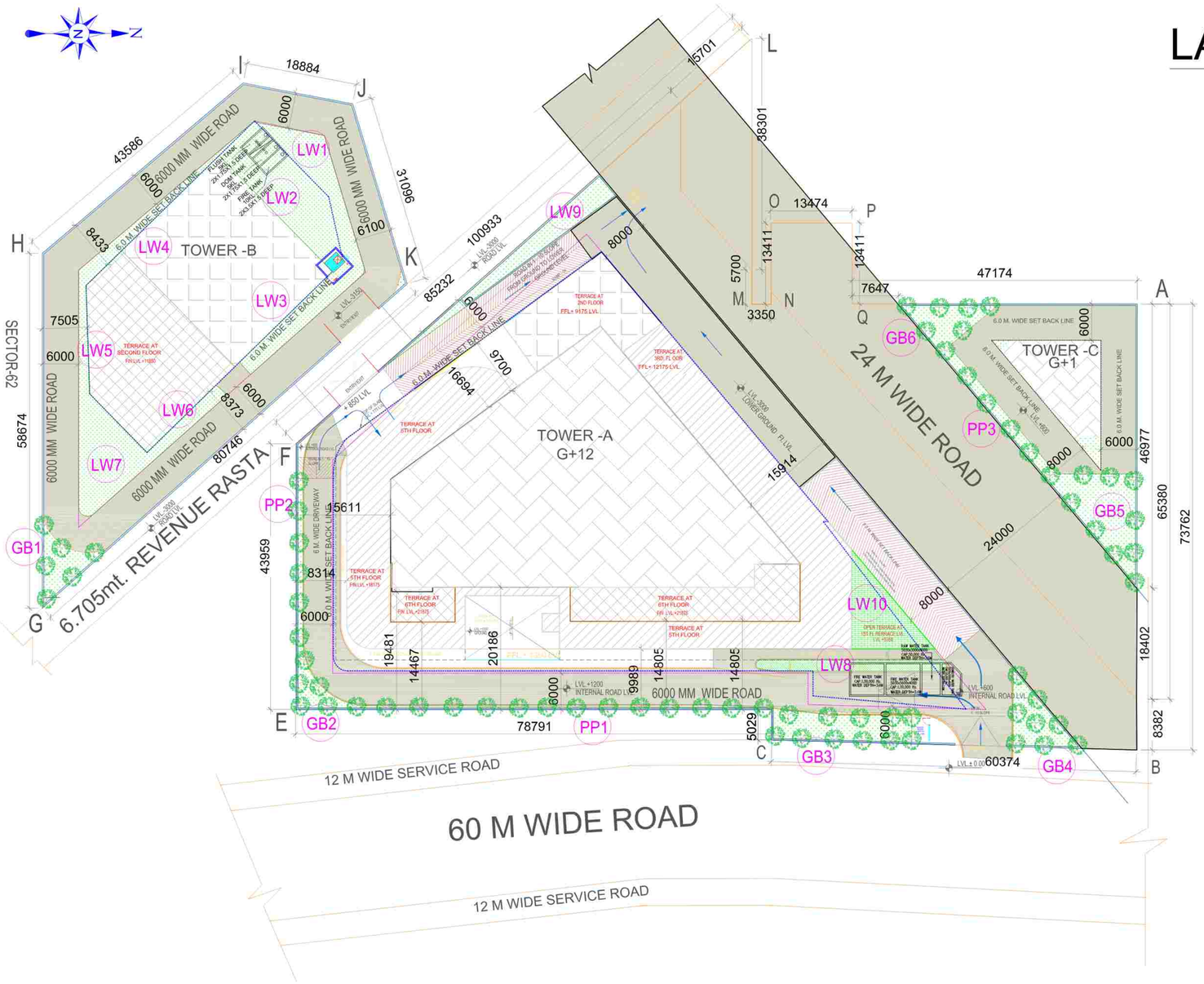
DRAWING TITLE

TOWER -A
MLCP FLOOR PLAN (3RD.FL. & 4TH.FL.)
AREA DIAGRAM PLAN

OWNERS SIGN.	ARCHITECTS SIGN.

Annexure-II

LANDSCAPE PLAN



100% Area Break-Up

- Total Plot Area = 13,556.947 Sqmt.
- Ground Coverage = 5062.189 Sqmt.
- Green Area = 2796.5 Sqmt.
- Paved Area = 5698.258 Sqmt.

TOWER WISE GREEN AREA

	TOTAL GREEN AREA	%age
TOWER A	697.5	5.14
TOWER B	1844	13.60
TOWER C	255	1.88
TOTAL=	2796.5	20.63

GREEN AREA CALCULATION

PLOT AREA = 13,556.947 SQMTS.
PROPOSED GREEN AREA = (20.63%)
= TOWER A+ TOWER B+ TOWER C
= 697.5+1844+255= 2796.5 SQMTS
REQUIRED NO. OF TREES = PLOT AREA /80 = 169
PROPOSED NO. OF TREES = TOWER A+ TOWER B+ TOWER C
= 111+15+63 =189
LAWN AREA = TOWER A+ TOWER B+ TOWER C
= 297+1784+0= 2081SQMT
PERIPHERY PLANTATION AREA = TOWER A+ TOWER B+ TOWER C
= 148.5+0+60= 208.5 SQMT
GREEN BELT PLANTATION AREA = TOWER A+ TOWER B+ TOWER C
= 252+60+195= 507 SQMT

GREEN AREA DETAILS (TOWER WISE)

TOWER A

		AREA (SQMT.)	AVE. LENGTH (M)	AVE. WIDTH (M)	SPACING (M)	NO. OF TREES
LAWN	LW8	93	31	3		
	LW9	52	46	2		
	LW10	112	14	8		
	TOTAL	297			TOTAL=	47
PERIPHERY	PP1	103.5	69	1.5	2	34
	PP2	45	30	1.5	2	15
	TOTAL	148.5			TOTAL=	49
GREEN BELT PLANTATION	GB2	48	12	4	2x2	12
	GB3	138	23	6	2x2	34
	GB4	66	11	6	2x2	16
	TOTAL	252			TOTAL=	62
TOTAL GREEN AREA =		697.5			TOTAL NO. OF TREES =	111

TOWER A

TOWER B

		AREA (SQMT.)	AVE. LENGTH (M)	AVE. WIDTH (M)	SPACING (M)	NO. OF TREES
LAWN	LW1	208	52	4		
	LW2	488	30	16		
	LW3	160	20	8		
	LW4	464	87	32		
	LW5	356	18	32		
	LW6	80	16	5		
	LW7	180	18	10		
	TOTAL	1784				
GREEN BELT PLANTATION	GB1	60	12	5	2x2	15
	TOTAL	60			TOTAL	15
TOTAL GREEN AREA =		1844			TOTAL NO. OF TREES =	15

TOWER B

TOWER C

		AREA (SQMT.)	AVE. LENGTH (M)	AVE. WIDTH (M)	SPACING (M)	NO. OF TREES
PERIPHERY	PP3	60	30	2	2	15
	TOTAL	60			TOTAL	15
GREEN BELT PLANTATION	GB5	135	15	9	2x2	33
	GB6	60	10	6	2x2	15
	TOTAL	195			TOTAL	48
TOTAL GREEN AREA =		255			TOTAL NO. OF TREES =	63

TOWER C

SOLAR WATER HEATING SYSTEM:
The use of Solar Water Heating System as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

RAIN WATER HARVESTING:
That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

BOUNDARY WALL / GATE AND GATE POSTS HEDGES AND FENCES:
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front boundary wall.

EARTH QUAKE:
The Building is Earth Quake resistance as per norms specified by NBC.

SPRINKLER:
In the entire building the sprinkler system shall be installed as per nbc norms and providence contains inrelevant is code.

AIR CONDITIONING AND VENTILATION:
The building will be Air conditioned and Mechanically Ventilated.

GENERAL:
a)The width of the corridor would be governed by Rule 82 of the Rules,1965.
b)The W.C and urinals provided in the buildings shall confirm to the National Building Code/Act No.41 of 1963 and rules framed there under.
c)That the applicant shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

NOTES

1. Dimensions are not to be scaled.
2. All dimensions are in MM.
3. All walls are 230 MM thick, unless otherwise specified.
4. All electrical installations shall be as per provisions of NBC.
5. Fire fighting safety provisions will be as per relevant NBC Provisions.
6. All buildings will have 100% power back up.
7. Buildings are 100% Mechanically Ventilated Lighted.
8. Extended basement slab is designed to take fire tender load.
9. Gate & boundary wall as per std.design

OWNER'S SIGN.

**M/S REGAL GREEN LAND PVT LTD,
M/S HIGH STAR BUILDERS PVT. LTD.,
C/O M/S SU ESTATES PRIVATE LTD.
(FOR CHANGE OF DEVELOPER FROM SU ESTATES PVT. LTD. TO SPLENDOR LANDBASE LTD., IN (PRINCIPLE) APPROVAL HAS BEEN RECEIVED FROM DGTCP VIDE MEMO NO. LC-1611 (A+B) - JE(VA)/ 2017/17051 DT. 18.07.2017**

1:200	DATE	
DRAWN BY	DRG. NO. SUB -A - 102	

PROJECT

**REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 3.35 ACRES
(LICENCE NO 51 OF 2009 DATE 27.08.2009 +LOI,LC-1611/DS(R)-2011/19684 DATED 28-12-11)
SECTOR -62,GURGOAN
MANESAR URBAN
COMPLEX BEING DEVELOPED BY REGAL GREEN LAND PVT.LTD. AND HIGH STAR BUILDERS PVT. LTD.
C/O M/S SU ESTATE PVT.LTD.**

DRAWING TITLE

LANDSCAPE PLAN

OWNERS SIGN.

Annexure-III

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

To

Splendor Landbase Ltd.,
501-511, 5th floor Splendor Forum, Plot No. 3,
District Centre Jasola, New Delhi-110025

Memo. No. LC-1611-A+B-JE (DS)-2020/ 19284 Dated: 03-11-2020

Subject: **Renewal of licence no. 51 of 2009 dated 27.08.2009 granted for development of a Commercial Colony on the land measuring 2.75 acres in the revenue estate of village Ullahwas, Sector-62, Gurugram- Splendor Landbase Ltd.**

Ref: Your application dated 02.03.2020 & 14.08.2020 on the subject mentioned above.

Licence no. 51 of 2009 dated 27.08.2009 granted to you for setting up of Commercial Colony on the land measuring 2.75 acres in the revenue estate of village Ullahwas, Sector-62, Gurugram is hereby renewed upto **26.08.2024** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence
2. You shall transfer the portion of Sector/Master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the validity of renewal permission.
3. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
4. You shall get the licence renewed till the final completion of the colony is granted.
5. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh
Dated: 03-11-2020

Endst. No. LC-1611-JE (DS)-2020/

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

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

(S. K. Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

To

Splendor Landbase Ltd.,
501-511, 5th floor Splendor Forum, Plot No. 3,
District Centre Jasola, New Delhi-110025

Memo. No. LC-1611-A+B-JE (DS)-2020/ 19275 Dated: 03-11-2020

Subject: **Renewal of licence no. 58 of 2012 dated 05.06.2012 granted for development of a Commercial Colony on the land measuring 0.60 acres in the revenue estate of village Ullahwas, Sector-62, Gurugram- Splendor Landbase Ltd.**

Ref: Your application dated 25.08.2020, on the subject mentioned above.

Licence no. 58 of 2012 dated 05.06.2012 granted to you for setting up of Commercial Colony on the land measuring 0.60 acres in the revenue estate of village Ullahwas, Sector-62, Gurugram is hereby renewed upto **04.06.2025** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of applicant's satisfactory performance entitling you for further renewal of licence.
2. You shall transfer the portion of Sector/Master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the validity of renewal permission.
3. That you shall convey ultimate power load requirement of the project and got approved from the competent authority.
4. That you shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
5. You shall get the licence renewed till the final completion of the colony is granted.
6. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

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

Dated:

Endst. No. LC-1611-A+B -JE (DS)-2020/
A copy is forwarded to the following for information and necessary action:-

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

(S. K. Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, licence no. 51 of 2009 dated 27.08.2009 and 58 of 2012 dated 05.06.2012 granted in favour of Splendor Landbase Ltd., 501-511, 5th floor Splendor Forum Plot No. 3, District Centre Jasola, New Delhi-110025 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Commercial Colony over an area measuring 2.75 acres and 0.60 acres in the revenue estate of village Ulhawas, Sector-62, Gurugram. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and it Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licencee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 24,000/-. Licencee has deposited the composition fee through online vide transaction no TCP33532072061176 on 20.07.2020 & TCP33532070260222 on 02.07.2020.

3. Accordingly, in exercise of power conferred under Section-13(l) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2020.

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

Endst. no. LC-1611-JE (DS)-2020/ 19282 Dated: 03-11-2020

A copy is forwarded to the following for information:-

1. Splendor Landbase Ltd., 501-511, 5th floor Splendor Forum Plot No. 3, District Centre Jasola, New Delhi-110025
2. Chief Accounts Officer of this Directorate.

(S.K.Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Annexure-IV

HARYANA STATE POLLUTION CONTROL BOARD

HSPCB Gurgaon North Vikas Sadan, 1st Floor, Near DC Court, Gurgaon Ph.0124-2332775 Email:- hspcbrogrn@gmail.com

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

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 313116323GUNOCTE36223367 **Dated:03/07/2023**

To.

M/s : Splendor Landbase Limited

9/22, 23/1, 17//1/2/2, 1/2/3, 2, 9/1/1/1, 9/1/1/2, 9/2, 10 in village Ulhawas, Sector-62, Gurgaon

GURGAON

122002

Sub. : Grant of consent to Establish to M/s Splendor Landbase Limited

Please refer to your application no. 36223367 received on dated 2023-06-05 in regional office Gurgaon North.

With reference to your above application for consent to establish,M/s Splendor Landbase Limited is here by granted consent as per following specification Terms and conditions.

Consent Under	AIR/WATER
Period of consent	03/07/2023 - 21/11/2031
Industry Type	Building and construction projects having quantity of waste water generation 10 KLD to 100 KLD irrespective of their built-up area
Category	ORANGE
Investment(In Lakh)	9141.0
Total Land Area (Sq. meter)	13556.94
Total Builtup Area (Sq. meter)	44082.86
Quantity of effluent	
1.Trade	0.0 KL/Day
2.Domestic	92.21 KL/Day
Number of outlets	1.0
Mode of discharge	
1.Domestic	STP
2.Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. O&G	10 mg/l

5. pH	5.5-9.0
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	3
Height of stack	
1. Stack to DG set 750 KVA	6 METER
2. Stack to DG set 1250 KVA	6 METER
3. Stack to DG set 1250 KVA	6 METER
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	1.47 KL/day

Regional Officer, Gurgaon North

Haryana State Pollution Control Board.

Terms and conditions

1. The industry has declared that the quantity of effluent shall be 92.21 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 92.21 KL/Day for Domestic and the same should not exceed .

2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.

3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable

4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.

5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act,1981 as amended to-date-even before starting trial production

6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.

7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience

8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.

9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.

10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.

11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.

12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.

13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules; Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.

14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.

15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.

16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.

17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.

18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.

19. That the unit will take all other clearances from concerned agencies, whenever required.

20. That the unit will not change its process without the prior permission of the Board.

21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.

22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.

23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.

24. That unit will obtain EIA from MoEF, if required at any stage.

25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.

26. That unit will obtain consent to operate from the board before the start of product activity.

Specific Conditions

Other Conditions :

1. The project proponent will obtain all necessary clearances from all concerned departments. 2. Project proponent will not change the quantity of domestic effluent/trade effluent/air emission without prior permission of the Board. Project Proponent will obtain prior CTO before starting of production and apply for CTO/ CTE Extension at least 90 days before expiry date of this CTE. 3. Project Proponent will install STP/ETP/APCM along with the main project. 4. Project Proponent will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules. 5. Project Proponent will comply with the provisions of Water Act, 1974, Air Act, 1981, Solid Waste Management Rules, 2016, Hazardous & Other Waste Management Rules, 2016, Plastic Waste Management Rules, 2016, E-Waste Management Rules, 2016, Battery Managements Rules, C&D Waste Management Rules, 2016& amendments and other applicable environmental legislation. 6. Project Proponent will use only treated effluent supplied from Sewage treatment plant during construction phase of the project 7. That this CTE will not provide any relaxation /benefit from any other Act/Rules/Regulations applicable to the project/land in question. 8. Project Proponent will not discharge any type Treated or untreated effluent outside the premises of the project. 9. Project Proponent will not use in their DG set as a fuel i.e. pet coke, furnace oil and LSHS etc. 10. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 11. Effective fugitive emission control measures should be imposed in the process, transportation, parking etc. 12. Encourage use of cleaner fuels (pet coke / furnace oil /LSHS may be avoided). 13. Best available technology may be used. For example usage of EAF/SAF/IF in place of Cupola Furnace, Usage of Supercritical technology in place of sub – critical technology. 14. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 15. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 16. Assessment of carrying capacity of transportation load on the roads inside the industrial premises. If the roads required to be widened, shall be prescribed as a condition. 17. Project Proponent will not discharge any type of effluent inside & outside of the premises of the project and reuse/recycle of treated waste water be ensured. 18. Continuous monitoring of emission and effluent quality / quantity to be installed & will connect the same with server of CPCB and HSPCB. 19. A detailed water harvesting plan may be submitted by the project proponent. 20. Project Proponent will achieve zero discharge and install latest technology of STP/ETP and reuse/recycle of treated effluent. 21. In case, domestic waste water generation is more than 10 KLD, the industry may install STP. 22. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs. 23. More stringent norms for management of hazardous waste. The waste generated should be preferably utilized in co-processing. 24. Monitoring of compliance of EC conditions may be submitted with third party audit every year. 25. Project Proponent will dispose off their waste/spent oil of DG sets only to authorize recyclers by the HSPCB. 26. The % of the CER may be least 1.5 times the slabs given in the OM dated 01.05.2018 for SPA and 2 times for CPA in case of Environmental Clearance. 27. Project proponent will comply all the directions of CPCB in this regard and will comply all the orders issued by any court in this regard. 28. Project Proponent will submit an affidavit regarding compliance of above said conditions within 30 days. 29. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly. 30. Unit will deploy anti –smog guns at site to comply with the above said directions & keep proper record of operation of the same and submit action taken report to this office within 03 days positively, failing which action shall be initiated as per applicable Acts/ Rules /Notifications. 31. Project proponent will comply with all the conditions mentioned in Environmental Clearance and submit the compliance of the same within 90 days to this office. 32. CTE so granted is on the basis of detail submitted by the unit in online application, CTE granted will be without prejudice to any violation made by unit in past & will be deemed revoked & further action will be taken as per law if any violation is observed at any stage. 33. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them 34. This CTE is valid only valid for the area for which unit has obtained License from DTCP and Aravali clearance from Deputy Commissioner. 35. At any stage, if any violation observed of any above conditions at any time, this CTE stands cancelled /revoked & further action will be taken as per law if any violation is observed at any stage.

Annexure-V

Date: 23.03.2021

Report on Vetting of Design

This is to certified that the Structural Design Proposed for commercial Colony at Village - Ullahwas, Sector-62, Gurugram, Haryana on a land measuring 3.35 acres for M/s. Splendor Information Technology Pvt. Ltd., as per the details given in Annexure-1, has been checked to the requirements of relevant Indian Standard Codes and National Building Codes in respect of structural safety in general and hazards including earthquake in particular. The design is carried out as per the provisions of IS: 1893 and the ductile detailing has been followed as per provisions of IS: 13920. The design has been found satisfactory hence, it is approved.

Signature:

Name of Structural Engineer : **Maqsud E Nazar**

Qualification : **M. Tech (Structures), Ph.D. (Structures)**

Registration No.
Institution of Engineers : **AM/089710/0**

NNC DESIGN INTERNATIONAL
CONSULTING STRUCTURAL ENGINEERS
G-70, 2nd Floor, Jaswant Plaza, Near Kalindi Kunj, Main Sarita Vihar Road, Shaheen Bagh, Okhla, New Delhi-110025
Phone No.: 011- 26940734/35/36 Telefax: 011- 26940734
e-mail: nnc_consultants@hotmail.com, nnc.mail7@gmail.com, website: www.nncdesigninternational.com

Date: 23.03.2021

Annexure-I

Proposed for Institutional Building at Village - Ullahwas, Sector-62, Gurugram, Haryana for M/s. Splendor Information Technology Pvt. Ltd.

Table 2: Built-Up Area Details

S. No.	Particulars	Total Area (After Revision & Expansion) (m^2)
1.	Proposed FAR	23701.901
2.	Basement Area	10030.198
3.	**Built Up Area**	44082.86

Signature:

Name of Structural Engineer : Maqsud E Nazar

Qualification : M. Tech (Structures), Ph.D. (Structures)

Registration No. Institution of Engineers : AM/089710/0

NNC DESIGN INTERNATIONAL

CONSULTING STRUCTURAL ENGINEERS

G-70, 2nd Floor, Jeswant Plaza, Near Kalindi Kunj, Main Sarita Vihar Road, Shaheen Bagh, Okhla, New Delhi-110025

Phone No.: 011- 26940734/35/36 Telefax: 011- 26940734

e-mail: nnc_consultants@hotmail.com, nnc.mail7@gmail.com, website: www.nncdesigninternational.com

Annexure-VI

From Director General
Fire Service, Haryana Panchkula

To M/s Ms Splendor Landbase Ltd
Sector 62 Gurugram

Memo No. FS/2019/106 dated : 13/06/2019

Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group E-Business Building at Sector 62, Gurugram of M/s Splendor Landbase Ltd. :

Reference your Transaction Id 050281923000062 dated: 01/06/2019 on the subject cited above.

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

Tower Name	***Floor Detail***	***Terrace Height of Last Livable Floor(In Meters)***	***Ground Coverage***
Tower- A	G to 12	47.475 Mt.	3799.925 Sq. Mt.
Tower- B	G to 02	11.85 Mt.	1069.323 Sq. Mt.
Tower- C	G to 01	08.10 Mt.	179.441 Sq. Mt.
Tower Name	***Basement Level***	***Basement Area***	***Basement Remarks***
	Single Basement	4413.994 Sq. Mt.	Tower- A
	Single Basement	1263.076 Sq. Mt.	Tower- B
	Single Basement	179.441 Sq. Mt.	Tower- C

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) 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:- Application Updated

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

Exercising the power of Director,Fire Services Haryana

Annexure- II

SU ESTATES PRIVATE LIMITED

"SPLENDOR HOUSE", F-38/2, OKHLA INDUSTRIAL AREA, PHASE-II, NEW DELHI – 110 020, INDIA
TEL. : 91-11-40604400 FAX : 91-11-40604444

Annexure-VII

17th Sept., 2012

The Administrator
HUDA,
HUDA Office Complex, Sector 14,
Gurgaon (Haryana).

CWP No. 20032 of 2008 titled as Sunil Singh
V/s. the Ministry of Environment.

Sub: Development of a Commercial Colony on the land measuring 3.351 acres in Village Ullawas, Sector 62, Gurgaon.

Licence No. 51 of 2009 dt. 27/08/2009 and
58 of 2009 dt. 05/06/2012.

Sir,

The work of construction of commercial project at the site mentioned above is to be started from 1st week of November, 2012. To meet with the requirement of water for construction purpose, the details, as per proforma prescribed by your good office, are furnished as per affidavit enclosed as Annexure 'A'.

We undertake that we will not extract the underground water and use the same for construction of commercial project under reference.

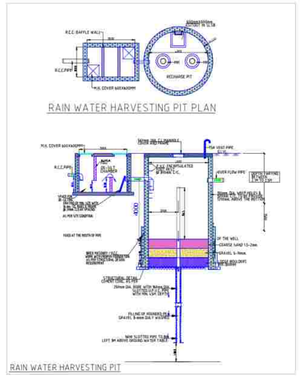
For construction work, only treated effluent from sewerage treatment plant (S.T.P.) under HUDA, Gurgaon, shall be used after giving the same a tertiary treatment at site. For installations of plant equipment to treat STP water, necessary arrangements will be made at site before commencement of work.

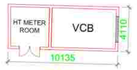
For drinking purpose, water shall be arranged from HUDA plant located in Sector 16, Gurgaon.

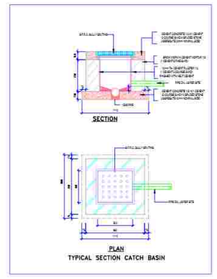
For SU Estates Private Limited

Authorised Signatory

100







SOLAR WATER HEATING SYSTEM:
The use of Solar Water Heating System as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

RAIN WATER HARVESTING:
That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

BOUNDARY WALL / GATE AND GATE POSTS HEDGES AND FENCES:
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front boundary wall.

EARTH QUAKE:
The Building is Earth Quake resistance as per norms specified by NBC.

SPRINKLER:
In the entire building the sprinkler system shall be installed as per nbc norms and providence contains irrelevant is code.

AIR CONDITIONING AND VENTILATION:
The building will be Air conditioned and Mechanically Ventilated.

GENERAL:
a) The width of the corridor would be governed by Rule 82 of the Rules,1965.
b) The W.C and urinals provided in the buildings shall confirm to the National Building Code/Act No.41 of 1963 and rules framed there under.
c) That the applicant shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

PARKING DETAIL :-

ECS REQUIRED :-

PARKING REQUIREMENT FOR COMMERCIAL AREA
1 EQ. CAR SPACE PER 50 SQ.MT. OF FAR AREA

TOTAL FAR AREA= 31889.205 SQ.MT.

PARKING REQUIRED = 31889.205 X 1 / 50 = 637.78 ECS

NET PARKING REQUIRED = 638 ECS

ECS PROVIDED :-

1st. BASEMENT (TOWER-A)
USEABLE PARKING AREA = 3300.328 SQMT.
= 3300.328/32 = 103.135 ECS
PROVIDED SINGLE PARKING =02 ECS
PROVIDED STACK PARKING =1.56 ECS
TOTAL PARKING PROVIDED = 138 CARS

2ND. BASEMENT (TOWER-A)
USEABLE PARKING AREA = 2747.223 SQMT.
= 2747.223/32 = 85.85 ECS
PROVIDED SINGLE PARKING =06 ECS
PROVIDED STACK PARKING =106 ECS
TOTAL PARKING PROVIDED = 112 CARS

MLCP 2ND. FLOOR (TOWER-A)
PROVIDED SINGLE PARKING =83 ECS
MLCP 3RD. FLOOR (TOWER-A)
PROVIDED SINGLE PARKING =83 ECS
MLCP 4TH. FLOOR (TOWER-A)
PROVIDED SINGLE PARKING =83 ECS
TOTAL PARKING PROVIDED = 138+112+83+83+83=499 CARS

1st. BASEMENT FLOOR (TOWER-B)
USEABLE PARKING AREA = 1279.030 SQMT.
= 1279.030/32 = 39.96 ECS
PROVIDED STACK PARKING =43X2 =86 ECS

STILT FLOOR (TOWER-B)
USEABLE PARKING AREA = 1238.387 SQMT.
= 1238.387/32 = 38.699 ECS
PROVIDED SINGLE PARKING =42 ECS
TOTAL PARKING PROVIDED = 86+42=128 ECS

PARKING (TOWER-C)
OPEN PARKING =11 ECS

NET PARKING PROVIDED AT (TOWER-A+B&C)
= 499+128+11= 638 CARS

PLUMBING LEGEND

	SEWAGE LINE
	SEWER MANHOLE
	STORM WATER PIPE
	STORM WATER MANHOLE
	STORM WATER MANHOLE
GH	GARDEN HYDRANT LINE
	IRRIGATION WATER SUPPLY LINE
	MUNICIPAL WATER SUPPLY LINE
	EXTERNAL FIRE HYDRANT LINE
EFH	EXTERNAL FIRE HYDRANT
RWH	RAIN WATER HARVESTING

NOTES

1. Dimensions are not to be scaled.
2. All dimensions are in MM.
3. All walls are 230 MM thick, unless otherwise specified.
4. All electrical installations shall be as per provisions of NBC.
5. Fire fighting safety provisions will be as per relevant NBC Provisions.
6. All buildings will have 100% power back up.
7. Buildings are 100% Mechanically Ventilated Lighted.
8. Extended basement slab is designed to take fire tender load.
9. Gate & boundary wall as per std.design

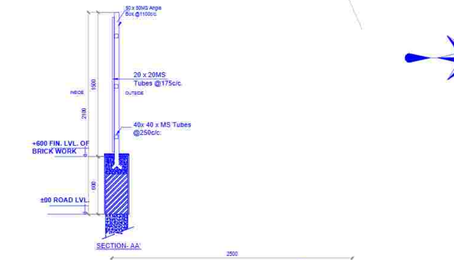
OWNER'S SIGN.

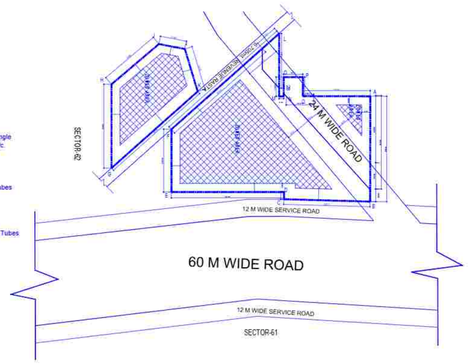
AREA CHART

TOTAL PLOT AREA = 2.751+0.60 ACRES = 3.350 ACRES	%	13556.947	SQMT.
PERMISSIBLE FAR.@175	175	23724.657	SQMT.
PERMISSIBLE GROUND COVERAGE @40% OF PLOT AREA	40	5422.779	SQMT.
PROPOSED GROUND COVERAGE	39.82	5398.711	SQMT.
PROPOSED F.A.R.		31889.205	**SQMT.**
PROPOSED CAR PARKING		**638**	**ECS**
FAR for TDR -		**8164.548**	**SQMT.**

AREA SUMMARY

	F.A.R.				NON.F.A.R.			AREA DETAIL BUILTUP AREA				GROUND COVRAGE
FLOOR	TOWER -A	TOWER -B	TOWER -C	GUARD ROOM	TOWER -A	TOWER -B	TOWER -C	TOWER -A	TOWER -B	TOWER -C	GUARD ROOM/METER ROOM	TOWER A+B+C+GUARD ROOM
1ST.BASEMENT					4414.868	1379.598	121.107	4414.868	1379.598	121.107		
2ND.BASEMENT					4414.868			4414.868				
STILT FLOOR		175.944				1238.387			1414.330			
GROUND FLOOR	3352.123	1192.507	121.107	55.15	456.000	60.945		3808.123	1253.451	121.107	55.15	5398.711
1ST. FLOOR	2982.878	1192.507	92.034		685.461	60.945	25.834	3668.338	1253.451	117.867		
2ND. FLOOR (MLCP)	126.975	1207.507	92.034		3170.470	60.945	25.834	3297.445	1268.451	117.867		
3RD. FLOOR (MLCP)	138.850	1113.539			3040.907	60.945		3179.757	1174.484			
4TH. FLOOR (MLCP)	138.850				3040.907			3179.757				
5TH. FLOOR	1911.646				170.049			2081.695				
6TH.FLOOR	1629.416				218.816			1848.233				
7TH.FLOOR	1629.416				112.316			1741.733				
8TH.FLOOR	1629.416				112.316			1741.733				
9TH.FLOOR	1629.416				112.316			1741.733				
10TH.FLOOR	1629.416				218.816			1848.233				
11TH.FLOOR	1629.416				112.316			1741.733				
12TH.FLOOR	1629.416				112.316			1741.733				
13TH. FLOOR	1629.416				112.316			1741.733				
14TH. FLOOR	1629.416				218.816			1848.233				
15TH. FLOOR	1299.670				112.316			1411.986				
16TH. FLOOR	1105.565				118.977			1224.542				
17TH. FLOOR	925.576				84.901			1010.477				
MUMTY/MACHINE ROOM					141.303	104.761	17.134	141.303	104.761	17.134		
TOTAL AREA	**26646.878**	**4882.003**	**305.175**	**55.15**	**21181.374**	**2966.525**	**189.908**	**47828.252**	**7848.528**	**495.083**	**55.15**	**5398.711**
	31889.205				**24337.81**			**56227.013**				**5398.711**





SPLENDOR LANDBASE LTD.

1:200	DATE	
DRAWN BY	DRG. NO. **SUB -A - 100-S**	

PROJECT

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 3.35 ACRES (LICENCE NO 51 OF 2009 DATED 27.08.2009 & LICENCE NO 58 OF 2012 DATED 05.06.2012) FILLING IN SECTOR -62,GURGOAN MANESAR URBAN COMPLEX BEING DEVELOPED BY SPLENDOR LANDBASE LTD

DRAWING TITLE

SITE PLAN
PLUMBING SUBMISSION.

OWNERS SIGN.	ARCHITECTS SIGN.

Annexure-IX

Anti-smog gun photographs

DHBVN

DAKSHIN HARYANA BIJLI VITRAN NIGAM LTD
(A Govt. of Haryana Undertaking)
Chief Engineer/Commercial, DHBVN, Hisar-125005
Email:- ceocommercial@dhbvn.org.in; seapdrpnc@dhbvn.org.in

Memo No. Ch-II /SE/R-APDRP/OLNC-HT/GGN-II/EP-169 **Dated:-04.04.2022**

Annexure-X

To

Superintending Engineer/Operations
Circle-II, DHBVN, Gurugram.

Subject: Approval of Electrification Plan (EP)comprising of Ultimate Load(UL) of 2277.57 KW & CD 2530.63KVA under HT/ Supply Commercial Category applied in the name of M/s Splendor Landbase Ltd. for the commercial colony over an area measuring 3.35 Acers in Sector 62 Gurugram.

Ref:-

1. Offline-Application dated 03/09/2021 for new connection for the applied load of 2277.57 KW & CD 2530.63 KVA under HT/ Supply Commercial Category.
2. Undertaking furnished by the applicant on 28/09/2021 as per Sales Circular D-28/2018 in view of its inability to provide 500 sq yard land for 33KV switching station.
3. Your Email dated 20/12/2021 and office memo No. Ch-105/DGR-7 vide which duly concurred TFR for the Ultimate Load of 2277.57 KW & CD 2530.63 KVA had been provided to this office
4. The following license details issued by DTCP:-

Sr. No.	License No.	Scheme No	License issued to	Area (In Acres)
1.	License of 51 of 2009 dated 27/08/2009 valid till 26/08/2024 & License no 58 of 2012 dated 05/06/2012 valid till 04/06/2025	LC 1611	1. Granted to M/s Regal Green Land Pvt. Ltd. M/s High Star Builders Pvt. Ltd. in collaboration with M/s SU Estates Pvt. Ltd., A-11, 1st Floor, Neeti Bagh New Delhi for development of commercial colony over an additional area 2.75acers & 0.60 acers (totaling 3.35 acers) falling in the revenue estate of village Ullawas, Sector 62, Gurgaon - Manesar Urban Complex. 2. DTCP order dated 16/01/2019 bearing memo no LC-1611-II-JE(VA)/2019/1343 promulgating transfer of licence from Regal Green Land Pvt. Ltd. & High Star Builders Pvt. Ltd. to **Splendor Landbase Ltd.** and change in developer from SU Estates Pvt. Ltd. in the name of **M/s Splendor Landbase Ltd.**	2.75+0.60 =3.35 Acres

The subject cited offline application for Electrification Plan (EP) comprising of Ultimate Load (UL) of 2277.57 KW & CD 2530.63 KVA for Commercial Colony under HT/Supply Commercial category applied by M/s Splendor Landbase Ltd. has been considered in view of the Technical Feasibility Report made available by you (Ref Sr. No.3 above) as per the provisions of Sales Circular no. D-40/2016 and Sales Circular No. D-20/2021 issued by Nigam.

2. In exercise of the powers conferred upon to this office vide S.C. No. D-08/2021 issued by Nigam, approval is hereby accorded as per the following details for Electrification Plan (EP) comprising of Ultimate Load (UL) of 2277.57 KW & CD 2530.63 KVA in the name of M/s Splendor Landbase Ltd.(Herein referred to as Builder/Developer/Colonizer/Applicant) for Commercial Colony over an area measuring 3.35 Acers in Sector 62 Gurugram:-

I. The Ultimate Load of 2277.57 KW & CD 2530.63 KVA of the developer's commercial colony shall be fed from 33KV Switching Station (which will be finalized by SE/Op,

Gurugram-II in view of the remarks appended in TFR) in view of the options exercised by the developer/builder as per the provisions of Sales Circular No. D-28/2018 further to be read in conjunction with Sales Circular no. D-14/2018.

II. ***Above 33KV Switching Station shall be fed from proposed 220/33KV Sub Station, Sec-65, Gurugram. However, requirement of bay at proposed 220/33KV Sub-station, Sec-65, Gurugram shall be allocated by HVPN and the same to be ensured from HVPN accordingly.***

III. ***Single Point electricity connection under HT/Supply Commercial category shall be released for the developer's Commercial Colony complex strictly as per the provisions made under the Single Point Regulations 2020, circulated by Nigam vide Sales Circular D-17/2020.***

IV. ***The above proposal of electricity feeding arrangements to the project area of the developer/builder shall however be without prejudice to the rights of DHBVN to alter or modify or optimize it further, as per any specific directions of Nigam & HERC.***

3. Accordingly, Application for approval of Electrification Plan (EP) comprising of Ultimate Load (UL) of 2277.57 KW & CD 2530.63 KVA in the name of M/s Splendor Landbase Ltd. for commercial Colony over an area measuring 3.35 acres Sector-62, Gurugram, be perused further for releasing any temporary/permanent connection to the applicant within the stipulated timeframe strictly under the existing instructions and provisions of HERC Regulation 4 of the Electricity Supply Code – "Procedure for release of New Connection and modification in existing connection" circulated vide Sales Circular no. D-07/2020 dated 28.03.2020. Provisions contained in HERC Regulation no. HERC/49/2020 for single point supply (along with the amendments issued vide Sales Circular No D-03/2021) and its compliances shall also be sacrosanct towards the release of connection along with the provisions contained in Sales Circular No D-21/2020 Dt: 07.09.2020 issued by Nigam.

4. Various activities involved in giving supply of electricity including processing of application, issue of demand notice, inspection and testing of the consumer's installation and release of connection shall be undertaken as per procedure specified under Regulation 4 of Electricity Supply Code.

5. While releasing the Electricity Connection/Load/Contract Demand to the applicant, it is also to be ensured that the following statutory requirements are duly complied with in letter & spirit of the instructions of Nigam (as amended from time to time):-

I. The applicant has complied with the procedure and conditions as specified in Regulation 4 of the Electricity Supply Code.

II. All the documents required to be submitted by the applicant in support of proof of ownership/legal occupation of the premises, proof of identity and other documents, are complete and dully verified in addition to the verification of the category of connection as per its applicability in view of the schedule of tariff circulated vide Sales Circular no. D-29/2013 dated 25.06.2013 further to be read in conjunction with Sales Circular No. D-12/2021 dated 30.04.2021.

III. All general and miscellaneous charges payable against the application are fully recovered in accordance with the Regulation No. HERC/34/2016/1st amendment/2020 Dated 19th March'20 (Duty to supply electricity on request, power to recover expenditure incurred and power to require security); circulated vide Sales Circular No. D-12/2020 dated 25.06.2020.

IV. All the provisions as contained in the HERC Regulation No. HERC.29/2014 (2nd amendment) dated 8th January 2020 (Electricity Supply Code 2014; circulated vide Sales

Circular No. D-07/2020 dated 28.03.2020) are fully complied with and are strictly adhered to.

V. Assessment of the Technical Feasibility Report for the Ultimate Load, recommendations for the supply source & supply level and planning for the distribution infrastructure is in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code and further Sales Circular No. D-14/2018, D-28/2018 and D-30/2018 issued by the Nigam from time to time.

VI. Execution Plan is submitted by the applicant and development of electrical infra by the developer is as per the technical service estimate to be prepared in line with the planning & design and technical specifications and constructions standards of the Nigam.

VII. Before commencement of the development works/activities in the development area, the estimate is duly approved and sanctioned by the competent authority of the Nigam.

VIII. The service connection charges or actual expenditure to recover such expenses are computed and got deposited from the applicant in accordance with HERC Regulation No. 4 – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020. .

IX. All the relevant provisions, as contained in the Instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam, are fully complied with, and are strictly adhered to.

X. In case of the development of Electrical Infrastructure requiring any specific clearances and approvals from local bodies, forest dept. or any other govt. dept., the same shall be the responsibility of the applicant/developer and in this regard all incidental charges shall be borne by the applicant/developer.

XI. In case of the applicant opting for the creation of the electrical infrastructure at its own as per the planning, design, and technical specifications of Nigam, the same may be got carried out through a Licensed Electrical Contractor under Regulation 3.10 of Duty to Supply Regulations. However, inspection for the quality check of the major items is got carried out from Nigam's authorized person before erection of major items besides the quality check of the electrical infrastructure works from time to time. In such instances the supervision charges (As applicable under Regulation 3.10 of Duty to Supply Regulations) are also paid by the applicant to Nigam as the case may be.

XII. As per HERC Regulation No. 4 (4.12) – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 and Sales Circular No D-21/2020 Dt: 07.09.2020, time shall be an essence for the installation of complete Electrical Infrastructure by the Developer as per the execution plan and the validity of this approval/sanction shall be further sacrosanct towards the same.

XIII. In case the applicant/developer so desires to get the complete electrical infrastructure erected & commissioned from DHBVN, the applicant/developer shall be required to deposit the value of such infrastructure with DHBVN as per the instructions of the DHBVN for the said work and accordingly the same shall be executed by DHBVN.

XIV. The builder/developer is not absolved of its future responsibility to abide by the provisions of Sales Circular No D-14/2018 Dt: 27.03.2018 for making available a suitable piece of land for 33 KV switching station in-spite of its present inability for the same and submission of BG as per the provision of sale circular no. D-28/2018 dated 02.11.2018 for which an undertaking has been given.

XV. The land for 33KV switching station is offered by the applicant/Builder and is duly verified by the committee as per Sales Circular No D-17/2018 Dt: 11.05.2018 and handed over to Nigam (Through SE Operations or his authorized representative not below the rank of XEN Operation concerned) as per Sales Circular No D-14/2018 Dt: 27.03.2018. The offered land should be duly earmarked for the electrical infrastructure in the approved DTCP layout plan.

XVI. Necessary compliance requirements towards the submission of an irrevocable BG(s) by the applicant to Nigam is duly completed in view of the provisions contained under HERC Regulation No. 4 – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 and in view of the provisions contained in Sales Circular no. D-28/2018 & D-21/2020.

XVII. Safe custody of the above BG(s) and its verification & validation shall remain sacrosanct and is always tc be monitored closely during the entire period.

XVIII. Validity of License No. 51 of 2009 dated 27.08.2009 & License No. 58 of 2012 dated 05/06/2012 shall always remain sacrosanct. In the event of the license getting expired, the same is got renewed from DTCP by the builder/developer well in time.

XIX. The applicant as well as the premise where the load is to be released is not a defaulter of any kind whether disputed or undisputed.

XX. In future, if any other new project/area/license is added/deleted under the same scheme & it results into load change requirement, in that case the complete Electrification Plan (EP) along with the Ultimate Load shall be got approved afresh as per the prevailing instructions of Nigam.

XXI. Seniority for release of connection is maintained in view of the provisions contained in SMI 1.24 and provisions of SMI 4.2 is adhered to in respect of site for installation of energy meter. These requirements are also to be read in conjunction with the similar requirement stipulated under HERC Electricity Supply Code Regulation No. 29/2014 & amendment thereof circulated vide Sales Circular No. D-07/2020 dated 28.03.2020.

XXII. Along with the release of Single Point Connection, under HT/Supply Commercial category, with installation of a suitable energy meter, system of AMR is installed by M&P wing of DHBVN and its connectivity is established with the Head End System deployed at Data Center Hisar.

XXIII. Upon creation of new electrical assets and release of connection, system of GIS is also duly got updated w.r.t the asset mapping and consumer indexing.

XXIV. With regards to the installation of Solar Photovoltaic Power Plant, the notification no. 22/52/2005-5 Power Dt: 21st March'16 of Haryana Renewal Energy Department, circulated by Nigam vide Sales Circular No: D-42/2016 Dt: 30.12.2016 along with its amendment vide Sales Circular No: D-10/2017 Dt: 16.02.2017,is adhered to by the applicant.

XXV. Applicability of any other fundamental Instructions of Nigam & HERC Regulations although not specifically mentioned above but otherwise mandatory and applicable for the instant case.

XXVI. With regards to the above terms & conditions of approval of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s Splendor Landbase Ltd, before processing the instant matter, towards its acknowledgment, acceptance, and fulfilment thereof.

6. This Application for approval of Electrification Plan (EP) comprising of Ultimate Load (UL) of 2277.57 KW & CD 2530.63 KVA applied in the name of M/s Splendor Landbase Ltd. for commercial Colony over an area measuring 3.35 acres Sector-62, Gurugram shall be contingent upon the compliance of the above requirements. For any misrepresentation of the information & facts and non-compliance, this approval shall be void ab-initio. If any of the information & fact found/noticed to be fabricated and mis-leaded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, **M/s Splendor Landbase Ltd.** is liable to make good such loss to Nigam. This shall however be without prejudice to the rights of Nigam to take further recourse in the matter as per the legal remedies available with the Nigam.

— Sd —
K.C. Aggarwal
CE/Commercial
DHBVN, Hisar

Endst. No. Ch-12 /SE/R-APDRP/OLNC-HT/GGN-II/EP-169 Dated:- 04 .04.2022

A copy of the above is also being forwarded to the following for their information of the matter please and with further request to ensure system infrastructure readiness and availability at HVPN end for the off take of the power requirements to the instant applicant please.

1. CE/TS, NCR, HVPN Gurugram.
2. CE./Planning, HVPNL, Panchkula.
3. SE/TS, HVPN Gurugram.

K.C. Aggarwal
CE/Commercial
DHBVN, Hisar

Endst. No: Ch-13 /SE/R-APDRP/OLNC-HT/GGN-II/EP-169 Dated:- 04 .04.2022

A copy of the above is also being forwarded to Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information of the matter and w.r.t. Sr. No. XV of terms & conditions above for further necessary action of the matter please.

— Sd —
K.C. Aggarwal
CE/Commercial
DHBVN, Hisar

Endst. No. Ch- 14 /SE/R-APDRP/OLNC-HT/GGN-II/EP-169 Dated:- 04 .04.2022

A copy of the approval/sanction letter is also being forwarded to M/s Splendor Landbase Ltd. for their information and further compliance of the same. It is also being made clear that the approval of Electrification Plan (EP) comprising of Ultimate Load (UL) of 2277.57 KW & CD 2530.63 KVA in the name of M/s Splendor Landbase Ltd. under HT/Supply Commercial category has been accorded in view of the documents & details furnished by you along with the application and shall be contingent upon the compliance of the aforementioned requirements. For any misrepresentation of the information & facts and non-compliance, this approval shall be void ab-initio. If any of the information & fact found/noticed to be fabricated and misleaded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, you shall be liable to make good such loss to Nigam. This shall however be without prejudice to the rights of Nigam to take further recourse in the matter as per the legal remedies available with the Nigam.

— Sd —
K.C. Aggarwal
CE/Commercial
DHBVN, Hisar

Cc:-

1. PS to Director/Projects, DHBVN for information of Director please.
2. CE(OP), DHBVN, Delhi for information of the matter please.
3. SE M&P, DHBVN, Hisar for the information of the matter and ensuring compliance as per Sr No XXII.
4. XEN(OP) Sohna, DHBVN, Gurugram for information and further necessary action.
5. SDO(OP), Sub-Divn, Badhshahpur, DHBVN, Gurugram information and further necessary action

Annexure-XI

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s Splendor Landbase Ltd.

Unit 501-511, 5th Floor, Splendor Forum, Plot No. 3 District Center Jasola,New

Date: 30-07-2021

System Generated Auto Assessment for Height Clearance

1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	**PALM/NORTH/B/072821/565222**
Applicant Name*	**Devraj Dixit**
Site Address*	**Commercial Colony on the land measuring 3.35 Acres in revenue estate of Village Ullawas in Sector-62,Gurugram Manesar Urban Complex, District Gurugram Rectangle No 9 Killa No.22,22Min,28 Rectangle No 17 Killa No 1/2/3, 1/2/2,2, 9/1/1/1,9/2,10, 1/2/2 Min, 9/1/1/2, 23/1 Min**
Site Coordinates*	**28 24 27.21N 77 05 24.76E, 28 24 29.93N 77 05 24.77E, 28 24 27.81N 77 05 24.89E, 28 24 28.03N 77 05 24.94E, 28 24 30.46N 77 05 25.71E, 28 24 30.05N 77 05 25.76E, 28 24 26.11N 77 05 25.78E, 28 24 30.46N 77 05 26.20E, 28 24 31.98N 77 05 26.28E, 28 24 27.51N 77 05**
Site Elevation in mtrs AMSL as submitted by Applicant*	**239.05 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 17896 mts from ARP and lies in the grid U12 of the published CCZM of I.G.I Airport airport. The Permitted top elevation for this grid is 370 mts.

Since the requested top elevation 304.05 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by applicant, this assessment will become invalid.

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,this assessment shall be treated as null and void

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

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

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

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

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

Email ID: noc_nr@aai.aero

Contact No: 011-25653551

Street View

July 28, 2021

1:45,000

Satellite View

July 28, 2021

1:45,000

Annexure-XII

ENVIRONMENT MANAGEMENT PLAN

The Environment Management Plan (EMP) would consist of all mitigation measures for each component of the environment due to the activities increased during the construction, operation and the entire life cycle to minimize adverse environmental impacts resulting from the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It will state the steps to be taken in case of emergency such as accidents at the sites including fire. The detailed EMP for the project is given below:

1.1 Environmental Management Plan

The Environment Management Plan (EMP) is a site specific plan developed to ensure that the project is implemented in an environmental sustainable manner where all contractors and subcontractors, including consultants, understand the potential environmental risks arising from the project and take appropriate actions to properly manage that risk. EMP also ensures that the project implementation is carried out in accordance with the design by taking appropriate mitigation actions to reduce adverse environmental impacts during its life cycle. The plan outlines existing and potential problems that may adversely impact the environment and recommends corrective measures where required. Also, the plan outlines roles and responsibility of the key personnel and contractors who will be in-charge of the responsibilities to manage the project site.

1.1.1 The EMP is generally

- Prepared in accordance with rules and requirements of the MoEFCC and CPCB/ SPCB.
- To ensure that the component of facility are operated in accordance with the design.
- A process that confirms proper operation through supervision and monitoring
- A system that addresses public complaints during construction and operation of the facilities and,
- A plan that ensures remedial measures is implemented immediately.

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

EMP includes four major elements:

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

It is suggested that as part of the EMP, a monitoring committee would be formed by "M/S Silverglades Infrastructure Pvt. Ltd." comprising of the site in-charge/coordinator, environmental group representative and project implementation team representative. The committee's role would be to ensure proper operation and management of the EMP including the regulatory compliance.

The components of the environmental management plan, potential impacts arising, out of the project and remediation measures are summarized below in **Table 1.**

TABLE 1: SUMMARY OF POTENTIAL IMPACTS AND REMEDIAL MEASURES

S.No.	Environmental components	Potential Impacts	Potential Source of Impact	Controls Through EMP & Design	Impact Evaluation	Remedial Measures
1.	Ground Water Quality	Ground Water Contamination	Construction Phase • Sewage generated from temporary labor tents.	• No surface accumulation will be allowed.	No significant impact as majority of labors would be locally deployed	
			Operation Phase • Discharge from the project	• Proponent will provide the STP to treat the discharge of proposed project.	No negative impact on ground water quality envisaged. Not significant.	
2.	Ground Water Quantity	Ground Water Depletion	Construction Phase • No ground water for construction activity.	• Not Applicable	No significant impact on ground water quantity envisaged.	
			Operation Phase • The water during operation phase will be supplied by HUDA.	• Rain water harvesting scheme. • Black and Grey water treatment and reuse.	No significant impact on surface/ground water quantity envisaged.	In an unlikely event of non-availability of water supply, water will be brought using tankers.

				• Storm water collection for water harvesting. • Percolation well to be introduced in landscape plan. • Awareness Campaign to reduce the water consumption		
3.	Surface Water Quality	Surface water contamination	Construction Phase • Surface runoff from site during construction activity.	• Silt traps and other measures such as additional on site diversion ditches will be constructed to control surface run-off during site development	No off-site impact envisaged as no surface water receiving body is present in the core zone.	
			Operation Phase • Discharge of domestic sewage to STP.	• Domestic water will be treated in STP	No off-site impact envisaged	Excess of water will be used for toilet flushing, DG cooling and horticulture. The

						rest of the treated water will be discharged nearby construction site. Dewatered/dried sludge generated from the STP plant will be used as manure for green belt development.
4.	Air Quality	Dust Emissions	Construction Phase • All heavy construction activities	• Suitable control measures will be adopted for mitigating the PM level in the air as per air pollution control plan.	Not significant because dust generation will be temporary and will settle fast due to dust suppression techniques.	During construction phase the contractors are advised to facilitate masks for the labors. Water sprinklers will be used for suppression of dust during construction phase.

		Emissions of PM, SO_2, NOx and CO	Construction Phase • Operation of construction equipment and vehicles during site development • Running D.G. set (back up)	•Rapid on-site construction and improved maintenance of equipment	Not significant	Regular monitoring of emissions and control measures will be taken to reduce the emission levels. Use of Personal Protective Equipment (PPE) like earmuffs and earplugs during construction activities
			Operation Phase • Power generation by DG Set during power failure • Emission from vehicular traffic in use	•Use of low sulphur diesel if available •Providing Footpath and pedestrian ways within the site for the residents •Green belt will be developed with specific species to	Not significant. DG set would be used as power back-up (approx 6 hours) No significant increase in ambient air quality level is expected from the project's activities.	• Stack height of DG set above the tallest building as per CPCB standards

				help to reduce PM level •Use of equipment fitted with silencers •Proper maintenance of equipment	There are no sensitive receptors located within the vicinity of site.	
5.	Noise Environment		Construction phase	•Provision of noise shields near the heavy construction operations and acoustic enclosures for DG set. • Construction activity will be limited to day time hours only		
			<u>Operation Phase</u> • Noise from vehicular movement	• Green Belt Development • Development of silence zones to check the traffic movement	No significant impact due to suitable width of Greenbelt.	

			• Noise from DG set operation	• DG set rooms will be equipped with acoustic enclosures		
6.	Land Environment	Soil contamination	Construction Phase • Disposal of construction debris	Construction debris will be collected and suitably used on site as per the solid waste management plan for construction phase	No significant impact. Impact will be local, as waste generated will be reused for filling of low lying areas etc.	
			Operation Phase • Generation of municipal solid waste • Used oil generated from D.G. set	• It is proposed that the solid waste generated will be managed as per MSW Rules, 2000 and amended Rules, 2016. • Collection, segregation, transportation and disposal will be done as per MSW Management Rules,	Since solid waste is handled by the authorized agency, waste dumping is not going to be allowed. Not significant. After proper handling of MSW as per MSW Notification 2016. Negligible impact.	

				2016 by the authorized agency • Used oil generated will be sold to authorized recyclers		
7.	Biological Environment (Flora and Fauna)	Displacement of Flora and Fauna on site	Construction Phase • Site Development during construction	• Important species of trees, if any, will be identified and marked and will be merged with landscape plan	The site has shrubs as vegetation	
			Operation Phase • Increase in green covered area	• Suitable green belts will be developed as per landscaping plan in and around the site using local flora	Beneficial impact.	
8.	Socio-Economic Environment	Population displacement and loss of income	Construction Phase • Construction activities leading to relocation	• Residential zone as per the Master Plan. • Project will provide employment	No negative impact.	

				opportunities to the local people in terms of labor.		
			Operation Phase • Site operation	• Project will provide employment opportunities to the local people in terms of service personnel (guards, securities, gardeners etc) • Providing quality-Integrated infrastructure.	Beneficial impact	
9.	Traffic Pattern	Increase of vehicular traffic	Construction Phase • Heavy Vehicular movement during construction	• Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided	No negative impact	

			Operation Phase • Traffic due to residents once the project is operational	• Vehicular movement will be regulated inside the project with adequate roads and parking lots in the colony.	No major significant impact as green belt will be developed which will help in minimizing the impact on environment.	

1.2 ENVIRONMENT MANAGEMENT PLAN

An Environmental Management Plan (EMP) will be required to mitigate the predicted adverse environmental impacts during construction and operation phase of the project and these are discussed in later subsections.

1.2.1 EMP for Air Environment

Construction Phase

To mitigate the impacts of PM during the construction phase of the project, the following measures are recommended for implementation:

- A dust control plan
- Procedural changes to construction activities

Dust Control Plan

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

Procedural Changes to Construction Activities

Idle time reduction: Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cools down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at preset time and reduces emissions, without intervention from the operators.

Improved Maintenance: Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular maintenance requirements.

Reduction of On-Site Construction Time: Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

Operation Phase

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Colony, following measures are recommended for implementation:

- DG set emission control measures
- Vehicular emission controls and alternatives
- Greenbelt development

Diesel Generator Set Emission Control Measures

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

Vehicle Emission Controls and Alternative

During construction, vehicles will be properly maintained to reduce emission. As it is a Revision & Expansion of Commercial complex, vehicles will be generally having "PUC" certificate.

Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation.

Greenbelt Development

Increased vegetation in the form of greenbelt is one of the preferred methods to mitigate air and noise pollution. Plants serve as a sink for pollutants, act as a barrier to break the wind speed as well as allow the dust and other particulates to settle on the leaves. It also helps to reduce the noise level at large extent. The following table indicates various species of the greenbelt that can be used to act as a barrier.

1.2.2 EMP FOR NOISE ENVIRONMENT

Construction Phase

To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

Time of Operation: Noisy construction equipment would not be allowed to use at night time.

Job Rotation and Hearing Protection: Workers employed in high noise areas will be employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

Operation Phase

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended:

- Adoption of Noise emission control technologies
- Greenbelt development

Noise Emission Control Technologies

The DG set room will be provided with acoustic enclosure to have minimum 25 dB (A) insertion loss or for meeting the ambient noise standard whichever is on higher side as per E (P) Act, GSR 371 (E) and its amendments.

It would be ensured that the manufacturer provides acoustic enclosure as an integral part along with the diesel generators set. Further, enclosure of the services area with 4 m high wall will reduce noise levels and ensure that noise is at a permissible limit for resident of the site and surrounding receptors. DG sets will be used only during power failure. Low sulphur diesel will reduce emission and further incremental GLC. 4 m high wall will reduce further.

Greenbelt Development

Total green area measures 4068.297 m^2 i.e. 20.63% of the total plot area (Shelter belt, Avenue plantation and lawn). Evergreen tall and ornamental trees like *Grevillea robusta, Cassia fistula, Bauhinia varieagata,* etc. have been proposed to be planted inside the premises.

1.2.3 EMP FOR WATER ENVIRONMENT

Construction Phase

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase:

- Avoid excavation during monsoon season.
- Care would be taken to avoid soil erosion.
- Common toilets will be constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- Any area with loose debris within the site shall be planted.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers would be used for storage and transportation of oil and grease. The floors of oil and grease handling area would be kept effectively impervious. Any wash off from the oil and grease handling area or workshop shall be drained through imperious drains.
- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to be taken to minimize water pollution.
- All stacking and loading area will be provided with proper garland drains, equipped with baffles, to prevent run off from the site, to enter into any water body.

Operation Phase

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted:

- Water source development.
- Minimizing water consumption.
- Promoting reuse of water after treatment and development of closed loop systems for different water streams.

Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure ongoing water conservation, an awareness program will be introduced for the residents. The following section discusses the specific measures, which shall be implemented:

Domestic and Commercial Usage

- Use of water efficient plumbing fixtures (ultra low flow toilets, low flow sinks, water efficient dishwashers and washing machines). Water efficient plumbing fixtures uses less water with no marked reduction in quality and service
- Leak detection and repair techniques.
- Sweep with a broom and pan where possible, rather than hose down for external areas.
- Meter water usage: Implies measurement and verification methods.

Monitoring of water uses is a precursor for management.

Horticulture

- Drip irrigation system shall be used for the lawns and other green area. Drip irrigation can save 15-40% of the water, compared with other watering techniques.
- Plants with similar water requirements shall be grouped on common zones to match precipitation heads and emitters.
- Use of low-angle sprinklers for lawn areas.
- Select controllers with adjustable watering schedules and moisture sensors to account for seasonal variations and calibrate them during commissioning.
- Place 3 to 5 inches of mulch on planting beds to minimize evaporation.

Promoting Reuse of Water after Treatment and Development of Closed Loop Systems

To promote reuse of sewage and development of closed loop system for sewage segregation. Two water conservation schemes are suggested, namely:

1) Storm Water Harvest 2) Sewage recycling.

Storm water harvest as discussed in earlier, will be utilized for artificial recharge of ground water sources; and sewage will be reused on site after treatment.

Treated sewage will be used for landscaping, flushing, DG set cooling and rest will be discharged to municipal sewer/ nearby construction site. Following section discuss the scheme of sewage treatment.

Sewage Treatment Scheme

Proponent will treat the sewage of the Revision & Expansion of Commercial Complex in well-designed sewage treatment plant of capacity 275 KLD based on MBBR technology.

Storm Water Management

Most of the storm water produced on site will be harvested for ground water recharge. Thus proper management of this resource is a must to ensure that it is free from contamination.

Contamination of Storm Water is possible from the following sources:

- Diesel and oil spills in the diesel power generator and fuel storage area.
- Waste spills in the solid / hazardous waste storage area.
- Oil spills and leaks in vehicle parking lots.
- Silts from soil erosion in gardens.
- Spillage of sludge from sludge drying area of sewage treatment plant.

A detailed storm water management plan will be developed which will consider the possible impacts from above sources. The plan will incorporate best management practices which will include following:

- Regular inspection and cleaning of storm drains.
- Clarifiers or oil/separators will be installed in all the parking areas. Oil / grease separators installed around parking areas and garages will be sized according to peak flow guidelines. Both clarifiers and oil/water separators will be periodically pumped in order to keep discharges within limits.

- Covered waste storage areas.
- Avoid application of pesticides and herbicides before wet season.
- Secondary containment and dykes in fuel/oil storage facilities.

- Conducting routine inspection to ensure cleanliness.
- Provision of slit traps in storm water drains.
- Good housekeeping in the above areas.

1.2.4 EMP FOR LAND ENVIRONMENT

Construction Phase

The waste generated from construction activity includes construction debris, biomass from land clearing activities, waste from the temporary make shift tents for the labors and hazardous waste. Following section discuss the management of each type of waste. Besides waste generation, management of the topsoil is an important area for which management measures are required.

Construction Debris

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner.

Mixed debris with high gypsum, plaster, shall not be used as fill, as they are highly susceptible to contamination.

Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work shall be removed from the site by construction contractors. A significant portion of wood scrap will be reused on site. Recyclable wastes such as plastics, glass fiber insulation, roofing etc shall be sold to recyclers.

Hazardous waste

Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction

phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management & Handling) Rules, 1989.

Some management practices to be developed are:

- Herbicides and pesticide will not be over applied (small-scale applications) and not applied prior to rain.
- Paintbrushes and equipment for water and oil based paints shall be cleaned within a contained area and will not be allowed to contaminate site soils, water courses or drainage systems.
- Provision of adequate hazardous waste storage facilities. Hazardous waste collection containers will be located as per safety norms and designated hazardous waste storage areas will be away from storm drains or watercourses.
- Segregation of potentially hazardous waste from non-hazardous construction site debris.
- Well labeled all hazardous waste containers with the waste being stored and the date of generation.
- Instruct employees and subcontractors in identification of hazardous and solid waste.

Even with careful management, some of these substances are released into air, soil and water and many are hazardous to workers. With these reasons, the best choice is to avoid their use as much as possible by using low-toxicity substitutes and low VOC (Volatile Organic Compound) materials.

Waste from Temporary Makes Shift Tents for Labors

Wastes generated from temporary make shift labor tents will mainly comprise of household domestic waste, which will be managed by the contractor of the site. The sewage generated will be channelized to the septic tank.

Top Soil Management

To minimize disruption of soil and for conservation of top soil, the contractor shall keep the top soil cover separately and stockpile it. After the construction activity is over, top soil will be utilized for landscaping activity. Other measures, which would be followed to prevent soil erosion and contamination include:

- Maximize use of organic fertilizer for landscaping and green belt development.
- To prevent soil contamination by oil/grease, leaf proof containers would be used for storage and transportation of oil/grease and wash off from the oil/grease handling area shall be drained through impervious drains and treated appropriately before disposal.
- Removal of as little vegetation as possible during the development and re-vegetation of bare areas after the project.
- Working in a small area at a point of time (phase wise construction).
- Construction of erosion prevention troughs/berms.

Operational Phase

The philosophy of solid waste management at the proposed complex will be to encouraging the four R's of waste i.e. **R**eduction, **R**euse, **R**ecycling and **R**ecovery (materials & energy). Regular public awareness meetings will be conducted to involve the residents in the proper segregation and storage techniques. The Environmental Management Plan for the solid waste focuses on three major components during the life cycle of the waste management system i.e., collection and transportation, treatment or disposal and closure and post-closure care of treatment/disposal facility.

Collection and Transportation

- During the collection stage, the solid waste of the project will be segregated into biodegradable waste and non-biodegradable. Biodegradable waste and non biodegradable waste will be collected in separate bins. Biodegradable waste will be treated in the project premises by Organic Waste Converter. The recyclable wastes will be sent off to recyclabers. Proper guidelines for segregation, collection and storage will be prepared as per MSW Rules, 2000 and amended Rules, 2016.
- To minimize littering and odour, waste will be stored in well-designed containers/ bins that will be located at strategic locations to minimize disturbance in traffic flow.

- Care would be taken such that the collection vehicles are well maintained and generate minimum noise and emissions. During transportation of the waste, it will be covered to avoid littering.

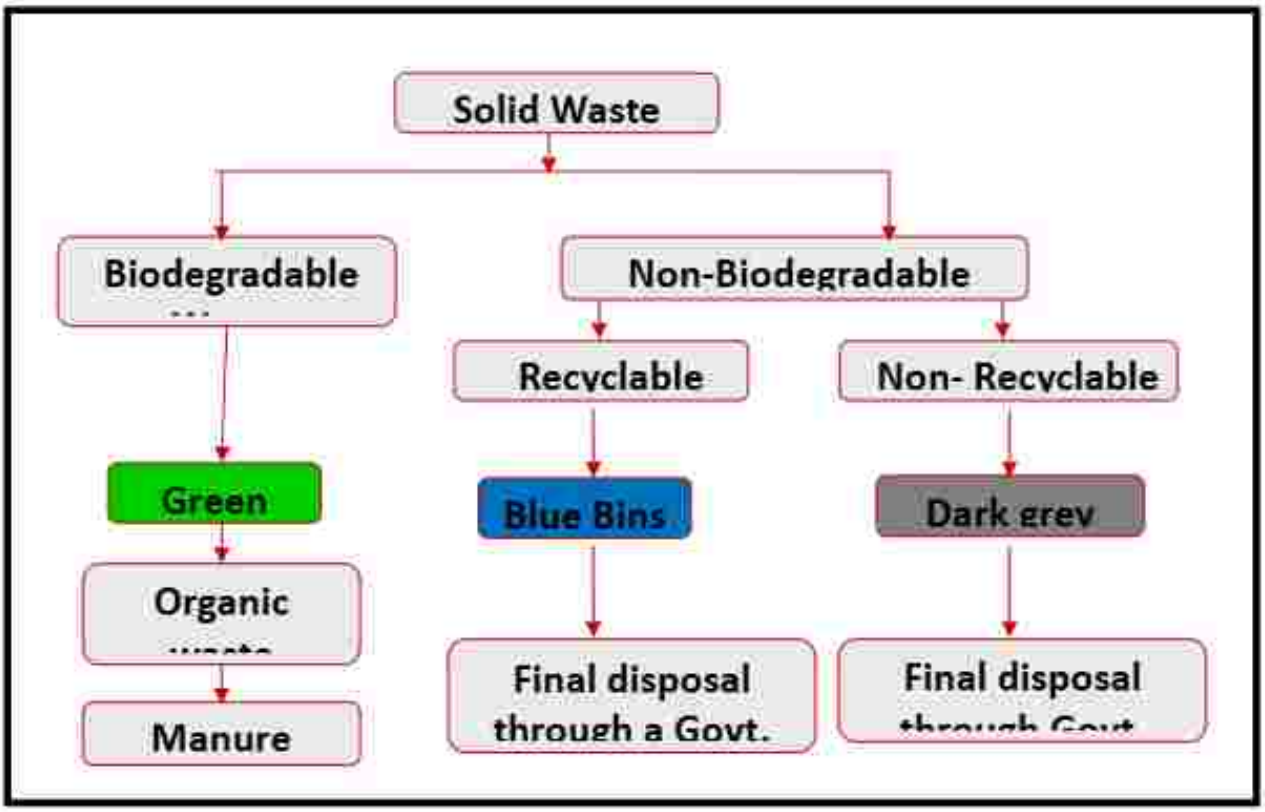


Figure 1: Waste Management Flow Diagram

Disposal

With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

1.2.5 EMP FOR ECOLOGICAL ENVIRONMENT

Construction activity changes the natural environment. But Revision & Expansion of Commercial Complex also creates a built environment for its inhabitants. The project requires the implementation of following choices exclusively or in combination.

Construction Stage

- Restriction of construction activities to defined project areas, which are ecologically sensitive.
- Restrictions on location of temporary labor tents and offices for project staff near the project area to avoid human induced secondary additional impacts on the flora and fauna species.

- Cutting, uprooting, coppicing of trees or small trees if present in and around the project site for cooking, burning or heating purposes by the labors will be prohibited and suitable alternatives for this purpose will be made.
- Along with the construction work, the peripheral green belt would be developed with suggested native plant species, as they will grow to a full-fledged covered at the time of completion.

Operation Stage

Improvement of the current ecology of the project site will entail the following measures:

- Plantation and Landscaping.
- Green Belt Development.
- Park and Avenue Plantation.

The section below summarizes the techniques to be applied to achieve the above objectives:

Plantation and landscaping

Selection of the plant species would be done on the basis of their adaptability to the existing geographical conditions and the vegetation composition of the forest type of the region earlier found or currently observed.

Green Belt Development Plan

The plantation matrix adopted for the green belt development includes pit of 0.3 m × 0.3 m size with a spacing of 2 m x 2 m. In addition, earth filling and manure may also be required for the proper nutritional balance and nourishment of the sapling. It is also recommended that the plantation has to be taken up randomly and the landscaping aspects could be taken into consideration.

Plantation comprising of medium height trees (7 m to 10 m) and shrubs (5 m height) are proposed for the green belt. In addition creepers will be planted along the boundary wall to enhance its insulation capacity.

Selection of Plant Species for Green Belt Development

The selection of plant species for the development depends on various factors such as climate, elevation and soil. The plants would exhibit the following desirable characteristics in order to be selected for plantation.

1. The species should be fast growing and providing optimum penetrability.

2. The species should be wind-firm and deep rooted.
3. The species should form a dense canopy.
4. As far as possible, the species should be indigenous and locally available.
5. Species tolerance to air pollutants like SO_2 and NO_x should be preferred.
6. The species should be permeable to help create air turbulence and mixing within the belt.
7. There should be no large gaps for the air to spill through.
8. Trees with high foliage density, leaves with larger leaf area and hairy on both the surfaces.
9. Ability to withstand conditions like inundation and drought.
10. Soil improving plants (Nitrogen fixing rapidly decomposable leaf litter).
11. Attractive appearance with good flowering and fruit bearing..
12. Bird and insect attracting tree species.
13. Sustainable green cover with minimal maintenance.

Parks and Avenue Plantation

- Parks and gardens maintained for recreational and ornamental purposes will not only improve the quality of existing ecology at the project site but also will improve the aesthetic value.
- Avenue Plantation

1. Trees with colonial canopy with attractive flowering.
2. Trees with branching at 7 feet and above
3. Trees with medium spreading branches to avoid obstruction to the traffic.
4. Fruit trees to be avoided because children may obstruct traffic and general movement of public.

1.2.6 EMP for Socio-Economic Environment

The social management plan has been designed to take proactive steps and adopt best practices, which are sensitive to the socio-cultural setting of the region. The Social Management Plan for Revision & Expansion of Commercial Complex focuses on the following components:

Income Generation Opportunity during Construction and Operation Phase

The project would provide employment opportunity during construction and operation phase. There would also be a wide economic impact in terms of generating opportunities for secondary

occupation within and around the complex. The main principles considered for employment and income generation opportunities are out lined below:

- Employment strategy will provide for preferential employment of local people.
- Conditions of employment would address issues like minimum wages and medical care for the workers. Contractors would be required to abide to employment priority towards locals and abide by the labor laws regarding standards on employee terms and conditions.

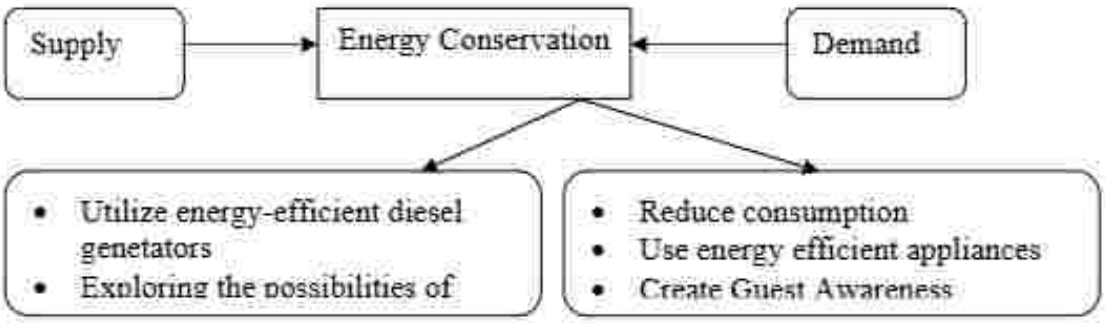
Improved Working Environment for Employees

The project would provide safe and improved working conditions for the workers employed at the facility during construction and operation phase. With the proposed ambience and facilities provided, the complex will provide a new experience in living and recreations. Following measures would be taken to improve the working environment of the area:

- Less use of chemicals and biological agents with hazard potential.
- Developing a proper interface between the work and the human resource through a system of skill improvement.
- Provision of facilities for nature care and recreation e.g. indoor games facilities.
- Measures to reduce the incidence of work related injuries, fatalities and diseases.
- Maintenance and beautifications of the complex and the surrounding roads.

1.2.7 EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following:

❖ **Architectural design**

- Maximum utilization of solar light will be done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings will be done in such a way that maximum daylight is available.
- The green areas will be spaced, so that a significant reduction in the temperature can take place.

❖ **Energy Saving Practices**

- Energy efficient lamps will be provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels.

- **Behavioral Change on Consumption**
- Promoting resident awareness on energy conservation.
- Training staff on methods of energy conservation and to be vigilant to such opportunities.

1.3 ENVIRONMENTAL MANAGEMENT SYSTEM AND MONITORING PLAN

For the effective and consistent functioning of the Revision & Expansion of Commercial Complex, an Environmental Management system (EMS) would be established at the site. The EMS would include the following:

- An Environmental management cell.
- Environmental Monitoring.
- Personnel Training.
- Regular Environmental audits and Correction measures.
- Documentation – standards operation procedures Environmental Management Plan and other records.

1.3.1 ENVIRONMENTAL MANAGEMENT CELL

Apart from having an Environmental Management Plan, it is also proposed to have a permanent organizational set up charged with the task of ensuring its effective implementation of mitigation measures and to conduct environmental monitoring. The major duties and responsibilities of Environmental Management Cell shall be as given below:

- To implement the environmental management plan.
- To assure regulatory compliance with all relevant rules and regulations.
- To ensure regular operation and maintenance of pollution control devices.
- To minimize environmental impact of operations as by strict adherence to the EMP.
- To initiate environmental monitoring as per approved schedule.
- Review and interpretation of monitored results and corrective measures in case monitored results are above the specified limit.
- Maintain documentation of good environmental practices and applicable environmental laws for a ready reference.
- Maintain environmental related records.
- Coordination with regulatory agencies, external consultants, monitoring laboratories.
- Maintenance of log of public complaints and the action taken.

Hierarchical Structure of Environmental Management Cell

Normal activities of the EMP cell would be supervised by a dedicated person who will report to the site manager/coordinator of the Revision & Expansion of Commercial Complex. The hierarchical structure of suggested Environmental Management Cell is given in following Figure 2.

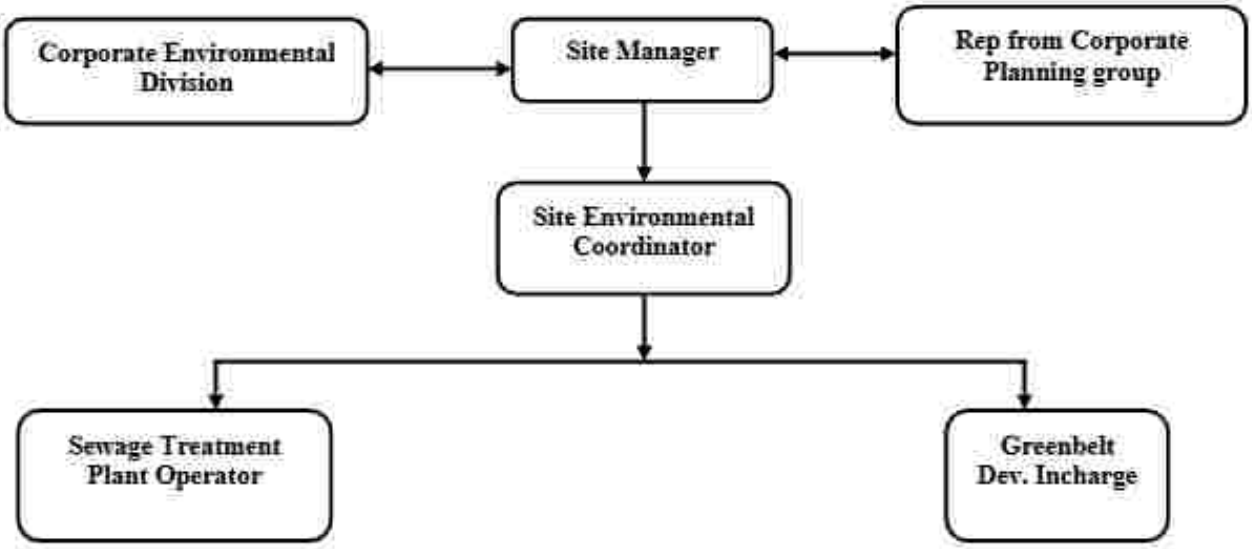


Figure 2: Environnent Management Cell Structure

1.3.2 ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse affects are detected and time action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

Table 3: Suggested Monitoring Program for Revision & Expansion of Commercial Complex

S. No.	Type	Locations	Parameters	Period and Frequency
1.	Ambient Air Quality	Project Site	Criteria Pollutants: SO_2, NO_2, PM, CO.	Once in 6 months.
2.	Ambient Noise	Project site	dB (A) levels.	Once in 6 months.
3.	Fresh water quality	Project site	As per IS 10500 potable water standards.	Once in 6 months.
4.	Soil quality	Project site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity.	Once in 6 months.
5.	Waste Characterization	Residential	Physical and Chemical composition.	Daily
6.	Treated water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

1.3.3 Awareness and Training

Training and human resource development is an important link to achieve sustainable operation of the facility and environment management. For successful functioning of the project, relevant EMP would be communicated to:

Residents and Contractors

Residents must be made aware of the importance of waste segregation and disposal, water and energy conservation. The awareness can be provided by periodic Integrated Society meetings. They would be informed of their duties.

1.3.4 Environmental Audits and Corrective Action Plans

To assess whether the implemented EMP is adequate, periodic environmental audits will be conducted by the project proponent's Environmental division. These audits will be followed by Corrective Action Plan (CAP) to correct various issues identified during the audits.

Annexure-XIII

GRC INDIA TRAINING & ANALYTICAL LABORATORY
(A unit of Grass Roots Research & Creation India (P) Ltd.)
An ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 (OH&S) Certified
NABL Accredited Laboratory (A Constituent Board of QCI) , TC 7501 (Chemical & Biological)
Recognized by Ministry of Environment, Forest & Climate Change (MoEF&CC, GOI) under the E(P) Act, 1986
Head Office: F-375, Sector-63, Noida, Gautam Budh Nagar, U.P. - 201301
Phone No.: 0120 - 4044630, 4044660; Fax: 0120 - 2406519, 0120 - 4044675
Website: https://www.grc-india.com; E-mail : lab@grc-india.com, info@grc-india.com

Test Report

Report Code: A20240430-004

Issue Date: 30.04.2024

Issued To: Revision and Expansion of Commercial Project by M/s Splendor Landbase Ltd, Vill- Ullahawas Sector-62, District-Gurugram, Haryana.

Analysis Duration: 05.04.2024 to 30.04.2024

Sample Description: Ambient Air

RESULTS
(Ambient Air Quality Analysis)

SAMPLING DETAILS

Sampling Location	:	Project Site
Sample Collected by	:	Mr. Maan Singh
Sampling Protocol	:	GRC/LAB/STP/AIR/01: 2018
Weather Condition	:	Clear Sky
Sampling Duration	:	24 Hours
Sampling Duration for CO	:	1 Hour
Sampler Installation Height	:	4.0 Meter above Ground Level
Sample Packing & Marking	:	Plastic Bottle/ Zip Polybag & SLL/APR/A001-A008

S. No.	Date	Test Parameters				
		Particulate Matter (PM_{10}): µg/m³	Particulate Matter ($PM_{2.5}$): µg/m³	Sulphur Dioxide (SO_2): µg/m³	Nitrogen Dioxide (NO_2): µg/m³	Carbon Monoxide (CO): µg/m³
		IS 5182 (Part 23): 2006 (RA 2022)	IS 5182 (Part 24): 2019 (RA 2024)	IS 5182 (Part 2): 2001 (RA 2022)	IS 5182 (Part 6): 2006 (RA 2022)	IS 5182 (Part 10): 1999 (RA 2019)
National Ambient Air Quality Standards (2009) - 24 Hours ** Except CO		100	60	80	80	4000
1	03.04.2024	143.9	119.7	9.4	39.1	410
2	06.04.2024	149.2	121.9	11.2	43.9	330
3	10.04.2024	137.9	117.7	8.2	34.2	390
4	13.04.2024	142.1	118.2	9.6	31.3	430
5	17.04.2024	116.5	109.6	9.6	34.6	290
6	20.04.2024	135.8	117.4	11.1	37.9	380
7	24.04.2024	129.7	111.1	9.3	30.8	330
8	27.04.2024	136.2	114.7	11.2	34.2	310

**End of Report*

Analyzed By
(Chemist)

Narinder Singh
(Sr. Chemist)
Authorized Signatory
(Seal & Signature)

Note:

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Test Report

Report Code: N20240410-004

Issue Date: 10.04.2024

Issued To: Revision and Expansion of Commercial Project by M/s Splendor Landbase Ltd; Village- Ullahawas, Zone, Tehsil-Badkhal, District-Faridabad, Haryana.

Monitoring Data Received On: 06.04.2024

Sample Description: Ambient Noise

RESULTS
(Ambient Noise Monitoring Data)

SAMPLING DETAILS

Date of Monitoring	:	05.04.2024
Monitoring Done by	:	Mr. Maan Singh
Monitoring Protocol	:	IS 9989: 1981, RA 2020
Weather Condition	:	Clear Sky
Monitoring Duration	:	24 Hours

S. No.	Location	Zone	Prescribed Limit (Noise Pollution (Regulation & Control) Rules, 2000): Leq, dB (A)		Observed Value; Leq, dB (A)	
			Day Time*	Night Time**	Day Time*	Night Time**
1	Project Site	Commercial Area	65	55	63.3	52.4
*Day Time	6.00 AM to 10.00 PM					
**Night Time	10.00 PM to 6.00 AM					

End of Report

Harinder Singh
(Sr. Chemist)
Authorized Signatory
(Seal & Signature)

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Website: https://www.grc-india.com; E-mail - lab@grc-india.com; info@grc-india.com

Test Report

Report Code: GW20240422-004(A)

Issue Date: 22.04.2024

Issued To: Revision and Expansion of Commercial Project by M/s Splendor Landbase Ltd; Village -Ullahawas Sector-62, District-Gurugram, Haryana.

Sample Description: Ground Water

Sample Received On: 06.04.2024
Analysis Duration: 06.04.2024 to 20.04.2024

RESULTS
(Water Quality Analysis)

SAMPLING DETAILS

Date of Sampling	:	05.04.2024
Sampling Location	:	Near Project Site
Sample Collected by	:	Mr. Maan Singh
Sampling Protocol	:	IS 17614 (Part-1): 2021
Weather Condition	:	Clear Sky
Sample Quantity	:	5 Liter
Sample Packing & Marking	:	Plastic Bottle & SLL/APR/GW-01

S. No.	Parameters	Units	Requirements (as per IS 10500: 2012, RA 2018)		Results	Test Method
			Desirable Limit	Permissible Limit		
1	Color	Hazen	5	15	<5	IS 3025 (Part-4): 2021
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part-5): 2018
3	Turbidity	NTU	1	5	<1	IS 3025 (Part-10): 2023
4	pH Value	-	6.5-8.5	No Relaxation	7.93	IS 3025 (Part-11): 2022
5	Total Dissolved Solids	mg/l	500	2000	1310	IS 3025 (Part-16): 2023
6	Total Hardness (as CaCO3)	mg/l	200	600	440	IS 3025 (Part-21): 2009, RA 2019
7	Total Alkalinity (as CaCO3)	mg/l	200	600	473	IS 3025 (Part-23): 2023
8	Chlorides (as Cl)	mg/l	250	1000	380	IS 3025 (Part-32): 1988, RA 2019
9	Fluoride (as F)	mg/l	1	1.5	0.58	APHA 24th Ed., 4500F-D, 2024
10	Calcium (as Ca2+)	mg/l	75	200	105	IS 3025 (Part-40): 2024
11	Magnesium (as Mg2+)	mg/l	30	100	43	IS 3025 (Part-46): 2023
12	Sulphate (as SO4)	mg/l	200	400	130	IS 3025 (Part-24/Sec-1): 2022
13	Nitrate (as NO3)	mg/l	45	No Relaxation	15.4	IS 3025 (Part-34/Sec-1): 2022
14	Iron (as Fe)	mg/l	0.3	No Relaxation	0.29	3120-B, APHA 24th Ed. 2024 (ICP-OES)

Analyzed By
(Chemist)

Rahul Singh
(Sr. Chemist)
Authorized Signatory
(Seal & Signature)

Note: 1. The results indicated only relate to the tested samples and tested parameters and do not endorse any product.
2. This certificate shall not be reproduced wholly or in part without prior written consent of the GRC laboratory.
3. This certificate shall not be used as an advertising media or as evidence in the Court of Law without prior written consent of the GRC laboratory.
4. The MU will be provided on the test report only on the request of customer.
5. The complete chemical testing shall be destroyed after 30 days from the date of issue of the report unless specified other wise and complete the biological testing will be destroyed after 7 days of issue of test report.

Test Report

Report Code: GW20240422-004(A)

Issue Date: 22.04.2024

15	Aluminum (as Al)	mg/l	0.03	0.2	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
16	Copper (as Cu)	mg/l	0.05	1.5	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
17	Manganese (as Mn)	mg/l	0.1	0.3	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
18	Boron (as B)	mg/l	0.5	1	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
19	Zinc (as Zn)	mg/l	5	15	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
20	Selenium (as Se)	mg/l	0.01	No Relaxation	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES-VGA)
21	Arsenic (as As)	mg/l	0.01	0.05	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES-VGA)
22	Cadmium (as Cd)	mg/l	0.003	No Relaxation	<0.001	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
23	Total Chromium (as Cr3+)	mg/l	0.05	No Relaxation	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
24	Cyanide (as CN)	mg/l	0.05	No Relaxation	<0.01	IS 3025 (Part-27): 1986, RA 2019
25	Lead (as Pb)	mg/l	0.01	No Relaxation	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
26	Mercury (as Hg)	mg/l	0.001	No Relaxation	<0.001	APHA 24th Ed., 3120-B: 2023 (ICP-OES-VGA)
27	Nickel (as Ni)	mg/l	0.02	No Relaxation	<0.01	APHA 24th Ed., 3120-B: 2023 (ICP-OES)
28	Phenolic Compounds (as C6H5OH)	mg/l	0.001	0.002	<0.001	IS 3025 (Part-43/Sec-1): 2022
29	Anionic Detergent (as MBAS)	mg/l	0.2	1	<0.01	IS 3025 (Part-68): 2019
30	Silica (as SiO2)	mg/l	--	--	4.7	APHA 24th Ed., 4500-SiO2 (C/D): 2023
31	Phosphate (as PO4)	mg/l	--	--	0.93	APHA 24th Ed., 4500-P D: 2023
32	Specific Conductivity	µS/cm	--	--	1960	IS 3025 (Part-14): 2013, RA 2023

End of Report

Analyzed By
(Chemist)

Rahul Singh
(Sr. Chemist)
Authorized Signatory
(Seal & Signature)

Note: [illegible]

GRC INDIA TRAINING & ANALYTICAL LABORATORY
(A unit of Grass Roots Research & Creation India (P) Ltd.)
An ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 (OH&S) Certified
NABL Accredited Laboratory (A Constituent Board of QCI), TC 7501 (Chemical & Biological)
Recognized by Ministry of Environment, Forest & Climate Change (MoEF&CC, GOI) under the E(P) Act, 1986
Head Office: F-375, Sector-63, Noida, Gautam Budh Nagar, U.P. – 201301
Phone No.: 0120 – 4046638, 4044660; Fax: 0120 – 2406519, 0120 – 4044675
Website: https://www.grc-india.com; E-mail: lab@grc-india.com; mfo@grc-india.com

Test Report

Report Code: GW20240410-004(B)

Issue Date: 10.04.2024

Issued To: Revision and Expansion of Commercial Project by M/s Splendor Landbase Ltd; Village -Ullahawas Sector-62, District-Gurugram, Haryana.

Sample Description: Ground Water

Sample Received On: 06.04.2024
Analysis Duration: 06.04.2024 to 09.04.2024

RESULTS
(Water Quality Analysis)

SAMPLING DETAILS

Date of Sampling	:	05.04.2024
Sampling Location	:	Near Project Site
Sample Collected by	:	Mr. Maan Singh
Sampling Protocol	:	IS 17614 (Part-25): 2022
Weather Condition	:	Clear Sky
Sample Quantity	:	0.5 Liter
Sample Packing & Marking	:	Sterile Glass Bottle & SLL/APR/GW-01

S. No.	Parameters	Units	Requirements (as per IS 10500: 2012, RA 2018)	Results	Test Method
1	Total Coliform	MPN/100ml	Shall not be detected in 100 ml Sample	<2 (Not Detected)	IS 1622: 1981, RA 2019
2	E.coli	MPN/100ml	Shall not be detected in 100 ml Sample	<2 (Absent)	IS 1622: 1981, RA 2019

****End of Report****

Analyzed By
(Microbiologist)

Ajay Kumar Sharma
(Sr. Quality Manager)
Authorized Signatory
(Seal & Signature)

Note: 1. The results mentioned only refer to the tested samples and tested parameters only as per customer requirements.
2. This certificate shall not be reproduced wholly or in part without prior written consent of the GRC laboratory.
3. This certificate shall not be used in any advertising media or in evidence in the Court of Law without prior written consent of the GRC laboratory.
4. The test will be expunged in the case report only on the request of customer.
5. The samples received for chemical testing shall be destroyed after 15 days from the date of issue of the report unless specified otherwise and samples for microbiological testing will be destroyed after 7 days in case of non-conf.

GRC INDIA TRAINING & ANALYTICAL LABORATORY
(A unit of Grass Roots Research & Creation India (P) Ltd.)
An ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 (OH&S) Certified
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Head Office: F-375, Sector-63, Noida, Gautam Budh Nagar, U.P. – 201301
Phone No.: 0120 – 4044630, 4044660, Fax: 0120 – 2406519, 0120 – 4044675
Website: https://www.grc-india.com E-mail: lab@grc-india.com, info@grc-india.com

Test Report

Report Code: S20240421-004

Issue Date: 21.04.2024

Issued To: Revision and Expansion of Commercial Project by M/s Splendor Landbase Ltd; Village -Ullahawas Sector-62, District-Gurugram, Haryana

Sample Received On: 06.04.2024
Analysis Duration: 06.04.2024 to 20.04.2024

Sample Description: Soil Sample

RESULTS
(Soil Quality Analysis)

SAMPLING DETAILS

Date of Sampling	:	05.04.2024
Sampling Location	:	Project Site
Sample Collected by	:	Mr. Maan Singh
Sampling Protocol	:	GRC/LAB/STP/01: 2018
Weather Condition	:	Clear Sky
Sample Quantity	:	5 Kg (Composite sample)
Sample Packing & Marking	:	Zip Polybag & SLL/APR/SQ-01

S. No.	Parameters	Units	Results	Test Method
1.	Texture	-	Sandy loam	GRC-LAB/STP-SOIL/22: 2018
2.	Particle Size Distribution	-		IS 2720 (Part-4): 1985, RA 2020
	Sand	%	64.7	
	Silt	%	18.2	
	Clay	%	17.1	
3.	pH (1:2 Suspension)	-	7.83	IS 2720 (Part-26): 1987, RA 2021
4.	Electrical Conductivity (1:2 Suspension)	µS/cm	436	IS 14767: 2000, RA 2021
5.	Moisture Content	%	6.3	IS 2720 (Part-2): 1973, RA 2020
6.	Cation Exchange Capacity (CEC)	meq/100gm	13.6	IS 2720 (Part-24): 1976, RA 2020
7.	Available Potassium (as K)	mg/kg	63	GRC-LAB/STP-SOIL/07: 2018
8.	Exchangeable Sodium (as Na)	mg/kg	131	GRC-LAB/STP-SOIL/06: 2018
9.	Exchangeable Calcium (as Ca)	mg/kg	1956	GRC-LAB/STP-SOIL/08: 2018
10.	Exchangeable Magnesium (as Mg)	mg/kg	373	GRC-LAB/STP-SOIL/08: 2018
11.	Sodium Absorption Ratio (SAR)	meq/kg	0.71	GRC-LAB/STP-SOIL/19: 2018

Analyzed By
(Chemist)

Narendra Singh
(Sr. Chemist)
Authorized Signatory
(Seal & Signature)

Test Report

Report Code: S20240421-004

Issue Date: 21.04.2024

12.	Organic Matter	%	0.53	IS 2720 (Part-22): 1972, RA 2020
13.	Total Nitrogen (as N)	mg/kg	43	IS 14684: 1999, RA 2019
14.	Total Phosphate (as PO_4)	mg/kg	5.4	USEPA Method 365.3: 1978
15.	Iron (as Fe)	mg/kg	2.8	USEPA Method 3051-A (Rev.-01): 2007
16.	Zinc (as Zn)	mg/kg	1.2	USEPA Method 3051-A (Rev.-01): 2007
17.	Copper (as Cu)	mg/kg	0.83	USEPA Method 3051-A (Rev.-01): 2007
18.	Boron (as B)	mg/kg	1.25	USEPA Method 3051-A (Rev.-01): 2007
19.	Manganese (as Mn)	mg/kg	7.8	USEPA Method 3051-A (Rev.-01): 2007
20.	Water Holding Capacity	%	25.7	GRC-LAB/STP-SOIL/13: 2020
21.	Permeability at 27°C	cm/sec	2.4	IS 2720 (Part-17): 1986, RA 2021
22.	Porosity	%	40.5	GRC-LAB/STP-SOIL/20: 2020
23.	Bulk Density	gm/cm³	1.31	GRC-LAB/STP-SOIL/12: 2018

End of Report

Analysed By
(Chemist)

Narendra Singh
(Sr. Chemist)
Authorized Signatory
(Seal & Signature)

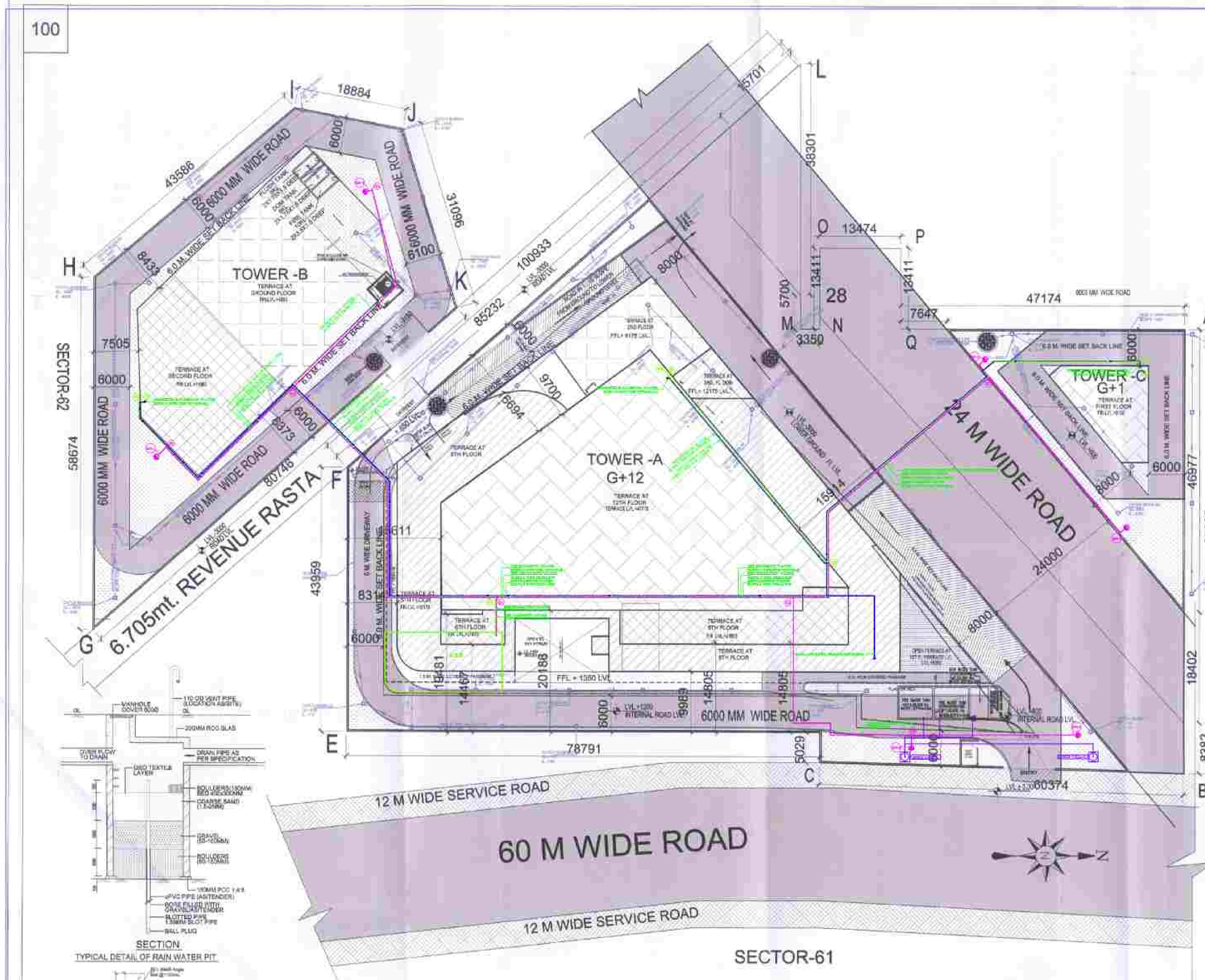
Note: [illegible]

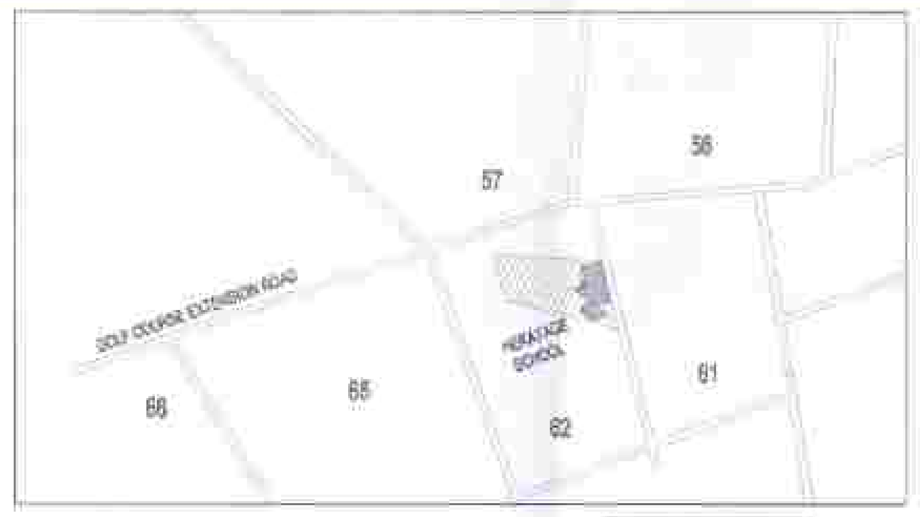
Annexure-XVI

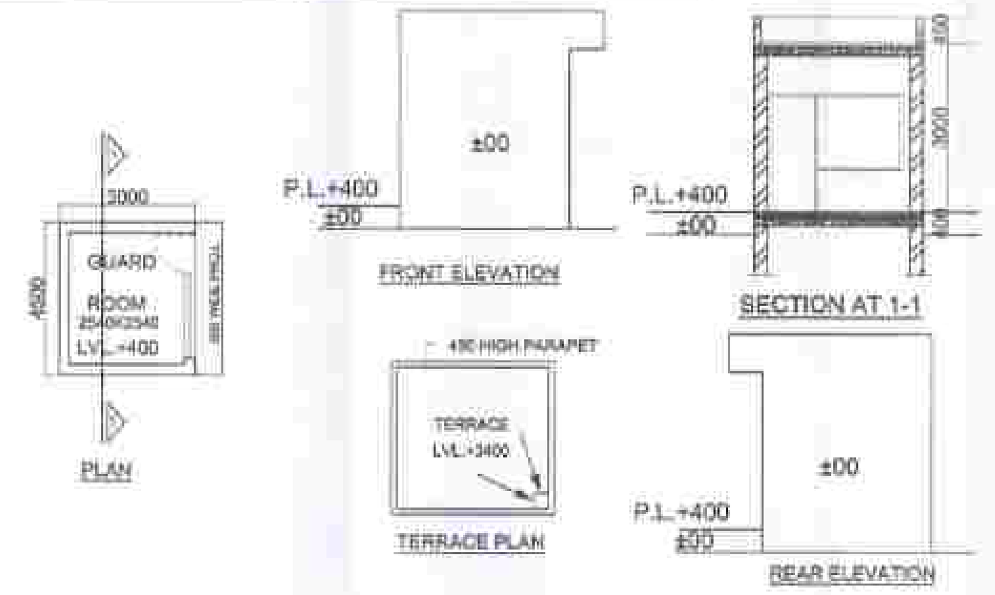
Site Barricading Photographs

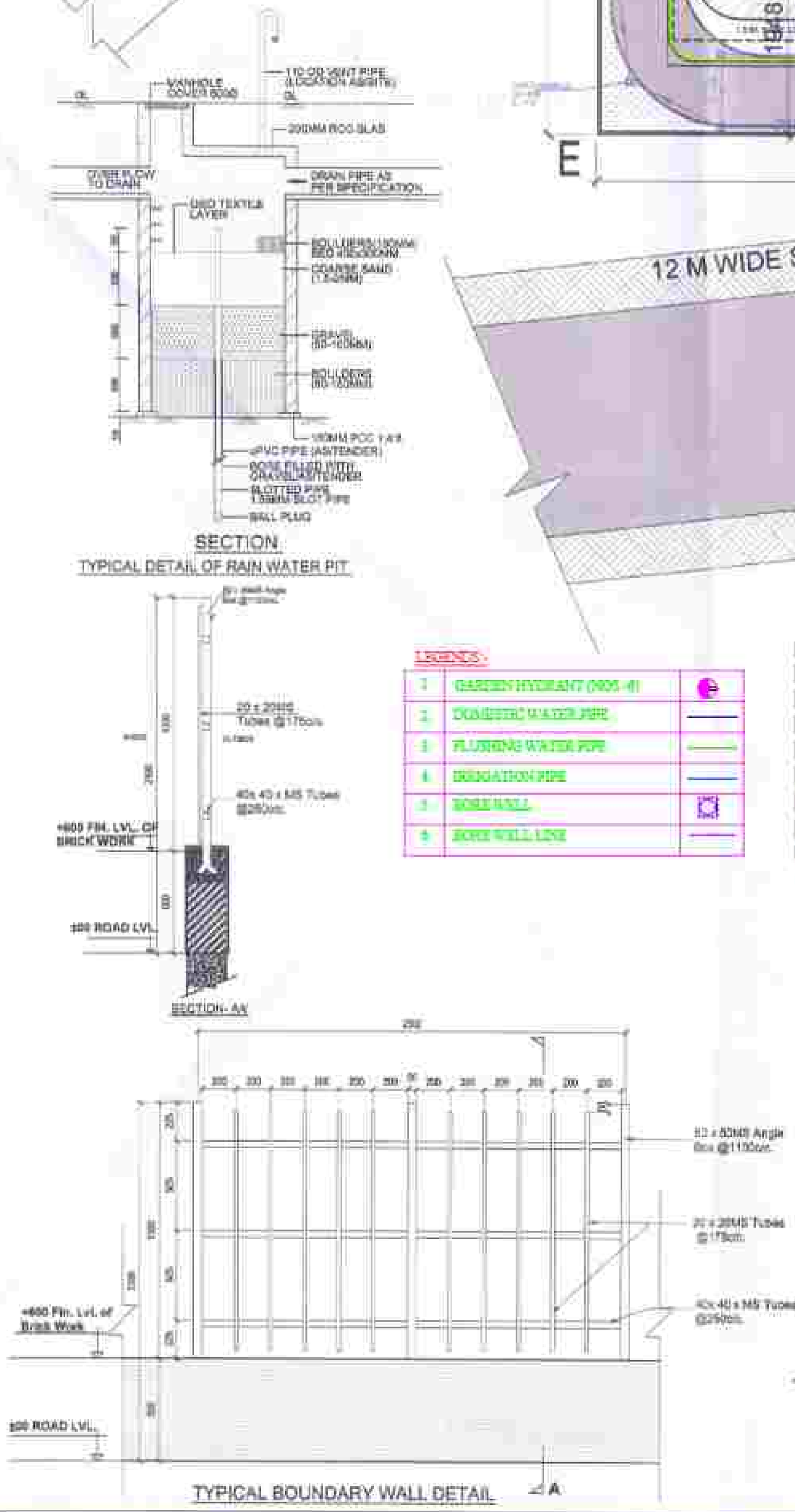
Annexure-XV

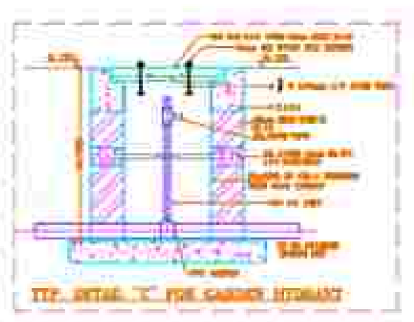
100











USABLE PARKING AREA 2ND. BASEMENT TOWER A= 2904.574 SQMT. /32 = 90.76 ECS
USABLE PARKING AREA 1ST. BASEMENT TOWER A= 3496.894 SQMT. /32 = 109.277 ECS
USABLE PARKING AREA MLCP 2ND. FLOOR TOWER A= 3058.967 SQMT. /28 = 109.23 ECS
USABLE PARKING AREA MLCP 3RD. FLOOR TOWER A= 2696.024 SQMT. /28 = 96.28 ECS
USABLE PARKING AREA MLCP 4TH. FLOOR TOWER A= 2696.024 SQMT. /28 = 96.28 ECS
USABLE PARKING AREA BASEMENT TOWER B= 1207.526 SQMT. /28 = 43.125 ECS

PARKING STATEMENT

TOTAL ACHIEVED F.A.R AREA
= 23701.91 SQMT

PARKING REQUIRED:-

TOTAL F.A.R AREA @ 1 ECS/50 SQMT.
= 23701.91 SQMT./50 SQMT.
= 474.03 ECS
= 475 CAR

TOTAL PROVIDED PARKING

TOWER-A		
	Independent cars	Stack Parking
1ST.BASEMENT	65	48
2nd.BASEMENT	55	48
mlcp 2nd.FLOOR	75	
mlcp 3rd.FLOOR	75	
mlcp 4th.FLOOR	75	
TOTAL	351	96
TOWER-B		
1ST.BASEMENT	28	
TOTAL	379	96
		475

AREA CALCULATION
TOTAL PLOT AREA = 2.751+0.60 ACRES =3.350 ACRES =13556.947 SQMT.

TOTAL PERMISSIBLE F.A.R. @175 = 23724.657 SQMT.
PERMISSIBLE GROUND COVERAGE = 40% OF 13556.947 SQMT. PLOT AREA= 5422.778 SQMT.
PROPOSED GROUND COVERAGE =5062.189 SQMT (37.34%)
TOTAL ACHIEVED FAR AREA = 23701.901 SQMT

AREA DETAIL	BUILTUP AREA			FAR AREA			NON FAR AREA			
FLOORS	TOTAL AREA FOR TOWER-A	TOTAL AREA FOR TOWER-B	TOTAL AREA FOR TOWER-C	TOWER-A	TOWER-B	TOWER-C	TOWER-A	TOWER-B	TOWER-C	GROUND COVRAGE
SECOND BASEMENT	4413.884						4413.884			TOWER A +TOWER - B +TOWER-C
FIRST BASEMENT	4173.887	1263.079 SQMT.	179.441 SQMT.				4173.887	1263.079 SQMT.	179.441 SQMT.	
GROUND FLOOR	3799.925	1866.323 SQMT.	179.441 SQMT.	3799.925	1896.317 SQMT.	179.441 SQMT.				
1ST. FLOOR	3542.951	490.077 SQMT.	147.36 SQMT.	3486.138	490.077 SQMT.	147.36 SQMT.	56.553			3799.925+1896.303+179.441+12.5
2ND. FLOOR	3285.276	490.077 SQMT.		123.033	490.077 SQMT.		3162.15			
3RD. FLOOR	3210.716			123.033			3087.52			= 5062.189 SQMT.
4TH. FLOOR	3210.716			123.033			3087.52			
5TH. FLOOR	2097.549			1987.652			120.697			
6TH. FLOOR	1787.893			1674.88			113.013			
7TH. FLOOR	1787.893			1674.88			113.013			
8TH. FLOOR	1787.893			1674.88			113.013			
9TH. FLOOR	1787.893			1674.88			113.013			
10TH. FLOOR	1787.893			1674.88			113.013			
11TH.FLOOR	1787.893			1674.88			113.013			
12TH.FLOOR	1787.893			1674.88			113.013			
TERRACE										
TOTAL AREA	40249.871 SQMT.	3339.553 SQMT.	506.242 SQMT.	21307.629 SQMT	2067.471 SQMT	326.801 SQMT.	18936.443 SQMT	1263.079 SQMT.	179.441 SQMT.	
	TOTAL AREA = 44042.86 SQMT			TOTAL ACHIEVED FAR AREA =23701.901 SQMT			TOTAL NON FAR AREA = [illegible] SQMT			

TOTAL ACHIEVED FAR AREA = 23701.901 SQMT

SOLAR WATER HEATING SYSTEM:
The use of Solar Water Heating System as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

RAIN WATER HARVESTING:
That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

BOUNDARY WALL / GATE AND GATE POSTS HEDGES AND FENCES:
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front boundary wall.

EARTH QUAKE:
The Building is Earth Quake resistance as per norms specified by NBC.

SPRINKLER:
In the entire building the sprinkler system shall be installed as per nbc norms and providence contains irrelevant is code.

AIR CONDITIONING AND VENTILATION:
The building will be Air conditioned and Mechanically Ventilated.

GENERAL:
a)The width of the corridor would be governed by Rule 52 of the Rules,1965.
b)The W.C and urinals provided in the buildings shall confirm to the National Building Code/Act No.41 of 1960 and rules framed there under.
c)That the applicant shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

NOTES

1. Dimensions are not to be scaled.
2. All dimensions are in MM.
3. All walls are 230 MM thick, unless otherwise specified.
4. All electrical installations shall be as per provisions of NBC.
5. Fire fighting safety provisions will be as per relevant NBC Provisions.
6. All buildings will have 100% power back up.
7. Buildings are 100% Mechanically Ventilated Lighted.
8. Extended basement slab is designed to take fire tender load.
9.Gate & boundary wall as per std.design

OWNER'S SIGN.

M/S REGAL GREEN LAND PVT LTD,
M/S HIGH STAR BUILDERS PVT. LTD.,
C/O M/S SU ESTATES PRIVATE LTD.
(FOR CHANGE OF DEVELOPER FROM SU ESTATES PVT. LTD. TO SPLENDOR LANDBASE LTD., IN (PRINCIPLE) APPROVAL HAS BEEN RECEIVED FROM DGTCP VIDE MEMO NO. LC-1611 (A+B) - JE(VA)/ 2017/17051 DT. 18.07.2017

	DATE	
1:200		
DRAWN BY	DRG. NO. SUB -A - 102	

PROJECT

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 3.35 ACRES (LICENCE NO 51 OF 2009 DATE 27.08.2009 +LOI,LC-1611/DS(R)-2011/19684 DATED 28-12-11) SECTOR -62,GURGOAN MANESAR URBAN COMPLEX BEING DEVELOPED BY REGAL GREEN LAND PVT.LTD. AND HIGH STAR BUILDERS PVT. LTD. C/O M/S SU ESTATE PVT.LTD.

DRAWING TITLE

SITE PLAN

OWNERS SIGN. | ARCHITECTS SIGN.

OWNER'S SIGN.

SPLENDOR LANDBASE LTD.
(TRANSFER OF LICENCE FROM SU ESTATES PVT.LTD. TO SPLENDOR LANDBASE LTD. APPROVED VIDE MEMO NO.LC-1611-B-JE(VA)/2019/1343 DT.16.01.19)

SCALE	DATE
1:200	06/02/2019
DRAWN BY MIKKI	DRG. NO. SUB -PL-102(D)

PROJECT

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 3.35 ACRES (LICENSE NOS :- 51 OF 2009 DT. 27.08.2009 AND 58 OF 201DT.05.06.2012) SECTOR-62, GURUGRAM

DRAWING TITLE

DUAL PLUMBING SITE PLAN

OWNERS SIGN. | ARCHITECTS SIGN.

Annexure-XVI

Annexure- XVI.

ENERGY CONSERVATION PLAN

Effective measures have been incorporated to minimize the energy consumption in the following manners:

- Maximum use of sunlight
- The high efficiency CFL lamps shall be used
- DG sets are controlled by PLC panel
- Illumination level in different area is as per NBC

To economize on the use of energy, following main systems are proposed to be adopted:

- Adequate design to limit the losses in transmission and distribution system.
- Use of energy efficient devices like light sources such as true-lite fluorescent lamps and compact fluorescent lamps.
- Use of insulation on roof top to reduce air-conditioning load.
- Use of capacitors at load centers to improve voltage and power factor to reduce distributional losses and also to avoid penalty by state electricity authority.

The proposed project, will involve uses of glass with coating of low e-value. These glass will help is reduction of the heat intake thereby reducing the Air-conditioning load.

Suitable energy optimization is adopted during the calculation of energy load of the proposed project. The space heating load will be minimized using passive solar structure and suitable buildings envelop material. Uses of compact fluorescent and fluorescent lamps will be used for all common area and basement parking.

Roof insulation will be provided using earthen pots or thermocol on the top floor of the Building.

The U-values of the roof, external wall and glazing of the building will meet the requirements as specified in the Energy Conservation Building Code (ECBC).

S. No.	Component	Materials Used	U-Value (W/m2-°C)	
			Achieved	Permissible
1.	Roof	RCC slab with foam concrete insulation	0.409	0.409
2.	Exposed Wall	CLC blocks plastered on both sides (Block size 500 x 250 x 200 mm)	0.434	0.44
3.	Glazing	Double clear glass (6 mm clear glass +	2.839	3.3

		12 mm air gap + 6 mm clear glass)		

The uses of non-conventional source of energy in the proposed construction project are as follows.

a. Solar Water Heater

The proposed project will be installed solar panels for hot water requirements and hence the dependency on electricity for hot water generation can be minimized.

b. Solar Street Light

It is also suggested to use solar cell powered street lights within the proposed project site for conservation of electricity.

c. Use of CFL Lamps

The project proponent will be used CFL Lamps which conserve less electricity

d. Natural Ventilation and Lighting

All building blocks of the proposed project are designed with natural ventilation and natural light so that the use of lights during day time can be minimized. All fenestration with U-factors, SHGC, or visible light transmittance determined, certified, and labeled in accordance ISO 15099 shall be adopted.

ENERGY CONSERVATION MEASURES

- Materials for Doors and window which are poor heat conductor will be used.
- Fly ash made bricks and cement will be used.
- All the roof is proposed to be insulated to minimize heat gain with 50 mm expanded Polystyrene or equivalent material.
- CFL based lighting will be done in the common areas, landscape areas, signages, entry gates and boundary walls etc.
- Use of solar water heater systems has been proposed for the proposed Medical college project.
- Optimum use of skylights.
- External and basement parking lighting will be time controlled.
- DG sets shall be on auto cut and auto start controlled mechanism.
- Solar lighting is proposed for open spaces and signages.

Annexure-XVII

First Aid Room Photographs


20 Mar 2025 at 12:39:49
Gurugram 122101
Haryana
India
Sector 62
FIRST AID ROOM

VIJAY RAJ & CO.
Chartered Accountants

Annexure-VIII

Plot No. 265, First Floor, Main Rohtak Road
Opposite Metro Pillar No. 517
Near Mundka Metro Station, Mundka
New Delhi –110 041
Mobile: +91-9811140508 / 9871103508
Website: www.cavrc.in, Email id: admin@cavrc.in

Chartered Accountants Certificate[1]

Report for quarter ending	**31.12.2024**
Subject	Certificate for withdrawal of money from separate RERA accountant the end of the quarter

1. I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter 31.12.2024

Sr. No.	Particulars	Information
1.	Project/phase of the project	Splendor Epitome
2.	Location	Sector -62, Gurugram
3.	Licensed area in acres	3.35 Acres
4.	Area for registration in acres	3.35 Acres
5.	HARERA registration no.	22 of 2019
6.	Name of licensee	Splendor Landbase Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Splendor Landbase Ltd.
9.	Estimated cost of real estate project	20,010.18 Lacs

2. **Details related to inspection are as under**

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	30.01.2025
2.	Name of chartered accountant firm/ individual	: Vijay Raj & Co. Chartered Accountants

3. I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and table B below:

4.	This certificate is being issued after verification of reconciliation of financial data, as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the company; it is based on the verification of books of accounts and other related documents till (date 31.12.2024)
5.	Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date. 31.12.2024

For **Vijay Raj & Co.**
Chartered Accountants
(FRN: 012900N)

UDIN	: 25092256BMJOVN5117		**Vijay Kumar Sharma**
Place	: New Delhi		Proprietor
Dated	: 30.01.2025		(M. No : 092256)

Annexure C

TABLE A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated – Cost (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid upto 31.12.2024	(%) of total incurred
1.	Land cost	3,627.55	19.58	3,627.55	27.94
2.	External Development Charges	1,277.96	6.90	1,277.95	9.84
3.	Infrastructure Development Charges	139.39	0.75	139.39	1.07
4.	Internal Development Works	2,577.30	12.65	-	-
5.	Cost of construction	7,613.76	36.69	4144.54	31.92
6.	Cost of construction of community facilities	-	-	-	-
7.	Other costs	4,774.22	23.43	3,793.96	29.22
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	20,010.18	100.00		
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)			12,983.41	100.00
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	48.71 % as per the Certificate issued by the Architect attached			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.				64.88%
12.	Amount which can be withdrawn from separate			(A)	12,983.41

	RERA Bank Account (Total estimated cost multiply by proportion of cost incurred/paid)			
	Less amount incurred / withdrawn till date of this certificate as per the books of accounts and bank statement	**Before opening of the RERA Account till 31.03.2019**	**Amount (Rs. in Lakhs)**	
		70% of the total Collections deposited in Non-RERA Bank Account	1,809.80	
		Less: Amount Withdrawn for Non-RERA bank account for Payment of pass-through charges such as GST/Service Tax)	-124.24	
		Amount eligible for withdrawal for the development of the project before opening of RERA Bank Account	**(B)**	**1,685.56**
		After opening of the RERA Account from 01.04.2019	**Amount (Rs. in Lakhs)**	
		70% of the total Collections deposited in RERA Bank Account	2,723.61	
		70% of the total Collections by way of TDS Deposited by customers u/s 194IA	12.02	
		70% of the total Collections deposited in Non-RERA bank Account	224.78	
		Less: Amount Withdrawn from RERA bank account being 70% of the amount of Security Deposit received for leasing of space	-110.54	
		Less: Amount Withdrawn for RERA bank account for Payment of pass-through charges such as GST/Service Tax)	-303.26	

		Amount eligible for withdrawal for the development of the project after opening of RERA Bank Account	(C)	2,546.62
		Total amount eligible for withdrawal for development of the project from Bank Accounts till 31/12/2024	(D)=(B)+(C)	4,232.17
		Less: Balance of 70% RERA Bank Account as at 31/12/24	(E)	-128.17
		Total amount Withdrawn for the Development of the project till 31/03/202 (F)=(D)-(E]		4,140.00
14.	Net amount which can be withdrawn from the separate RERA Bank account under this certificate		(G)=(A)-(F)	8,879.41

Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by the total number of quarters in which project is proposed to be completed.

Table – B		
Details of SEPARATE RERA bank account:		
1.	Bank name	AXIS BANK LIMITED
2.	Branch name	JASOLA, NEW DELHI
3.	Account no.	919020021589059
4.	IFSC code	UTIB0001148
5.	Opening balance at the end of the previous quarter (as on 1.10.2024)	Rs.15.61 Lacs
6.	Deposits during the quarter under report	Rs. 532.73 Lacs
7.	Withdrawals during the quarter under report	Rs. 420.17 Lacs
8.	Closing balance at the end of the quarter (as on 31.12.2024)	Rs. 128.17 Lacs

Annexure-XIX

GURGAON

htclassifieds

Quick Booking Centres

There is one near you

NORTH DELHI

Ashok Vihar : Jain Advertising Agency, Ph: 27121310/ 27456591 / Jawahar Nagar : Brite Communications, Ph: 23857892 / 23850578; Pitampura : Brite Ad's, Ph: 27317171/27315599 Pitampura (Netaji Subhash Place): Orange Advertising, Ph: 27351461-60 / 9311110116 / 9811101161 / 9311101116 Rohini (Sector-5): P. S. Enterprises, Ph: 27040680 / 27040699/ 9810056896; Prashant Vihar (Rohini) : V. K. Advertiser, Ph: 27564400/ 9811268830/ 9311268830; Shalimar Bagh : Adage Classifieds, Phone: 27494444/ 27490353/ 9810065095 Fax: 27491590; Shakti Nagar : Disha Marketing, Ph: 47095220/ 23840010/ 9811121599; Kingsway Camp: Shagun Advtg. & Mktg. Ph: 27458589/ 27614349/9818505505 Kishanganj: Shri Narain Advertising, Ph: 23596326/ 9811085804 Wazirpur: Elegant Print Ads Ph:42474787/ 47000797 / 9312331431 Rohini (Sector-24) : JD Media Solutions, Ph: 9711456777, 9212216101

EAST DELHI

Mayur Vihar: Vibha Ad's, Ph:22793565/ 22793279 9810391881 Krishna Nagar: Lakshay Advtg & Mktg., Ph: 22467146 / 22046649 / 9810247140; Patparganj: Reliable Publicity, Ph: 42427777 / 22234102/ 22230103/ 9891197775; Preet Vihar : Ad-Bridge Classifieds, Ph: 42421234/ 22517210/ 22057210; Guru Angad Nagar (Radhu Place Road) : Ridika Ad, Ph: 011-22449890/ 9968289890/9350309890; East Krishna Nagar (Vishwas Nagar) : Sri Krishna Advertisers, Ph: 011-20319885, 9013459591; Shakarpur (Vikas Marg) : Kamdhenu Advtg & Mktg, Ph: 011-32427079 09891266835

WEST DELHI

Dwarka : Rebel Advertisers & Sales Promoters, Ph: 42780001 / 9811172799 / 9312225551; Janakpuri : Aero Ad Agency, Ph:28520686/ 9811254535; Janakpuri Distt. Centre : Elegant Advertising, Ph: 25645258/ 25407021; Rajouri Garden : Dayal Advertising Services, Ph: 25111333/ 25449933/ 9718111333; Naraina Vihar : Sahyog Advertising, Ph: 41412171-72-73, 65456413; Paschim Vihar : Berry Ads, Ph: 25275947 /25262135/9891912323, Vikaspuri : Sai Communications, Ph: 25993087/ 25596632/ 25993046/ 9818758484; East Patel Nagar : Connections, Ph: 25745300/ 25713941/ 9899786999; Rajendra Place : Expressions, Phone : 25810268, 25862342, 25724753 Uttam Nagar : Aanchal Advtg. Agency, Ph: 28561111, 28561112, 9811141546; Hari Nagar (Clock Tower) : SKS Associates, Ph: 011-30539063, 9582344711, 9968766391; Karampura : Shiva Ads Media,

PROPERTY

DLF/SUSHANT LOK

WANTED/AVAILABLE
Parsvnath EXOTICA
3/4/5 Bedrooms
Apartments& Penthouses
Ventures & Investments
9871246644

CONFIRM PLOTS
9811333502, 9811423502
9810174051

SPLENDOR epitome

Luxury Retail,
Commercial Spaces
Office Suites

Retail space starting from 500 sq. ft.
Office suites starting from 1000 sq. ft.

SANJEEV 9818537829, 9810649106

GURGAON

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HOME LOANS AVAILABLE WITH SPECIAL 'NO-EMI' SCHEME'.

Emaar MGF HomeFair

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ZERO PROCESSING FEE - SPECIAL OFFER ON HOME LOANS FOR BOOKINGS MADE DURING THE EVENT

SPECIAL FINANCING SCHEME FROM ICICI Bank

WANTED
INDUSTRIAL
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PACE CITY
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Any Size, Spot Payment
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9811164645

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LAUNCHING SOON
at 37D, Gurgaon
Limited apartments at a special price
3/4 BHK, air-conditioned apartments
Booking amount of Rs. 5/8 lac*

Gurgaon Griha Pravesh
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Ireo FIVERIVER
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Shakti Singh & Co
9891022020
9811844291

GURGAON UDYOG VIHAR
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Plot Size	Builtup Area
2300 Mtr.	50000 sft.
2000 Mtr.	40000 sft.
1000 Mtr.	23000 sft.
1000 Mtr. Plot	CNR, IT App.

Contact: NARESH
98-102-35126
98-180-35126

bptp
LAUNCHING SOON
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3/4 BHK, air-conditioned apartments
Booking amount of Rs. 5/8 lac*

Genesis Realty Pro Pvt. Ltd.
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Genesis Real Estate Consultant
9999661544
9711004454

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LAUNCHING SOON
at 37D, Gurgaon
Limited apartments at a special price
3/4 BHK, air-conditioned apartments
Booking amount of

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LAUNCHING SOON
at 37D, Gurgaon
Limited apartments at a special price
3/4 BHK, air-conditioned apartments
Booking amount of

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Annexure-XX

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The VicePresident
MS SPLENDOR LANDBASE LTD
Unit no 501-511 splendor forum plot no 3 Jasola district centre New Delhi -110025

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/MIS/202771/2021 dated 17 Mar 2021. The particulars of the environmental clearance granted to the project are as below:

1.	**EC Identification No.**	**EC21B038HR136057**
2.	**File No.**	SEIAA/HR/2021/395 hard copy to be submitted
3.	**Project Type**	Expansion
4.	**Category**	B2
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Revision & Expansion of Commercial Complex
7.	**Name of Company/Organization**	MS SPLENDOR LANDBASE LTD
8.	**Location of Project**	Haryana
9.	**TOR Date**	N/A

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

Date: 22/11/2021

(e-signed)
S. Narayanan, IFS
Member Secretary
SEIAA - (Haryana)

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

This is a computer generated cover page.

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

Tel: 0172-2565232, 4043956
E-mail Id: seiaa-21.env@hry.gov.in

Subject: **Environment Clearance for Revision and Expansion of Commercial Colony Project at Village Ullawas, Sector 62, Gurugram, Haryana by M/s Splendor Landbase Pvt. Ltd.**

This has reference to your Proposal No.SIA/HR/MIS/202771/2021 dated 17.03.2021 and subsequent letter dated 20.04.2021 for seeking prior Environmental Clearance (EC) for the above project under the EIA Notification, 2006 along with submission of scrutiny fee amounting to Rs. 1,50,000/- bearing DD No. 024398 dated 01.11.2021 vide letter dated 01.11.2021 in compliance of Haryana Government, Environment & Climate Change Notification No. DE&CCH/3060 dated 14th October, 2021. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF& CC, GoI vide their Notification dated 30.01.2019, in its meeting held on 20.04.2021 awarded **"Gold"** rating / grading to the Project.

2. It is inter-alia, noted that the project involves the Revision and Expansion of Commercial Colony Project at Village Ullawas, Sector 62, Gurugram, Haryana.

3. The details of project are as under:

Table 1: Basic Details

Sr. No.	Particulars	Existing	Expansion	Total
1.	**Online Project Proposal Number**	SIA/HR/MIS/202703/2021		
2.	Latitude	28° 24' 29.27" N		
3.	Longitude	77° 05' 27.27" E		
4.	Plot Area	13,560.99	-4.043	13,556.947
5.	Net Plot Area	--	--	--
6.	Proposed Ground Coverage	5,424.396	-1.618	5422.778
7.	Proposed FAR	23,714.904	-13.003	23,701.901
8.	Non FAR Area	17,659.096	+2,721.863	20,380.959
9.	Total Built Up area	41,374	+2,708.86	44,082.86
10.	Total Green Area with Percentage	(@30% plot area) 4,068.297	-679.008	(@20.635% plot area)

					2,796.5 (697.5(Tower A)+ 1844 (Tower B) + 255 (Tower C))
11.	Rain Water Harvesting Pits		3	--	3
12.	Total Parking		573 ECS	-98 ECS	475 ECS
13.	Organic Waste Converter		1	--	1
14.	Maximum Height of the Building (m)		59.70 (G+15)	-11.93	47.77 (G+12)
15.	Power Requirement		2351 KVA or 1880.80 kW	+ 456.4 kW	2337.20 kW
16.	Power Backup		--	--	4000 kVA
17.	Total Water Requirement		297 KLD	-18 KLD	279 KLD
18.	Domestic Water Requirement		195 KLD	+33.365 KLD	228.365 KLD
19.	Fresh Water Requirement		85 KLD	-34.26 KLD	50.74 KLD
20.	Treated Water		108 KLD	25 KLD	83 KLD
21.	Waste Water Generated		120 KLD	-27.79 KLD	92.21 KLD
22.	STP Capacity		145	-23	122 KL Tower A = 110 KL Tower B = 10 KL Tower C = 2 KL
23.	Solid Waste Generated		1330 kg/day	-626 kg/day	704 kg/day (Tower A , B & C)
24.	Biodegradable Waste		532 kg/day	+250.4 kg/day	281.6 kg/day
25.	Number of Towers		3	--	3
26.	Dwelling Units/ EWS		--	--	--
27.	Salable Units		--	--	--
28.	Basement		3	--	3 Tower A = 2 Tower B= 1
29.	Community Center		--	--	--
30.	Stories		15	--	12
31.	R+U Value of Material used (Glass)		The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-^{0}C.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-^{0}C.
32.	Total Cost of the project:	i) Land Cost	--		INR 91.41 crores
		ii) Construction Cost			
33.	EMP Budget (per year)	i) Capital Cost	--	Capital Cost : Rs. 103.328 lacs Recurring Cost : Rs. 17.694	Capital Cost : Rs. 103.328 lacs Recurring Cost : Rs. 17.694 lacs
		ii) Recurring Cost			

				lacs	
34.	Incremental Load in respect of:		$PM_{2.5}$	--	
			PM_{10}	0.06 µg/m³	
			SO_2	0.26 µg/m³	
			NO_2	2.22 µg/m³	
			CO	1.277 µg/m³	
35.	Status of Construction		The construction status of site as on date is as follows: ➢ Only Tower A was constructed till 7th floor.		
36.	Construction Phase:	Power Back-up	120 kW	40 kW	160 kW
		Water Requirement & Source	82.74 ml	+ 6.26 ml	89 ML
		STP (Modular)	1	1	1
		Anti-Smoke Gun	1	1	1

Table 2 EMP

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	12.2	3.05
Rain Water Harvesting System	4.5	1.125
Solid Waste Management	1.408	0.352
Environmental Monitoring	0	9
Green Area/ Landscape Area	1.67	0.417
Others (Energy saving devices, miscellaneous)	10	2.5
SOCIO-ECONOMIC		
Providing laptops to students of nearby Govt. schools	20	---
Providing Water Coolers in local Govt. School	8.55	---
Setting up solar lighting facilities in nearby villages	20	---
Plantation in nearby villages	20	---
FUND ALLOCATED FOR WILD LIFE CONSERVATION		
Plantation of trees	1.5	0.38

Digging of Ponds	1.0	0.25
Construction of feeding Platforms and enclosure	1.0	0.25
Awareness Generation	1.0	0.25
Potting artificial nests on trees	0.50	0.12
TOTAL	**103.328**	**17.694**

4. The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its **129th meeting held on 08th – 14th October, 2021** decided to agree with the recommendations of SEAC to accord necessary **Environmental Clearance**for the project under **Category 8(a)** of EIA Notification 2006 subject to the **strict compliance with the following stipulations depicted below:-**

A. <u>Specific Conditions:-</u>

i. Sewage shall be treated in the modular 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

ii. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

iii. The PP shall ensure that 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% amount. 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.

iv. The PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.

v. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

vi. 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.

vii. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and

inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.

8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased 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.

9. No tree cutting has been proposed in the instant project. 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. As proposed 2,796.5 sqm (@20.63% of the plot area) shall be provided for Green Area development for whole project.

10. 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. 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.

12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefightingequipments etc. as per National Building Code including protection measures from lightening etc.

13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.

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 the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.

15. The PP shall 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.

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.

18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.

19. 3 Rain water harvesting recharge pits already provided for ground water recharging as per the CGWB norms.

20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 3 RWH pits.

21. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

24. **The PP shall 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, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultralow-sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction.

continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultralow-sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultralow-sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CCas well as to SEIAA, Haryana along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing

agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III. Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV. Energy Conservation Measures

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy

Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V. <u>Waste Management</u>

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016.Ready mixed concrete must be used in building construction.

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI. Green Cover

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII. Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b) Traffic calming measures.
   c) Proper design of entry and exit points.
   d) Parking norms as per local regulation.

ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII. Human Health Issues

i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

ii. For indoor air quality the ventilation provisions as per National Building Code of India.

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of

temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX. Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable for exiting part.

ii. The company shall have a well laid down environmental policy daly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

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

v. PP must submit the Balance sheet/Account statement duly attested & signed by the Chartered Accountant showing the disposal of funds in said schemes along with the "Six Monthly Compliance Report" positively.

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. 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.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal and soft copy of the same to SEIAA, Haryana.

v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vi. 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.

vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

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

xii. 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.

xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. 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.

xvi. The above conditions shall be enforced, *inter-alia* under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and 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.

xvii. 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 will continue to apply. 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.

xviii. If project is not completed within the validity period then the project peoponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.

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

(S. Narayanan, IFS)
Member Secretary,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.

A copy of the above is forwarded to the following:

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

(S. Narayanan, IFS)
Member Secretary,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.

Annexure-XXI

ORDER

Whereas vide this office memo no. LC-1611-2009/8978 dated 28.08.2009, the licence no. 51 of 2009 dated 27.08.2009 & memo no. LC-1611-JE (B)-2012/9991 dated 08.06.2012, the license no. 58 of 2012 dated 05.06.2012 has been granted to Regal Green Land Pvt. Ltd. & High Star Builders Pvt. Ltd. C/o SU Estates Pvt. Ltd. for development of a Commercial Colony on the land measuring 2.75 acres & 0.60 acre falling in the revenue estate of village Ullawas, Sector-62 of Gurugram Manesar Urban Complex-2031AD, District Gurugram.

2. And, whereas, the request for grant of permission for transfer of licence from Regal Green Land Pvt. Ltd. & High Star Builders Pvt. Ltd. to Splendor Landbase Ltd. and change in developer from SU Estates Pvt. Ltd. in the name of Splendor Landbase Ltd. was received & same was considered.

3. And, whereas, upon the compliance of said terms & conditions, the transfer of licence from Regal Green Land Pvt. Ltd. & High Star Builders Pvt. Ltd. to Splendor Landbase Ltd. and change in developer from SU Estates Pvt. Ltd. in the name of Splendor Landbase Ltd. in licence no. 51 of 2009 dated 27.08.2009 & license no. 58 of 2012 dated 05.06.2012 for the area measuring 2.75 + 0.60 = 3.35 acres is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same, Splendor Landbase Ltd., shall comply with the same in letter & spirit. Splendor Landbase Ltd. shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier. Splendor Landbase Ltd. will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 51 of 2009 dated 27.08.2009 & license no. 58 of 2012 dated 05.06.2012 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land are hereby enclosed.

DA/As above.

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

Endst. No. LC-1611-II-JE (VA)/2019/ 1343 Dated: 16-01-2019

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

1. Splendor Landbase Ltd., Unit no. 501-511, 5th Floor, Splenor Fourm, Plot No. 3, District Centre Jasola, New Delhi-110025.
2. Regal Green Land Pvt. Ltd. & High Star Builders Pvt. Ltd. C/o SU Estates Pvt. Ltd. A-11, 1st Floor, Neeti Bagh, New Delhi-110049.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Gurugram.
13. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
14. Land Acquisition Officer, Gurugram.
15. District Town Planner (P), Gurugram.

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

To be read with License No. 58 of 2012

Revised Land Schedule

Detail of land owned by Splendor Land Base Ltd.

Village	Rect No	Killa No	Total Area (K-M)	Area Taken (K-M)
Ullawas	9	22	8-0	3-16
		28	0-7	0-7
	17	1/2/2	0-18	0-13
			Total	**4-16**

Or 0.60 Acres

Director,
Town & Country Planning
Haryana

To be read with License No. 51 of 2009

Revised Land Schedule

Detail of land owned by Splendor Land Base Ltd.

Village	Rect No	Killa No	Area (K-M)
Ullawas	9	22 Min	4-4
	17	1/2/3	1-4
		2	7-18
		9/1/1/1	1-2
		9/2	2-17
		10	3-0
		1/2/2 Min	0-5
		9/1/1/2	0-16
	9	23/1 Min	0-14
		Total	**22-0**
			Or 2.75 Acres

Director,
Town & Country Planning
Haryana

Annexure-XXII

Site photographs


SPLENDOR


SPLENDOR


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