4S
WE BUILD THE BEST

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info@4sdevelopers.in
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Date: 10-7-25

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

Sub: Submission of half – yearly Compliance report showing the status of compliance of the stipulated conditions as specified in Environmental Clearance Letter for Affordable Group Housing Project located at Village Dhunela, Sector 36, Sohna, Haryana by M/s 4S Developers Private Limited

Ref: Environment Identification No. EC24C3801HR5785422N **dated** 18.07.2024

Respected Sir,

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

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

10/7/25

(Authorized Signatory)

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

Copy to:

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



SIX MONTHLY COMPLIANCE REPORT FOR SUBMISSION ON JUNE 2025

Affordable Group Housing Project
at
Village Dhunela, Sector 36, Sohna, Haryana.

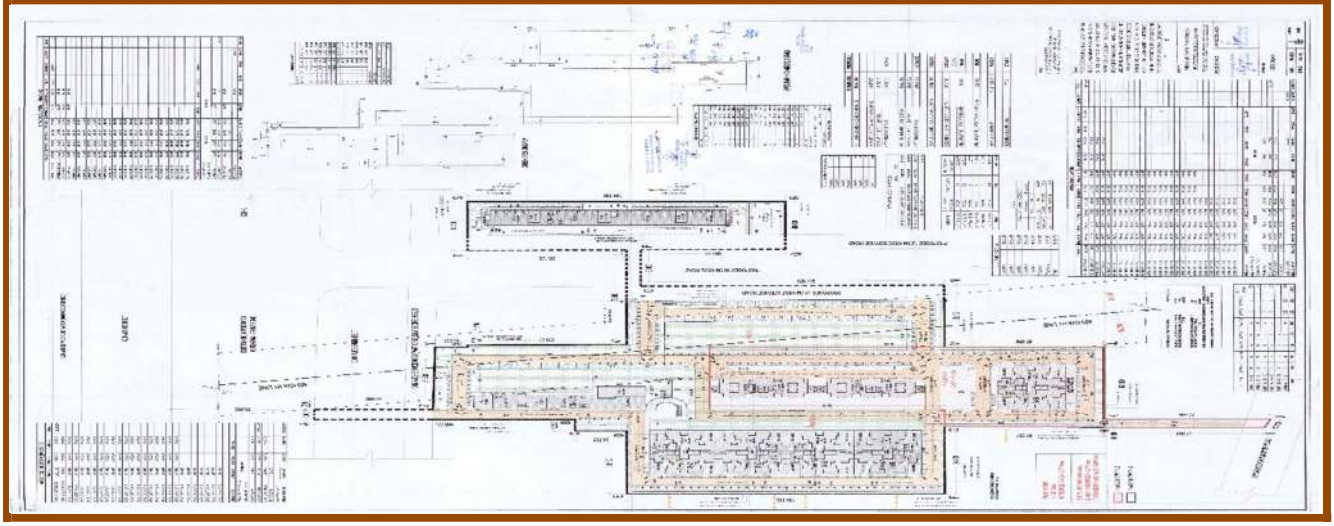
M/s 4S DEVELOPERS PRIVATE LIMITED

EC LETTER

EC24C3801HR5785422N dated 18/07/2024

Name of Consultant & NABET Accreditation No

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



सत्यमेव जयते

File No: SEAC/HR/2024/046

Government of India

Ministry of Environment, Forest and Climate Change

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

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Dated **18/07/2024**

To,

4S DEVELOPERS PRIVATE LIMITED
Retail Unit IX-63, 2nd Floor, ILD Trade Centre, Sector-47, GURUGRAM, HARYANA, 122002
4sdevelopers2023@gmail.com

Subject: **EC for Affordable Group Housing Project located at Village Dhunela, Sector 36, Sohna, Haryana by Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chnad and 4S Developers Pvt. Ltd. In collaboration with 4S Developers Pvt. Ltd. (as per the License issued by DTCP Endst No.LC-5009(A+B)-JE(SK)-2023/43934 dated 29.12.2023)**

Sir/Madam,

This has reference to your Proposal No. SIA/HR/INFRA2/460353/2024 dated 30.01.2024 subsequent letter dated 20.02.2024 and 02.07.2024 for obtaining Environmental Clearance under Category 8(a) of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of 2,00,000/- vide DD No. 500158 dated 29.01.2024 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF&CC, GoI vide their Notification dated 21.02.2022, in its 286th & 288th Meeting held on 07.02.2024 & 13.03.2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801HR5785422N
(ii) File No.	SEAC/HR/2024/046
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Affordable Group Housing Colony Project by M/s 4S Developers Private Limited
(viii) Name of Company/Organization	4S DEVELOPERS PRIVATE LIMITED
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	SEIAA

(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. It is inter-alia, noted that the project involves in the Environmental Clearance for Affordable Group Housing Project located at Village Dhunela, Sector 36, Sohna, Haryana.

4. The basic details of project are as under:

Sr. No.	Particulars		
Online Proposal no. SIA/HR/INFRA2/460353/2024			
1.	Latitude		28°17'35.3"N
2.	Longitude		77°03'56.1"E
3.	Plot Area		39189.695 m2
4.	Proposed Ground Coverage		8243.897 m2
5.	Proposed FAR		84550.367 m2
6.	Non FAR Area		22,134.627 m2
7.	Creche		397.004 m2
8.	Total Built Up area		1,07,081.998 m2
9.	Total Green Area with Percentage		8112.247 m2 (@20.7 % of the plot area)
10.	Rain Water Harvesting Pits		10 no
11.	STP Capacity		720 KLD
12.	Total Parking		1,013 ECS
13.	Maximum Height of Building		85 M
14.	Power Requirement		**5,031 kW**
15.	No. of DG set		**3 DG sets of total capacity 500 kVA each**
16.	Total Water Requirement		701 KLD
17.	Fresh Water Requirement		494 KLD
18.	Domestic Water Requirement		676 KLD
19.	Treated water		520 KLD
20.	Waste Water Generated		578 KLD
21.	Solid Waste Generated		4,140 kg/day
22.	Organic waster converter		1 No.
23.	Total Population		9,625 persons
24.	Stories		25
25.	Basement		1
26.	No. of towers		5 residential tower 2 commercial tower
27.	Dwelling unit		1343
28.	R+U Value of Material used (Glass)		Component U Value R Value Roof < 0.409R-2.1 External wall < 0.352R-2.35
29.	Total Cost of the project:		392.8 Crores
30.	EMP Budget	i) Capital Cost	392.5 Lakhs

		ii) Recurring Cost	80 Lakhs
31.	Incremental Load in respect of:	i) PM2.5	0.33 µg/m3
		ii) PM10	0.52 µg/m3
		iii) SO2	0.58 µg/m3
		iv) NO2	0.26 µg/m3
		v) CO	0.07 µg/m3
32.	Status of Construction		NA, as this is a fresh project
33.	Construction Phase:	i) Power Back-up	100 kW
		ii) Water Requirement & Source	50 KLD & STP treated water through Private water tankers
		iii) STP (Modular)	1
		iv) Anti-Smoke Gun	2

Table 2 – EMP Detail

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	90.0	30
Rain Water Harvesting System	25.0	24
Solid Waste Management	25.0	4
Environmental Monitoring	15.0	12
Green Area/ Landscape Area	20.0	3
Others (Energy saving devices, miscellaneous)	100.0	7

Component	Capital cost (inr lakh)	Recurring cost (inr lakh/yr)
Providing laptops to students of following schools: 1. Government primary school Hariyaheda. 2. Girls Govt School Alipur. 3. Government Primary School Raiseena Prakashpuri. 4. Government Primary School, Ram Nagar. 5. Govt. Girls Senior Secondary School Sohna.	20.0	
Providing Water Coolers, Computers, Printers etc in following school. 1. Government PrimaryJ School Hariyaheda. 2. Girls Govt School Alipur. 3. Government Primary School Raiseena Prakashpuri. 4. Government Primary School, Ram Nagar. 5. Govt. Girls Senior Secondary School Sohna.	20.0	
Providing public toilets, and dustbins in the surrounding area of Hariyaheda village	20.0	
Setting up solar lighting facilities in following villages: 1. Village Hariyaheda. 2. Village Kherla. 3. Village Abhepur.	20.0	
Plantation in nearby Hariyaheda village	27.5	
Fund allocated for Wild Life Conservation	10	
Plantation of tress	3.0	
Digging of Ponds	3.0	
Construction of feeding Platforms and enclosure	2.0	

Awareness Generation	1.0	
Putting artificial nests on tress	1.O	
	392.5	80

5. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during 177th Meeting held on 02.07.2024 to "GRANT ENVIRONMENT CLEARANCE" to Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chnad and 4S Developers Pvt. Ltd. In collaboration with 4S Developers Pvt. Ltd. (as per the License issued by DTCP Endst No.LC-5009(A+B)-JE(SK)-2023/43934 dated 29.12.2023) under Category 8(a) of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India,

Copy To

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

Annexure 1

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

S. No	EC Conditions
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.

S. No	EC Conditions
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

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

S. No	EC Conditions
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and

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

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

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

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

6. Waste Management

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

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained

S. No	EC Conditions
	based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
7.5	The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

8. Transport

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

9.

S. No	EC Conditions
9.1	**Corporate Environment Responsibility** The project proponent shall comply with the provisions of CER, as applicable
9.2	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
9.3	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
9.4	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	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.
11.5	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.6	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.
11.7	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.8	The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
11.9	No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
11.10	Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
11.11	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.
11.12	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.13	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

S. No	EC Conditions
11.14	The Ministry / SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.15	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.
11.16	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.17	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
11.18	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF& CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.
11.19	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance

12. Specific Conditions

S. No	EC Conditions
12.1	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
12.2	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
12.3	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
12.4	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.

S. No	EC Conditions
12.5	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
12.6	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
12.7	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
12.8	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
12.9	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12.10	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12.11	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12.12	The PP shall not carry any construction above or below the Revenue Rasta, if any
12.13	The PP shall keep the ROW below the HT Line passing through the project, if any.
12.14	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building
12.15	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
12.16	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.

S. No	EC Conditions
12.17	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
12.18	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
12.19	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
12.20	The PP may provide electric charging stations to facilitate electric vehicle commuters.
12.21	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
12.22	The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 8112.247 m2 (@20.7 % of the plot area) shall be provided for green area development.
12.23	10 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
12.24	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
12.25	The PP shall provide 50 KW power through Solar power
12.26	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.
12.27	Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
12.28	The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.

Signature Not Verified

Digitally Signed by : Pardeep Kumar
Member Secretary, SEIAA

Date: 18/07/2024

POST ENVIRONMENTAL COMPLIANCE STATUS

Name of the project: Affordable Group Housing Project located at Village Dhunela, Sector 36, Sohna, Haryana

EC Identification no.: EC24C3801HR5785422N **dated** 18.07.2024

Current status of the project: Under Construction

Compliance of conditions as mentioned in the EC letter

	EC Conditions	Status of Compliance
	Statutory compliance:	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Noted. All necessary clearances have been obtained. • CTE NOC attached as **Annexure I**. • Forest NOC is attached as **Annexure II**. • Firefighting scheme approval is attached as **Annexure III**. • Building plan approval attached as **Annexure IV**. • Approved site plan is attached as **Annexure V**. • Zoning plan is attached as **Annexure VI**. • Aravali NOC is attached as **Annexure VII.** • AAI NOC is attached as **Annexure XII**.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted. Structure Stability certificate has been obtained. Copy of the same is attached as **Annexure VIII.** Firefighting scheme approval is attached as **Annexure III**. Adequate firefighting equipment's have been installed at the site as per NBC norms. Site photographs have been attached as **Annexure IX.**
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	Noted. Project land is not a part of Reserved and protected forest. NOC from the competent authority has been obtained in this regard and is attached as **Annexure II.**
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Noted.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Noted. Prior CTE NOC was obtained for the project before starting construction at site and the same is attached as **Annexure I**. CTO NOC will be obtained before coming into operations.
6.	The project proponent shall obtain the necessary permission for drawl of ground	Noted.

	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.	Noted. Power assurance has been obtained from DHBVN and attached 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 respective competent authorities.	Noted. Currently, diesel storage at the project site does not exceed the threshold limits stipulated under applicable regulations. Therefore, permission from the Chief Controller of Explosives is not required. Adequate firefighting equipment's have been provided at the project site as per NBC norms. Firefighting scheme approval is attached as **Annexure III**. AAI NOC is attached as **Annexure XII**.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	Noted. The project is currently in the initial phase of construction. At this stage, no e-waste or plastic waste is being generated at the site. Only a negligible quantity of solid waste is being generated, which is being managed in accordance with applicable norms. Compliance with all relevant waste management regulations will be ensured during the operational phase as well.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted. Project will be developed as per ECBC guidelines. IGBC Certificate is attached as **Annexure XXII.**
	Air quality monitoring and preservation:	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Noted. Dust mitigation measures are being followed at the project site and have been mentioned below: • Wind breaking walls has been provided along the periphery of the site. • Antismog guns (ASGs) are installed at the project site. • Construction materials are being kept covered using green nets/tarpaulin sheets. • Vehicles with valid PUC certificate are allowed to enter inside the project premises. • Wheel washing is carried out at the project site. • PM sensor is installed at the project site. Site photographs have been attached as **Annexure IX**.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted. Air quality management plan has been attached as **Annexure XI**. Measures have been adopted at the site to maintain ambient air quality at the site. All parameters of ambient air

		are within standards. Environmental monitoring report have been attached as **Annexure XIII**.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Noted. PM Sensor is installed at the project site. Site photographs have been attached as **Annexure IX**. Purchase order for the same is attached as **Annexure XXIII**.
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Noted. Currently the project is in construction phase and a temporary electricity connection has been obtained from DHBVN. Power assurance is attached as **Annexure X.** Compliant DG sets as per the prevailing norms shall be installed at site during the operational phase of the project.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Noted. Dust mitigation measures are being followed at the project site and have been mentioned below: • Wind breaking walls has been provided along the periphery of the site. • Antismog guns (ASGs) are installed at the project site. • Construction materials are being kept covered using green nets/tarpaulin sheets. • Vehicles with valid PUC certificate are allowed to enter inside the project premises. • Wheel washing is carried out at the project site. • PM sensor is installed at the project site. Site photographs have been attached as **Annexure IX**.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Noted. Construction materials are stored in a covered manner using green nets/tarpaulin sheets to prevent dust dispersion. Site photographs have been attached as **Annexure IX**.
7.	Wet jet shall be provided for grinding and stone cutting.	Noted. This shall be used at the applicable stage of the project.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Noted. Unpaved surfaces and loose soil are being sprinkled regularly to suppress dust through antismog guns. Site photographs have been attached as **Annexure IX**.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and	Noted. As the project is currently in the initial phase of construction, no C & D waste is being generated at this stage. However, a designated scrap yard has been provided at the project site

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

5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Noted Fresh water assurance from HSVP for both construction and operational phase are attached as **Annexure XIV.** It will be ensured that water demand does not exceed total water requirement as approved under the EC during operational phase.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Noted. Currently the project is in construction phase. Landscape area will be developed as per the landscape plan attached as **Annexure XV**.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Noted. Dual pipe plumbing will be provided at the applicable stage for separation fresh and treated water.
8.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	Noted. Currently the project is under construction and the same will be ensured during the operational phase.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Noted. Dual plumbing system is proposed for the project and the same will be provided at the applicable stage for separation of fresh and treated water at the site.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted. Premixed concrete is being outsourced to reduce water demand. Treated water is being used for curing purpose. Treated assurance is attached as **Annexure XVI.**
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Noted. A total of 10 RWH pits have been proposed, and their construction will be ensured in accordance with the applicable building bye-laws at the relevant stage of the project to facilitate groundwater recharge.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the	Noted. RWH pits will be constructed at the project site as per the submitted design. The RWH pit design is enclosed as **Annexure XVII**.

	Competent Authority.	
13.	All recharge should be limited to shallow aquifer.	Noted. This will be complied.
14.	No ground water shall be used during construction phase of the project.	Noted.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Noted.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Noted Fresh water assurance from HSVP for both construction and operational phase are attached as **Annexure XIV.** It will be ensured that water demand does not exceed total water requirement as approved under the EC during operational phase.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Noted. STP of capacity 720 KLD will be installed as per the designed norms before the project is operational along with the necessary installations as said in the condition. Treated water from STP will be reutilized in flushing and landscaping.
18.	No sewage or untreated effluent water would be discharged through storm water drains.	Noted. Storm water drains and drainage lines will be provided separately to ensure effective management. Rooftop rainwater will be channelized through the storm water drainage system into the RWH pits to facilitate groundwater recharge. Dual piping will be provided to ensure the separation of fresh and treated water. Drainage layout plan attached as **Annexure XVIII**. Assurance for sewerage discharge has been obtained and attached as **Annexure XIX**.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Noted. STP of capacity 720 KLD will be installed as per the designed norms before the project is operational along with the necessary installations. Treated water from STP will be reutilized in flushing and landscaping. Currently the project is under construction.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted. As the project is currently in the construction phase, periodic monitoring of the STP will be undertaken during the operational

		phase, and all necessary measures will be implemented to prevent and mitigate any odour-related issues
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted. Sludge generated from STP during the operational phase of the project will be reutilized as manure for landscape development.
	Noise monitoring and prevention:	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Noted and agreed. The project is presently in the construction phase and adequate measures have been implemented at the site to control ambient air and noise levels, including covering of construction materials, provision of wind-breaking walls, restricting construction activities during night hours, and regular water sprinkling. All monitored ambient air and noise parameters are within the prescribed limits. The Environmental Monitoring Reports are enclosed as **Annexure XIII**.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noted and agreed. Currently the project is in construction phase. All the parameters of ambient noise are within the prescribed limits. Environmental Monitoring Reports are attached as **Annexure XIII**.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Noted. Acoustically enclosed DG sets with adequate stack height will be installed during operational phase.
	Energy Conservation measures:	
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted. Project will be developed as per ECBC guidelines.
2.	Outdoor and common area lighting shall be LED.	Noted. LEDs are installed at the construction site for illumination during night. Solar based lightings in common area will be provided during the operational phase of the project.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Noted.

4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Noted. LEDs are installed at the construction site for illumination during night. Solar based lightings in common area will be provided during the operational phase of the project.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Noted. Energy conservation will be achieved through proposed solar lightening for common areas and street lightening as submitted during the EC proposal.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted.
7.	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.	Noted. Project has obtained IGBC pre-certified Platinum. Copy of the same is attached as **Annexure XXII.**
	Waste Management:	
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted. During the operational phase, waste management will be carried out in accordance with the Solid Waste Management Rules, 2016 and its amendments, through authorized vendor. At present, only a negligible amount of waste is being generated at the site, which is being managed as per applicable norms
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted. Muck generated during excavation will be reused in backfilling at its applicable stage.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted. During operational phase, separate color-coded bins will be provided for segregation of wet and dry waste generated from the site.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Noted. Organic waste composter will be installed for management of biodegradable waste prior to commencing operations at site. Currently the project is in construction phase
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted. Non-biodegradable waste will be handed over to authorized vendor and written tie up will be obtained for the same. Currently no such waste is being generated at the construction site.

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

	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.	permission from the concerned authority. Green area will be developed as per the landscape plan attached as **Annexure XV**
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Noted. Top soil excavated during construction phase is well preserved and will be reutilized in landscaping and backfilling.
5.	The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.	Noted. It will be ensured that the designated green areas and tree plantation zones remain pervious to facilitate natural water infiltration, percolation, and air circulation within the soil. No impervious materials such as cement concrete, brickwork, tiles, rubber, plastic sheets, or similar coverings will be used in these areas. The green spaces will be developed on natural earth, and regular maintenance will be undertaken to sustain soil permeability.
	Transport:	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.	Noted. Mobility of vehicles will be maintained to prevent traffic congestion. Site logistic plan for vehicular movement is attached as **Annexure XXIX**. Parking provision for 1013 ECS will be made in accordance with the Haryana Building Bye-laws. No parking will be permitted outside the project premises. Internal roads and parking arrangements will be developed as per the approved parking plan/site plan. To ensure safety and efficiency, proper separation of vehicular and pedestrian traffic will be maintained through dedicated pathways. Additionally, separate entry and exit gates will be provided to minimize traffic congestion at the site.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Noted. Covered transportation vehicles carrying construction materials with valid PUC certificates are allowed to enter at the site. Copy of PUC certificates are attached as **Annexure XXI**.
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	Noted. Traffic circulation plan has been submitted with EC proposal. There will not be closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements due to project activities. Following measures will be adopted to reduce traffic load: • Parking will be prohibited on main access road in front of the proposed gate and outside the premises of project site.

	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	• On street parking on approach roads outside the project site will be prohibited • Parking will be strictly prohibited near the entry and exit gates of the project site to ensure unobstructed movement, facilitate smooth entry and exit, and maintain clear sight distance for incoming and outgoing traffic.
	Corporate Environment Responsibility:	
1.	The project proponent shall comply with the provisions of CER, as applicable	Noted. This will be complied at the applicable stage of the project, since the construction is in initial stage currently.
2.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Noted.
3.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Noted. Environmental Cell Structure has been submitted with EC proposal.
4.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	Noted. The EMP has been submitted along with the EC proposal and is currently being implemented at the project site. Fresh water is being outsourced for construction activities, and septic tanks have been provided for sanitation purposes. Records of cleaning services, including cleaning bills, are maintained. Green nets have been installed at the site, and relevant purchase bills are available. PM sensors have been installed to monitor air quality, and anti-smog guns are deployed for regular water sprinkling to suppress dust emissions. EMP bills are attached as **Annexure XXIII**.
	Human Health Issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Noted. All construction workers are being provided with PPE kit like safety jackets and belts, safety shoes and gloves. Site photographs attached as **Annexure IX**. They are also provided with dust mask to prevent inhalation of dust during loading and unloading of materials.

2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. The building will be designed in a compact manner, leaving ventilation shafts in between for facilitating the escape of hot exhaust air.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted. Disaster Management plan attached as **Annexure XXIV**.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Noted. Basic amenities have been provided for the labour workforce at the site, including access to safe drinking water, mobile toilets for sanitation, and medical facilities such as a first aid box and primary health care support. Site photographs for the same is attached as **Annexure IX**.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted. Health surveillance is being conducted for the labours working at the project site. A health camp was organized, and photographs of the same are enclosed as **Annexure IX**. MoU with Heaven hospital is attached as **Annexure XXV**.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Noted. First aid room has been provided at the site and photograph of the same attached in **Annexure IX**.
	Miscellaneous:	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Noted. Newspaper advertisement has been published in both English and in local language, copy of the same is attached as **Annexure XXVI**.
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt	Noted. Environmental clearance has been submitted to local authorities.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted. Six monthly compliance and Letter of environmental clearance will be uploaded on company's website.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted. Status of six-monthly compliance will be submitted on MoEF&CC website.
5.	The project proponent shall submit the environmental statement for each financial	Noted. Environmental statement in Form V will be submitted.

	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.	
6.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted and agreed.
7.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted. Project is in adherence to all the conditions issued in environmental clearance and CTE NOC.
8.	The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.	Noted and agreed.
9.	No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.	Noted. Currently there is no change in the planning of the project. Project is being developed as per approved site plan attached as **Annexure V.**
10.	Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance	Noted. Currently there is no change in the planning of the project. Project is being developed as per approved site plan attached as **Annexure V.**
11.	The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.	Noted. Project land is in ownership of 4S Developers Pvt. Ltd. and land license for the same has been obtained and attached as **Annexure XXVII.**
12.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted and agreed.
13.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted and agreed. Project is in compliance with issued conditions.
14.	The Ministry / SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted and agreed.
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	Noted and agreed.

	Regional Office by furnishing the requisite data / information/monitoring reports.	
16.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted. Project is in compliance with issued conditions and prevailing norms as per the said condition are being followed at site.
17.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted and agreed.
18.	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF& CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.	Noted and agreed.
19.	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance	Noted and agreed.
	Specific Conditions	
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.	Noted. Project is being developed as per approved site plan. Approved site plan has been attached as **Annexure V**.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per norms.	Noted. STP of capacity 720 KLD will be as per the designed norms before the project is operational along with the necessary installations as said in the condition. Treated water from STP will be reutilized in flushing and landscaping.
3.	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.	Noted. Environmental monitoring plan has been submitted with EC proposal. Periodic monitoring of STP will be ensured during operational phase of the project. Currently the project is in construction phase.

4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.	Noted. Revised EMP budget has been submitted and attached as **Annexure XXVIII**. EMP components for construction phase is being followed at the site. EMP bills are attached as **Annexure XXIII**.
5.	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted. This will be complied. Environmental Clearance letter will be uploaded on company's website along with other necessary requirements as said in the condition.
6.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	Noted. The condition pertains to operational phase, currently the project is construction phase.
7.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.	Noted. During operational phase, separate color-coded bins will be provided for segregation of wet and dry waste generated from the site. Organic waste convertor will be provided for management of biodegradable waste. Designated area for waste collection and segregation will be provided. Other wastes will be handed over to authorized vendor after approval.
8.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time	Noted. Traffic circulation plan/traffic study has been submitted with EC proposal. Internal roads and separate entry and exit gates will be provided to reduce traffic load.
9.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning	Noted. Building plan approval has been obtained from DTCP and attached as **Annexure IV**. Land license attached as **Annexure XXVII**. The

	authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	construction of the project is being done in accordance with the obtained approvals and local building byelaws.
10.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.	Noted. CTE NOC is attached as **Annexure I.** CTO NOC will be obtained before coming into operations.
11.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightening etc.	Noted. Structure Stability certificate has been obtained. Copy of the same is attached as **Annexure VIII.** Firefighting scheme approval is attached as **Annexure III.** Adequate firefighting equipment's have been installed at the site as per NBC norms. Site photographs have been attached as **Annexure IX.**
12.	The PP shall not carry any construction above or below the Revenue Rasta, if any	Noted. As per zoning plan no revenue rasta passes through the project. Hence this condition is not applicable to the project.
13.	The PP shall keep the ROW below the HT Line passing through the project, if any.	Noted. No construction is being done below the HT line. Site photographs have been attached as **Annexure IX.**
14.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building	Noted. Firefighting scheme approval is attached as **Annexure III.**
15.	The PP shall install the Eco-Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas-based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency	Noted. Currently the project is construction and the said condition will be complied at the applicable stage of the project before coming into operation.
16.	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.	Noted. This will be complied.
17.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.	Noted. Trainings are being provided to staffs and labours for the purpose of awareness
18.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.	Noted. The project is currently under construction, and this condition pertains to the operational phase. Compliance with the same shall be duly ensured upon commencement of the operational phase.
19.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.	Noted. Antismog guns have been installed at the project site for sprinkling purpose. Site photographs have been attached as **Annexure IX.** Purchase bills for the same are attached as **Annexure XXIII.**

20.	The PP may provide electric charging stations to facilitate electric vehicle commuters.	Noted. Since the project is constructional phase, this condition will be complied during the operational phase of the project.
21.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.	Noted and agreed.
22.	The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 8112.247 m2 (@20.7 % of the plot area) shall be provided for green area development.	Noted. Green area will be developed as per the landscape plan attached as **Annexure XV**. Total 550 trees are proposed for green area development. native plant species i.e. Neem, Amaltas, Shisham, Arjun, Peepal etc. will be used for plantation or green area development at site.
23.	10 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.	Noted. 10 RWH pits have been proposed for the project for ground water recharge. Same will be developed at the applicable stage of the project as per the design submitted in proposal. RWH pit design attached as **Annexure XVII**.
24.	The PP shall install required number of Anti-Smog Guns at the project site as per the requirement of HSPCB.	Noted. Antismog guns have been installed at the project site for sprinkling purpose. Site photographs have been attached as **Annexure IX**. Purchase bills for the same are attached as **Annexure XXIII.**
25.	The PP shall provide 50 KW power through Solar power	Noted. This will be complied during operational phase. Project is currently in construction phase.
26.	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.	Noted. Project has been registered on Dust Pollution Control Self-Assessment portal of HSPCB.
27.	Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.	Noted. DG sets equipped with acoustic enclosures and adequate stack height will be installed during the operational phase of the project.
28.	The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.	Noted. Dust mitigation measures are being followed at the project site and have been mentioned below: • Wind breaking walls has been provided along the periphery of the site. • Antismog guns (ASGs) are installed at the project site.

		• Construction materials are being kept covered using green nets/tarpaulin sheets. • Vehicles with valid PUC certificates are allowed to enter inside the project premises. • Wheel washing is carried out at the project site. • PM sensors are installed at the project site. Site photographs have been attached as **Annexure IX**.

ANNEXURE-I

CONSENT TO ESTABLISH

HARYANA STATE POLLUTION CONTROL BOARD

Haryana State Pollution Control Board, 3rd Floor,
HSIIDC Office Complex, IMT Manesar, Gurugram
Email:- hspcbrogrs@gmail.com

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

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962324GUSOCTE79672578 **Dated:29/10/2024**

To.

M/s : 4S Developers Pvt. Ltd.
7.2070 acres under phase-1 in Village Dhunela, Sector-36 Sohna
GURGAON
122103

Sub. : Grant of consent to Establish to M/s 4S Developers Pvt. Ltd.

Please refer to your application no. 79672578 received on dated 2024-09-20 in regional office Gurgaon South.

With reference to your above application for consent to establish,M/s 4S Developers Pvt. Ltd. is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	29/10/2024 - 17/07/2034
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	34994.641
Total Land Area (Sq. meter)	39189.69
Total Builtup Area (Sq. meter)	107081.9
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	578.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycle/ Reuse
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. pH	5.5-9.0
5. Total Nitrogen	10 mg/l

6. Total Phosphorus	1 mg/l
7. Faecal Coliform (MPN/100ml)	Less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	3
Height of stack	
1. Attached to Gen Set of 500 KVA above roof level	6 Meter
2. Attached to Gen Set of 500 KVA above roof level	6 Meter
3. Attached to Gen Set of 500 KVA above roof level	6 Meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Gas or any other fuel approved by CAQM, CPCB, HSPCB	850 KG/Day

HARYANA STATE

Regional Officer, Gurgaon South

Haryana State Pollution Control Board.

Terms and conditions

1. The industry has declared that the quantity of effluent shall be 578 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 578 KL/Day for Domestic and the same should not exceed .

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. Industry should adopt water conservation measures to ensure minimum consumption of water in their process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority (CGWA)/ Haryana Water Resources (Conservation, Regulation and Management) Authority (HWRA) for scientific development of precious resource

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

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

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

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

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

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

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

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

27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.

28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

Specific Conditions

Other Conditions :

HARYANA STATE

1. CTE so granted is on the basis of detail submitted by the Project Proponent in online application and undertakings, CTE granted is without prejudice to the action to be taken in respect of any violation made by Project Proponent in past & CTE will be deemed revoked & further action will be taken as per law if any violation observed at any stage. 2. Project Proponent will submit online application 90 days before expiry of CTE. 3. Project Proponent will be maintained the daily logbook of Gen Set. 4. Project Proponent will follow the all Acts/Rules/Regulations/orders/directions issued by the HSPCB/CPCB/NGT/CAQM and Hon'ble courts and amended time to time in future otherwise CTE so granted shall be revoked without giving any further notice. 5. A detailed water harvesting plan may be submitted by the project proponent. 6. That in case any additional charges / fees / penalty etc. are found payable towards this CTE as per audit then the same shall be paid by the Project Proponent without any objection immediately as and when demanded by this office. 7. That this CTE will not provide any immunity to Project Proponent from any other Act/Rules/Regulations applicable to the project/land in question. 9. Project Proponent will not change the quantity of effluent/Air emission without prior permission of the Board. 10. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 11. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 12. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 13. Project Proponent will dispose off their waste/spent oil of Gen sets only to authorized recyclers by the HSPCB and oily cloths, gloves and other waste will be handed over to CTSDFs as applicable. 14. Project Proponent will obtain all necessary clearance from all concerned departments/Authorities 15. Project Proponent will obtain copy of registration from HWRA for extraction of ground water. 16. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 17. Project Proponent will not generate and discharge any type trade effluent inside or outside the premises of the Project. 20. Project Proponent will strictly comply with the directions of CPCB vide letter No B17011/7/UPC-IIPWM(SUP)/2022 dated 01.02.2022. 21. Project Proponent will comply all the provisions of PWM Rules, 2016 and as amended from time to time 22. Project Proponent should comply directions of Haryana Govt., Urban Local Bodies Department, vide Haryana Govt. GAZ (EXTRA) Aug.20.2013(SRVN. 22.1935 SAKA) dated 20/08/2013 and not use plastic carry bags in the premises or outside the premises by the Project Proponent or their persons. 23. Project Proponent if found violating any of the provisions of PWM Rules, orders and directions as mentioned and any of the above said conditions, the CTE so granted will stand revoked apart from initiation of legal action against the Project Proponent. 24. Project Proponent will comply all the Act/Rules/Notification/Directions i.e. HOWM Rules, E-waste Rules, PMW Rules, BMW Rules, Battery Rules and MSW Rules etc. 25. The Project Proponent will provide proper sampling arrangements on their stacks and effluent sources as applicable. 26. Project Proponent will not store any type of material/products other than the permission obtained by the Project Proponent. 27. Project Proponent will not store any hazardous type material/product which comes under the preview of HOWM Rules, 2016. 28 Project Proponent will take Consent to Operate before starting the occupation/ operation of the project. 29. The Project Proponent will install the project only on the premises for which Project Proponent has applied for NOC. 30. Project Proponent will comply the conditions mentioned in the letter dated 25-10-2019 of CPCB regarding mechanism for Environmental management. 31. Project Proponent needs to register on dust portal. 32. Project Proponent needs to operate Generator only on approved fuel in compliance with CAQM Direction vide no. 76. 33. Project Proponent will register on Dust App developed by CPCB and install Anti-Smog Guns wherever required as per CPCB/CAQM directions. 34. Project Proponent will comply the guidelines/directions regarding handling of C&D waste and construction issued by CPCB & MoEF time to time. 35. Project proponent should ensure that the project distance from Sultanpur national park (Ramsar Wetland) meet as per notification / guidelines issued by MoEF CC Govt. of India regarding wetland area, if in actual site verification the distance will be found less than prescribed distances in notification, this CTE will be revoked and further actions will be initiate against the project. 36. Unit will strictly comply the MSW Rules, PWM Rules, E-waste Rules, Battery Rules, HOWM Rules and C&D Waste Rules amended time to time. 37. Project Proponent will achieve zero discharge and install latest technology of STP and reuse/recycle of treated effluent. 38. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs. 39. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them. 40. Project Proponent will submit the compliance of conditions of CTE within 90 days.

Regional Officer, Gurgaon South

Haryana State Pollution Control Board.

ANNEXURE-II

FOREST NOC

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

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

नाम Name	संजू Sanju
संगठन का नाम Organisation Name	4s Developers Pvt Ltd
वर्तमान पता Current Address	2nd Floor, Hub-66, Ansal Esencia. Sector -67
भूमि स्थान Land Location	Dhunela,Gurgaon,Dhunela
भूमि मापन Land Measurements	13.69 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	8//, 9// & 10// ;

Reference No. (SRN):- N5H-GKD-F5A0
जारी करने की तिथि / Date of Issuance: 16-10-2023
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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

https://164.100.137.243/eservices/mobileapi/verify/clarification/N5HGKDF5A0

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

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

किला नम्बर Killa Number	Rect. No 9 Killa No. 2/2/2(0-18), 3/2(0-16), 4(8-0), 5/1(4-9), 5/2(3-11), 6(8-0), 7(8-0), 8(8-0), 14(8-0), 15(8-0), 16(8-0), 20/2(6-6), 21(5-6), 22/1(7-12), 25/1(0-1), Rect No. 8 Killa No. 25(0-3), Rect No. 10 Killa No. 1/2/1(0-8), 9/2/1(6-0), 9/2/2(1-14), 10(8-0), 11/1(0-5), 20/1(4-1), 20/2(3-19)
प्रयोजन Purpose	Building Construction

जारी करने की तिथि / Date of Issuance: 16-10-2023
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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

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

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

Applicant Sanju located at village /city Dhunela district Gurgaon

made a proposal to use this land for Building Construction. It is made clear that:

a) As per records available above said land is not part of notified Reserved Forest, Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 of Punjab Land Preservation Act, 1900.

b) It is clarified that by the Notification No. S.O.8/P.A 2/1900/S. 4/2013 dated 4th January, 2013, all Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O.81/PA.2/1900/S.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.

c) If approach is required from Protected Forest by the user agency, the clearance/ regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s 4s Developers Pvt Ltd whose land is located at village/city, Dhunela District Gurgaon must obtain clearance as applicable under Forest Conservation Act 1980.

d) As per the records available with the Forest Department, Gurgaon the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.

e) All other statutory clearances mandated under the Environment Protection Act. 1986, as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/ order shall be obtained as applicable by the project proponents from the concerned authorities.

f) The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.

g) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.05.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.

h) It shall be the responsiblity of user agency/ applicant to get necessary clearances/ permissions under various Acts and Rules applicable if any, from the respective authorities/ Department.

i) This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher .

It is subject to the following conditions:

1.Clarification Is Hereby Issued Subject To Above Mentioned Conditions.

Date: 16-10-2023
Place: Gurgaon

Rajeev Tejyan,
(Divisional Forest Officer)

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

https://164.100.137.243/eservices/mobileapi/verify/clarification/N5HGKDF5A0

ANNEXURE-III

FIREFIGHTING SCHEME APPROVAL

From Director General

Fire Service, Haryana Panchkula

To **M/s** Four S Developers Pvt Ltd

Sector 36 Sohna Gurugram

Memo No. FS/2024/1626 dated : 13/12/2024

Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A-Residential Building at meas. 9.684 acres in Sector 36, Sohna, Gurugram of M/s 4S Developers Pvt. Ltd. :

Reference your Transaction Id 050282423000102 dated: 30/11/2024 on the subject cited above.

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

Tower Name	***Floor Detail***	***Terrace Height of Last Livable Floor(In Meters)***	***Ground Coverage***
Phase-I	-	-	-
Tower- A	G to 25	77.00 Mt.	1028.581 Sq. Mt.
Tower- B	G to 25	77.00 Mt.	1025.874 Sq. Mt.
Tower- C	G to 25	77.00 Mt.	1025.874 Sq. Mt.
Tower- D	G to 25	77.00 Mt.	1028.581 Sq. Mt.
Commercial- 1	G to 02	13.95 Mt.	965.140 Sq. Mt.
Commercial- 2	G to 02	13.95 Mt.	1243.259 Sq. Mt.
Phase- II	-	-	-
Tower- E	G to 25	77.00 Mt.	1031.289 Sq. Mt.
Tower- F	G to 17	56.50 Mt.	541.435 Sq. Mt.
Tower- G	G to 17	56.50 Mt.	541.435 Sq. Mt.

Tower Name	***Basement Level***	***Basement Area***	***Basement Remarks***
	Basement- 01	11144.221 Sq. Mt.	Under Tower- A to E
	Basement- 01	1553.895 Sq. Mt.	Under Commercial- 2

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

Remarks:- oko

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

Panchkula

Exercising the power of Director,Fire Services,Haryana

ANNEXURE-IV

BUILDING PLAN APPROVAL

Directorate of Town & Country Planning, Haryana
Nagar Yojna Bhawan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

BR-III
(See Code 4.2 (4))

To

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

Memo No. ZP-1949/JD(RA)/2024/ 20570 Dated:- 09-07-24

Subject: **Approval of Building plans of Phase-I & II falling in Affordable Group Housing Colony over an area measuring 9.684 acres (Licence No. 235 of 2023 dated 02.11.2023 & Licence No. 269 of 2023 dated 28.12.2023) in Sector-36, Sohna being developed by 4S Developers Pvt. Ltd.**

Reference your letter dated 09.01.2024 and subsequent letter dated 01.04.2024 for permission to erect the Building plans of Phase-I & II falling in Affordable Group Housing Colony over an area measuring 9.684 acres (Licence No. 235 of 2023 dated 02.11.2023 & Licence No. 269 of 2023 dated 28.12.2023) in Sector-36, Sohna in accordance with the plans submitted with it.

Hence, permission is hereby granted to raise construction on the licensed land in accordance with the provisions of the respective Acts and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

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

Further that: -

a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

(i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.

(ii) That you shall get approved the fire-fighting scheme in accordance with the Section 15 of The Haryana Fire Safety Act, 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.

5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.

6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.

7. The revenue Rasta if any passing through the site shall be kept unobstructed.

8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.

9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.

10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:

(i) DPC certificate issued by concerned DTP.

(ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.

(iii) A clearance from Fire Safety point of view from the competent authority.

11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.

12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.

13. That you shall comply with the conditions laid down in the Memo No. 38391 dated 19.02.2024 of Chief Engineer (HQ), HSVP, Panchkula and Deputy Director, Fire

Office (HQ) DULB Panchkula vide memo no. 1228 dated 19.02.2024 (copies enclosed)

14. GENERAL: -

(i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

(ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website www.tcpharyana.gov.in.

(iii) That you shall submit the fire-fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.

(iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.

(v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(vii) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.

(viii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(ix) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(x) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.

(xi) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.

(xii) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts

and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.

(xiii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.

(xiv) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.

(xv) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.

(xvi) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.

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

15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.inat URL :https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:

(i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.

(ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.

(iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.

(vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.

(viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.

(xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate.

(xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.

(xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.

(xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

16. As per the condition of the licence, you were required to convey ultimate power load requirement to the Department. You have not intimate so far. The same may be supplied within a month from the issuance of this letter.
17. That you shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.

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

DA/As above alongwith one set of approved building plan.

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

Endst. No. 1949/JD (RA)/2024/_____ Dated:-_____

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula
4. Administrator, HSVP, Gurugram.
5. Senior Town Planner, Gurugram.
6. Chief Engineer (HQ), HSVP, Panchkula.
7. District Town Planner, Gurugram along with one set of building plans.
8. District Town Planner (E), Gurugram.
9. Nodal Officer, website updation.
10. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.
11. Sh. Vikas Ahlawat, Architect, 303, Time Centre, Sector-54, Gurugram.
12. Sh. Kunwar Khalique, (Empanelled Structure Engineer), D-134, Krishna Nagar, Sadarjan Enclave, Delhi-110029.
13. Sh. Vijay Pushkarna, (Empanelled Proof consultant), F-138, Lajpat Nagar-I, New Delhi-110024.

DA/As above

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

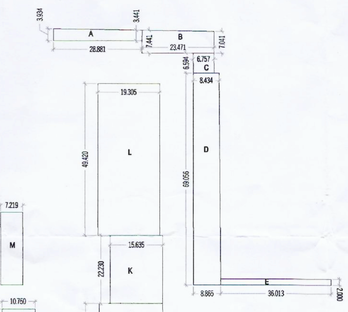
ANNEXURE-V
APPROVED SITE PLAN

AREA CALCULATION (PHASE-02)

	TOWER -E	TOWER -F	TOWER -G	TOTAL
GROUND COVERAGE	1031.289	541.435	541.435	2114.159
GROUND/STILT F.A.R.	70.054	274.389	274.389	
1ST FLOOR F.A.R.	544.046	453.348	453.348	
2nd FLOOR F.A.R.	544.046	453.348	453.348	
3rd FLOOR F.A.R.	544.046	453.348	453.348	
4th FLOOR F.A.R.	544.046	453.348	453.348	
5th FLOOR F.A.R.	544.046	453.348	453.348	
6th FLOOR F.A.R.	544.046	453.348	453.348	
7th FLOOR F.A.R.	544.046	453.348	453.348	
8th FLOOR F.A.R.	544.046	453.348	453.348	
9th FLOOR F.A.R.	544.046	453.348	453.348	
10th FLOOR F.A.R.	544.046	453.348	453.348	
11th FLOOR F.A.R.	544.046	453.348	453.348	
12th FLOOR F.A.R.	544.046	453.348	453.348	
13th FLOOR F.A.R.	544.046	453.348	453.348	
14th FLOOR F.A.R.	544.046	453.348	453.348	
15th FLOOR F.A.R.	544.046	453.348	453.348	
16th FLOOR F.A.R.	544.046	453.348	453.348	
17th FLOOR F.A.R.	544.046	453.348	453.348	
18th FLOOR F.A.R.	544.046	453.348	453.348	
19th FLOOR F.A.R.	544.046			
20th FLOOR F.A.R.	544.046			
21th FLOOR F.A.R.	419.336			
22th FLOOR F.A.R.	419.336			
23th FLOOR F.A.R.	419.336			
24th FLOOR F.A.R.	419.336			
25th FLOOR F.A.R.	419.336			
TOTAL F.A.R.	**13047.654**	**8434.653**	**8434.653**	
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	**29916.960**			
MUMTY AREA	71.014	62.878	62.878	
STILT PARKING	961.235	267.047	267.047	1495.329
STAIR CASE AREA	525.000	437.472	437.472	
REFUGE AREA	74.499			
BASEMENT AREA				
TOTAL BUILT UP	**14679.402**	**9202.050**	**9202.050**	**33083.502**

AREA CALCULATION (PHASE -1)

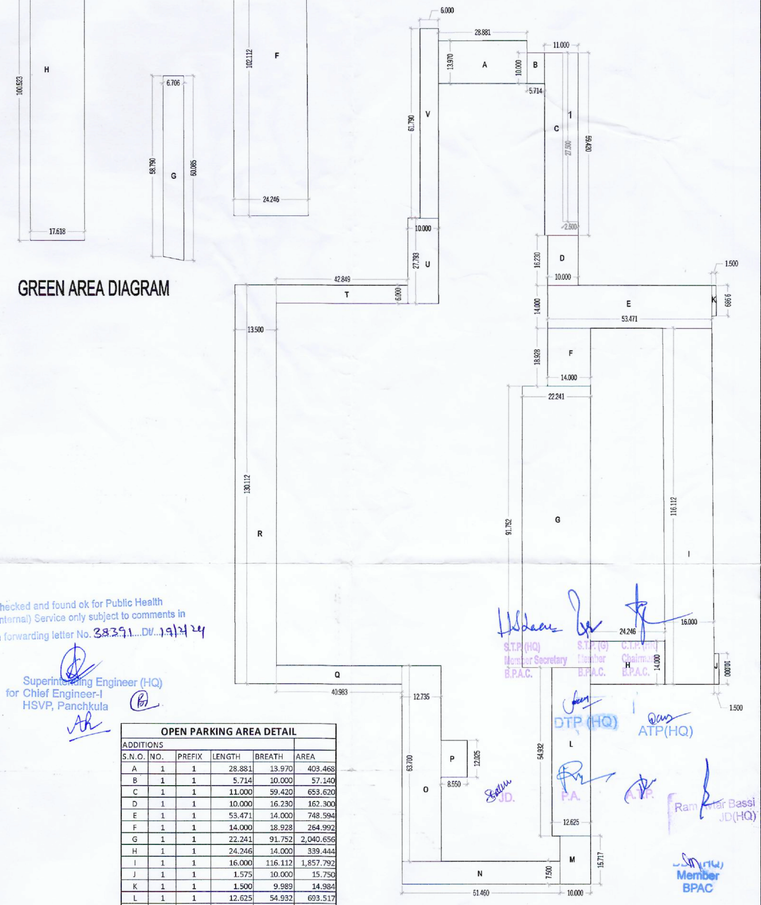
	TOWER -A	TOWER -B	TOWER -C	TOWER -D	COMMERCIAL-01	COMMERCIAL-02	CRECHE	COMMUNITY	BASEMENT	TOTAL
GROUND COVERAGE	1028.581	1025.874	1025.874	1028.581	965.140	1243.259	205.080	205.080		6317.309
GROUND/STILT F.A.R.	70.054	70.054	70.054	70.054	965.140	1243.259				
1ST FLOOR F.A.R.	543.424	542.802	542.802	543.424	810.140	1049.484				
2nd FLOOR F.A.R.	543.424	542.802	542.802	543.424	288.382	946.245				
3rd FLOOR F.A.R.	543.424	542.802	542.802	543.424						
4th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
5th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
6th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
7th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
8th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
9th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
10th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
11th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
12th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
13th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
14th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
15th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
16th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
17th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
18th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
19th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
20th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
21th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
22th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
23th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
24th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
25th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
TOTAL F.A.R.	**11410.892**	**13019.669**	**13019.669**	**11410.892**	**2063.662**	**3238.988**	**205.080**	**205.080**		
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	**48861.122**				**5302.650**					
MUMTY AREA	71.014	71.014	71.014	71.014	0.000	138.154				
STILT PARKING	855.988	853.280	853.280	855.988	0.000	0.000				3418.536
STAIR CASE AREA	525.000	525.000	525.000	525.000	98.280	156.816				
REFUGE AREA	21.585	70.808	70.808	21.585						
BASEMENT AREA						1553.895			11144.221	
TOTAL BUILT UP	**12884.479**	**14539.771**	**14539.771**	**12884.479**	**2161.942**	**5087.853**	**205.080**	**205.080**	**11144.221**	**73652.676**



GREEN AREA DIAGRAM

OPEN/GREEN AREA

ADDITIONS S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	(3.934+3.441)/2		28.881	106.499
B	1	(7.441+7.041)/2		23.471	169.954
C	1	1	6.757	6.594	44.556
D	1	(8.434+8.865)/2		69.056	597.300
E	1	1	36.013	2.000	72.026
F	1	(23.483+24.246)/2		102.112	2,436.852
G	1	(58.790+60.085)/2		6.706	398.588
H	1	1	17.618	100.523	1,771.014
I	1	1	34.725	9.339	324.297
J	1	1	20.690	17.589	363.916
K	1	1	15.635	22.230	347.566
L	1	1	19.305	49.420	954.053
M	1	1	7.219	23.793	171.762
N	1	1	10.750	15.727	169.065
TOTAL ADDITIONS					7,927.447
SUBTRACTIONS					
1	0	0	0.000	0.000	0.000
TOTAL SUBTRACTIONS					0.000
TOTAL GREEN AREA					7,927.447



OPEN PARKING AREA DIAGRAM

OPEN PARKING AREA DETAIL

ADDITIONS S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	28.881	13.970	403.468
B	1	1	5.714	10.000	57.140
C	1	1	11.000	59.420	653.620
D	1	1	10.000	16.230	162.300
E	1	1	53.471	14.000	748.594
F	1	1	14.000	18.928	264.992
G	1	1	22.241	91.752	2,040.656
H	1	1	24.246	14.000	339.444
I	1	1	16.000	116.112	1,857.792
J	1	1	1.575	10.000	15.750
K	1	1	1.500	9.989	14.984
L	1	1	12.625	54.932	693.517
M	1	1	10.000	15.717	157.170
N	1	1	51.460	7.500	385.950
O	1	1	12.735	63.700	811.220
P	1	1	8.550	12.025	102.814
Q	1	1	40.983	6.000	245.898
R	1	1	13.500	130.112	1,756.512
T	1	1	42.849	6.000	257.094
U	1	1	10.000	27.793	277.930
V	1	1	6.000	61.790	370.740
ADDITIONS					11,617.588
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1	1	2.500	27.500	68.750
TOTAL SUBTRACTION					68.750
TOTAL OPEN PARKING AREA					**11,548.833**

	PERMISSIBLE	PROPOSED
NET PLANNED AREA (9.62833 X 4046.85)	38964.407	
COMMERCIAL AREA LAND (MAX. @8%)	3117.153	
PERMISSIBLE F.A.R. (@175%)	5455.017	
NET PERMISSIBLE F.A.R.	5455.017	**5302.65**
RESIDENTIAL AREA LAND (@92%)	35847.255	
PERMISSIBLE F.A.R. (@225%)	80656.323	
NET PERMISSIBLE F.A.R.	80656.323	**78778.082**
PERMISSIBLE GROUND COVERAGE (@50%)	19482.204	**8431.468**
REQUIRED GREEN/OPEN SPACE (@15%)	5844.661	**7927.447**
		20.34%
MINIMUM REQUIRED CRECHE AREA	185.805	**205.08**
MINIMUM REQUIRED COMMUNITY AREA	185.805	**205.08**
PERMISSIBLE DENSITY	750 TO 900 P.P.A.	**757.502**
REQUIRED ECS @0.5 / UNIT	671.5	**979.055**

STILT SCOOTER PARKING DETAIL	
TOWER A	109
TOWER B	113
TOWER C	112
TOWER D	113
TOWER E	135
TOWER F	28
TOWER G	28
TOTAL	638

TOTAL PARKING E.C.S. PROVIDED	AREA	ECS
PARKING AREA (UNDER STILT) (/28 ECS)	4913.865	175.495
PARKING AREA (UNDER SURFACE) (/23 ECS)	11548.833	502.123
PARKING AREA (UNDER BASEMENT) (/32 ECS)	9645.988	301.437
TOTAL ECS PROVIDED		979.055

UNIT TYPE	UNIT CARPET AREA (SQ.MT.)	NO.OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT-1 (3BHK)	59.889	473	28327.497
UNIT-2 (3BHK)	59.931	378	22653.918
UNIT-1A (3BHK)	59.889	20	1197.78
UNIT-2A (3BHK)	59.931	20	1198.62
UNIT-1B (3BHK)	59.889	7	419.223
UNIT-3 (1BHK)	30.005	444	13322.22
TOTAL		**1342**	**67119.258**

STILT PARKING AREA	
TOWER A	855.988
TOWER B	853.280
TOWER C	853.280
TOWER D	855.988
TOWER E	961.235
TOWER F	267.047
TOWER G	267.047
TOTAL	4913.865

DENSITY AREA OF SITE(in acres) = 8.8580636	Permissible min.	Permissible max.	Proposed
Density	750	900	757.502
Population	6643.548	7972.257	6710
Units	1328.710	1594.45145	1342

UNIT TYPE	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOTAL UNITS
UNIT-1 (3BHK)	94	95	95	94	95	0	0	473
UNIT-2 (3BHK)	60	86	86	60	86	0	0	378
UNIT-1A (3BHK)	4	4	4	4	4	0	0	20
UNIT-2A (3BHK)	4	4	4	4	4	0	0	20
UNIT-1B (3BHK)	2	1	1	2	1	0	0	7
UNIT-3 (1BHK)	0	0	0	0	0	222	222	444
TOTAL	**164**	**190**	**190**	**164**	**190**	**222**	**222**	**1342**

PARKING E.C.S. AREA PROVIDED =979.055 E.C.S.

PROPOSED SCOOTER PARKING(STILT) =638
PROPOSED SCOOTER PARKING(OPEN) =749
TOTAL =1387

PROPOSED CAR PARKING(BASEMENT) =217
PROPOSED CAR PARKING (OPEN) =90
TOTAL =307

PERMISSIBLE CAR PARKING 4% COMMERCIAL = 5302.650/2/50 = 53.02

PROPOSED CAR PARKING (COMMERCIAL BASEMENT) = 64

SURFACE SCOOTER PARKING = 749 Nos.
SURFACE CAR PARKING = 90 Nos.

PHASE - 02 AREA
A - 2.477 Acres
TOTAL PHASE - 2 AREA = 2.477 Acres

A) TOTAL SITE AREA = 9.684 Acres
B) AREA UNDER PHASE-2 = 2.477 Acres
C) AREA UNDER PHASE-1 (A-B) = 7.207 Acres

PHASE 2 SHOWN THUS
PHASE 1 SHOWN THUS

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 28371...DV...19/12/24

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

DTP (HQ) ATP(HQ) S.T.P.(HQ) Monitor Secretary B.P.A.C. C.T.P. (HQ) Member B.P.A.C. Ram Kumar Bassi JD(HQ) Member BPAC

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

NOTES:-
1. ALL DIMENSIONS IN MM.
2. All INTERNAL WALLS ARE 75MM AND EXTERNAL WALLS ARE 150MM THICK RCC WALL.
3. LIFT SHALL BE WITH 100% POWER BACKUP.

PROJECT:-
PROPOSED BUILDING PLAN FOR AN ADDITIONAL AREA MEASURING 1.375 ACRES (LICENCE NO-269 OF 2023 DATED 28-12-2023) IN THE ALREADY LICENCE GRANTED FOR AFFORDABLE GROUP HOUSING COLONY MEASURING 8.309 ACRES (LICENCE NO.235 OF 2023 DATED 02.11.2013), TOTAL AREA MEASURING 9.684 ACRES IN SECTOR-36, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY 4S DEVELOPERS PVT. L T D .

ARCHITECT :-
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING
Unit.No.303,Ninex Time Center, Suncity,Sector-54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 0-9899158486 Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- For 4S Developers Pvt. Ltd. Authorised Signatory

ARCHITECT SIGNATURE:- Ar. VIKAS AHLAWAT CA/2013/59929

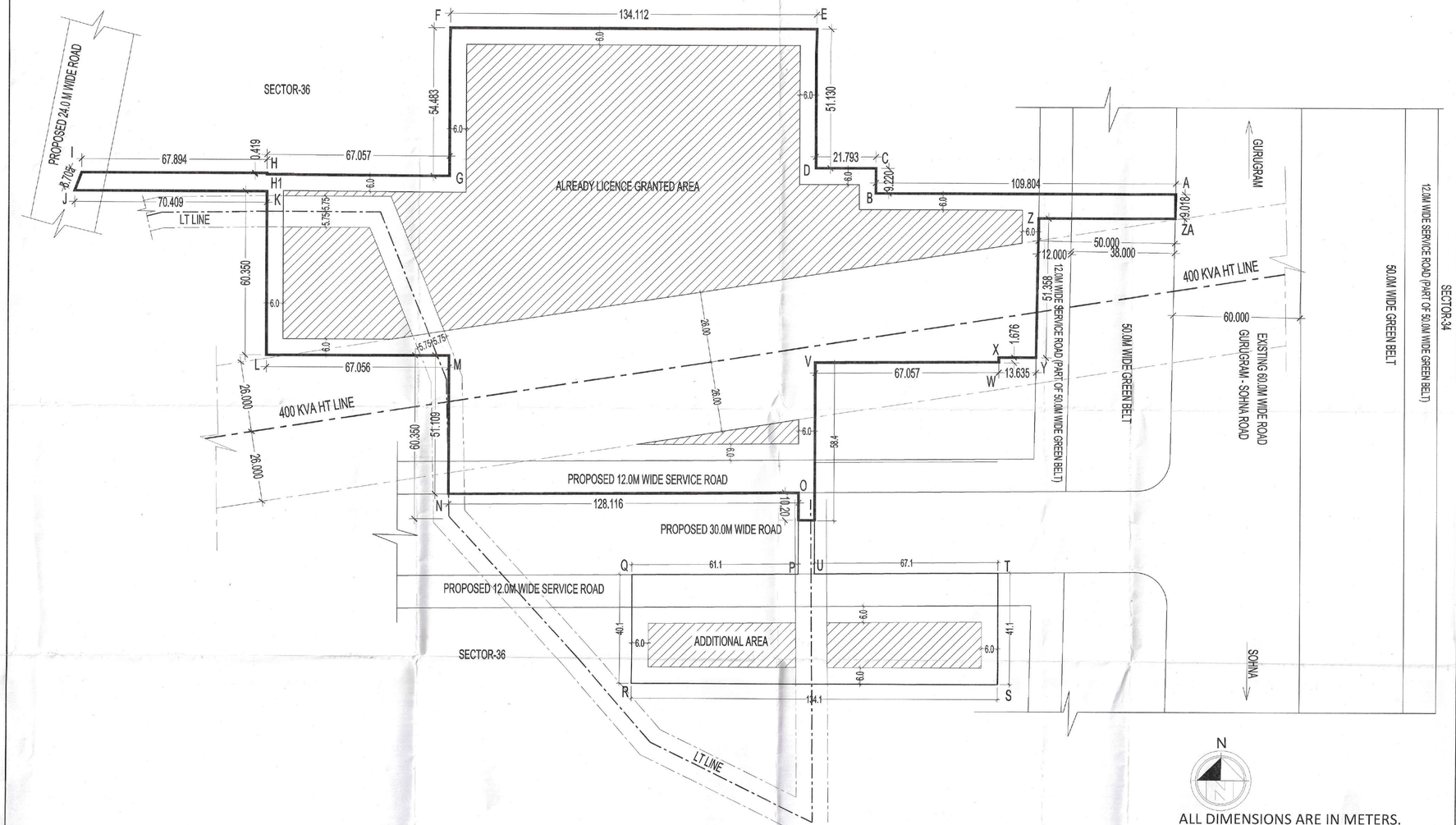
DRAWING TITLE :
SITE PLAN

DATE:- JAN-2024
SCALE:- 1:80 (A1)
SHEET NO. S-001

ANNEXURE-VI
ZONING PLAN

LC-5009(A+B)

ZONING PLAN FOR AN ADDITIONAL AREA MEASURING 1.375 ACRES (LICENCE NO. 269 OF 2023 DATED 28/12/2023.) IN ALREADY LICENCE GRANTED FOR AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 8.309 ACRES (LICENCE NO. 235 OF 2023 DATED 02.11.2023) TOTAL AREA MEASURING 9.684 ACRES IN SECTOR-36, SOHNA BEING DEVELOPED BY 4S DEVELOPERS PVT. LTD.



N

ALL DIMENSIONS ARE IN METERS.
ZONED AREA = 4.45 ACRES

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

1. **SHAPE & SIZE OF SITE** :-

The shape andsize of site is in accordance with the demarcation plan shown as A TO P &U TO Z1 confirmed by DTP Gurugram vide textt No. 7012 dated11.09.2023

2. **TYPE OF BUILDING PERMITTED AND LAND USES** :-

(a). The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

(b). The site shall be developed and building constructed thereon as indicated in and explained in the table below:-

Notation	Land use Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause - a above and uses permissible in the open space zone.

3. **SITE COVERAGE AND FLOOR AREA RATIO (FAR)** :-

(a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.

(b) The maximum coverage of ground floor shall be 50% of the net planned area of 9.62833 acres as per Affordable Housing Policy dated 09.08.2013.

(c) The maximum commercial component shall be i.e. 4% of the net planned area i.e. 0.3852 acre with FAR of 175.

(d) The maximum FAR on the balance area i.e. 9.2431 acres shall not exceed 225. However it shall not include Community Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.

4. **HEIGHT OF BUILDING** :-

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

(a) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.
(b) The plinth height of building shall be as per the Haryana Building Code, 2017.
(c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK/ OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	33	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

(d) If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

5. **PARKING** :-

(a) The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
(b) Only one two-wheeler parking slot shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8 x 2.5 m.
(c) No car parking shall be allotted to any apartment owner in such projects.
(d) The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free visitor-car-parking space
(e) The area for parking per car shall be as under :-
(i) Basement 32 Sqm.
(ii) Stilts 28 Sqm.
(iii) Open 23 Sqm.

(b) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

(c) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.75 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

6. **APPROACH TO SITE** :-

(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
(b) The approach to the site shall be shown on the zoning plan.

7. **GATE POST AND BOUNDARY WALL** :-

(a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.
(b) The boundary wall shall be constructed as per the Haryana Building Code, 2017 .

8. **DENSITY** :-

(a) The minimum/maximum density of the population provided in the Colony shall be 750 to 900 PPA (person per acre) on the area of 9.2431 acres as per Affordable Housing Policy dated 09.08.2013.
(b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons per unit.

9. **ACCOMMODATION FOR SERVICE POPULATION** :-

No separate EWS category apartments shall be provided to eliminate any cross subsidy component andthus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.

10. **LIFTS AND RAMPS** :

a) Lifts & Ramps shall be constructed as specified in the Haryana Building Code, 2017.
b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.

11. **OPEN SPACES** :-

While all the open spaces including those between the blocks and wings of Buildings shall be developed, equipped and landscaped according to the plan approved by DTCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.

12. **APPROVAL OF BUILDING PLANS** :-

The building plans of the buildings to be constructed at site shall have to be got approved from the Director , Town & Country Planning, Haryana/ any other persons or the committee authorised by him, as per provision of Haryana Building Code -2017 (as amended time to time) before starting up the construction.

13 **BUILDING BYE- LAWS** :-

The construction of the building/buildings shall be governed by the Haryana Building Code, 2016 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DGTCP, Haryana.

14. **BASEMENT** :-

(a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
(b) The construction of basement shall be executed as per the Haryana Building Code, 2017 .

15. **PROVISION OF COMMUNITY BUILDINGS** :-

The colonizer shall be required to provide the following community sites in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.
a. One built-up community Hall of not less than 185.81 Sqm. area.
b. One built-up Anganwadi-cum-creche of not less than 185.81 Sqm. area.

16. **APPROACH TO SITE** :-

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DGTCP, Haryana.

17. **FIRE SAFETY MEASURES** :-

a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code, 2016/National Building Code of India and the same should be got certified from the competent authority.
b) Electric Sub Station/generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.
c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.

18. **GENERAL** :-

(i) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
(iii) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(iv) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
(v) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/6/2015-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

DRG. No. DTCP 9908 DATED 29-12-23

(RAM AVTAR BASSI) JD (HQ)	(SANJAY KHARAB) ATP (HQ)	(R.S. BATTH) DTP (HQ)	(HITESH SHARMA) STP(M) HQ	(PAWAN KUMAR) DTP (HR)	AMIT KHATRI, IAS DTCP (HR)

ANNEXURE-VII

ARAVALI NOC

वन विभाग, हरियाणा सरकार

कार्यालय उप वन संरक्षक, क्षेत्रीय मण्डल, गुरुग्राम,

वन परिसर, सोहनारोड़, गुरुग्राम, दूरभाष–0124–2322057

क्रमांकः– 2209-G

दिनांकः– 22/02/24

सेवा में,

उपायुक्त,
गुरुग्राम।

विषयः– **NOC regarding applicability any forest law/notification (Aravali Notification dated 07.05.1992 and Clarification for IFA/1927/FCA/1982/Sectrion 4 &5 PLPA 1900/WLPA 1972 or any forest land) on the land measuring 9.684 Acres for setting up an affordable Group Housing Colony at Sector-36, village Dhunela, Sohna, District Gurugram, Haryana.**

सन्दर्भः– **आपके कार्यालय का पत्र कमांक 686/M.B. दिनांक 16.02.2024**

****

संदर्भाकित पत्र के संदर्भ में आपको अवगत करवाया जाता है कि इस कार्यालय द्वारा दिनांक 16.10.2023 **(M/s 4s Developers Pvt Ltd)** को गांव–धुनेला, जिला गुरुग्राम के 13.69 एकड़ एरिया की फारेस्ट क्लेरिफिकेशन जारी की जा चुकी है। जिसकी छाया प्रति संलग्न है। अरावली नोटिफिकेशन बारे अनापत्ति प्रमाण पत्र हरियाणा प्रदूषण नियंत्रण बोर्ड द्वारा दिया जाना बनता है।

संलग्न/उपरोक्त

उप वन संरक्षक,
गुरूग्राम।

ANNEXURE-VIII

STRUCTURE STABILITY CERTIFICATE

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

Project No. 4315 **Dated : 9 February 2024**

TO WHOMSOEVER IT MAY CONCERN

SUBJECT: Vetting of the structural design and drawings of Affordable Group Housing Colony on an area admeasuring 9.684 acres (License No. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 28.12.2023) falling in Village Dhunela, Sector-36, Sohna, Distt.- Gurugram, Haryana being developed by M/s 4S Developers Pvt. Ltd.

This is to certify that the submission of structural drawings and the design of group housing in Sector-36, Gurugram have been Proof Checked in accordance with relevant Indian standard codes of practice. The approved structure design by the undersigned is earthquake resistant as per Indian code of practice. The Responsibility of the undersigned shall be limited to Proof Checking of structural design only. All the procedural/legal operational matters and architectural/functional details shall be the responsibility of owner/contractor.

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

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

ANNEXURE-IX
SITE PHOTOGRAPHS

SITE PHOTOGRAPHS



CURRENT STATUS OF THE PROJECT



WIND BREAKING WALLS

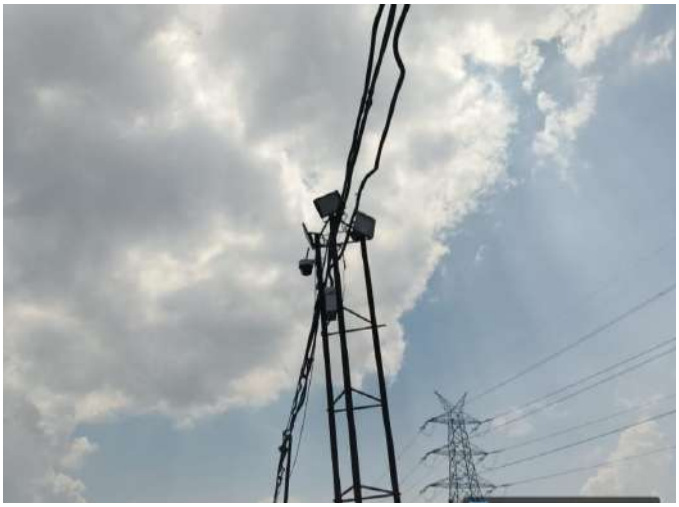




ANTISMOG GUNS



PM SENSOR



PTZ CAMERA & LEDs



C&D WASTE SEGREGATION AREA



COVERED CONSTRUCTION MATERIAL



MOBILE TOILET



FIRST AID ROOM



DISLAY BOARD – DUST MITIGATION MEASURES



HEALTH CHECK UP FOR LABORS



PPE KITS



DRINKING WATER FACILITY

ANNEXURE-X
POWER ASSURANCE

DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A GOVT. OF HARYANA UNDERTAKING)
OFFICE OF CHIEF ENGINEER / OPERATION
DHBVN PO POWER HOUSE ROHTAK ROAD, PUNJABI BAGH, DELHI-35
Ph. 011-28313780,
E-mail: ceopdelhi@dhbvn.org.in, Website: www.dhbvn.org.in

Memo No. Ch- 10 /CE-OP/DELHI/GGN-II/EP-134 Dated: 13-11-2024

To

The Superintending Engineer/OP
Circle-II, DHBVN, Gurugram

Subject: **Offline application for approval of Electrification Plan comprising of Ultimate Load of 4356.03kW or 4840.04kVA for Multi-Point Supply under HT/BDS category applied by M/s 4S Developers Pvt. Ltd. in the premises at Village-Dhunela, Sector-36, Sohna, Gurugram for setting up of Group housing colony over an area measuring 9.684 acres having license no. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 under Operation Sub-Division, Sohna, Gurugram**

Ref: -

1. Offline application submitted by the applicant on dated 10.10.2024.
2. The electrification plan without sanction of load is being approved of instant applicant as per instruction issued by CE/Commerical DHBVN, Hisar vide memo no. Ch-280/OLNC-HT/GL-15/Vol- V dated 08.02.2023.
3. This office email dated 15.10.2024 vide which eligibility for approval of EP along with TFR was sought from your office.
4. Eligibility for approval of EP & TFR supplied by your office vide memo no. Ch-162/DGR-7 dated 07.11.2024
5. The following license details issued by DTCP: -

Case ID/ Scheme No.	License No.	License issued to	Total Area (In Acres)
LC-5009	235 of 2023 dated 02.11.2023 having validity upto **01.11.2028** 269 of 2023 dated 27.12.2023 having validity upto **27.12.2028**	M/s 4S Developers Pvt. Ltd., 2nd Floor, Hub-66, Ansal Esencia, Sector-67, Gurugram-122002 for setting up of an Affordable Group Housing Colony over an area measuring 8.309 acre in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram, along with land schedule issued by DTCP Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and 45 Developers Pvt. Ltd. in collaboration with 4S Developers Pvt Ltd., 2nd Floor, Hub-66, Ansal Esencia, Sector-67, Gurugram-122002 for setting up of an Affordable Group Housing Colony over an additional area measuring 1.375 acre (in addition to license no. 235 of 2023) in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram, along with land schedule issued by DTCP	**9.684**

The subject cited application has been considered in view of the eligibility and TFR of M/s 4S Developers Pvt. Ltd. conveyed by your office vide referred at Sr. No. 4 above as per the provisions of Sales Circular no. D-24/2019, S/C D-21/2020, S/C D-25/2024 & D-27/2022 respectively.

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After having ensured the completeness of the application, in view of the documents & clarification provided by the applicant & your office, TFR received from your office, and various sales circulars, instructions issued by Nigam from time to time, the overall compliance status of the application is as under:-

Sr. No.	Documents required for sanction of Electrification Plan	Status
1.	Physical location of the site e.g. Sec, SEZ, IMT, Commercial Zone etc.	Offline application dated 10.10.2024 for Electrification Plan comprising of Ultimate Load of 4356.03kW or 4840.04kVA for Multi-Point Supply under HT/BDS category applied by M/s 4S Developers Pvt Ltd in the premises at Village-Dhunela, Sector-36, Sohna, Gurugram for setting up of Group housing colony over an area measuring 9.684 acres having license no. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 under Operation Sub-Division, Sohna, Gurugram along with documents (For reference documents are placed at Ch- 01-24 of case file).
2.	Category of consumers under which connection is being applied for mentioning therein, whether it is Single Point or Multi Point.	Applicant requires the Multi-point Connection as per S/C No. D-34/2023 & D-07/2024
Details of TFR for the Ultimate Load of 4356.03kW or 4840.04kVA (Copy placed at Ch-09 of correspondence file)		
A	Voltage level recommended in the TFR	11 KV level (In accordance with TFR supplied by concerned field officer).
B	No. of Power transformer installed at feeding substation with capacity (MVA)	25/31.5MVA T-I T/F, 1480Amps. in 5/2024 10/16MVA T-II T/F, 100Amps. in 7/2024 31/25.5MVA T-III T/F, 1520Amps. in 6/2024
C	Brief about the technical feasibility of the instant case.	The connection will be fed from proposed 11KV 4S Developers Pvt. Ltd. Independent feeder emanating from 66KV Sub Station Sohna from T/F T-III. The Installation of additional power transformer 25/31.5MVA 66kv al 66KV S/Stn., Sohna is under process. It has now been intimated by XEN/TS Divn HVPNL Palwal vide their memo no. 760/TS/PWL dated 16.03.2024 (copy enclosed) that the work for augmentation of 66 KV Circuit of Badshahpur-Sohna line having 0.15 sq inch ACSR to HTLS conductor has been awarded to M/s JSK industries Pvt Ltd vide PO no HDP-80/EPC-D- 95/PD&C/XEN/Contract dated 09.03.2024 scheduled completion of 12 months. However, electrification plan without sanction of load can be sanction of instant applicant vide which instruction issued by CE/Commerical DHBVN, Hisar vide memo no. Ch-280/OLNC-HT/GL-15/Vol- V dated 08.02.2023.

In view of the completeness of the application, documents & clarification provided by the applicant, eligibility of the builder for approval of EP conveyed by your office followed by TFR received from the

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field office, and various sales circulars, instructions issued by Nigam from time to time, and further Electrification Plan comprising of ultimate load of 4356.03kW or 4840.04kVA for Multi-Point Supply under HT/BDS category applied by M/s 4S Developers Pvt. Ltd. in the premises at Village-Dhunela, Sector-36, Sohna, Gurugram for setting up of Group housing colony over an area measuring 9.684 acres having license no. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 under Operation Sub-Division, Sohna, Gurugram (Herein referred to as Builder/Developer/Colonizer/Applicant), in view of the powers conferred upon to this office vide S.C. No. D-06/2023 issued by Nigam & further instructions issued by CE/Comml. DHBVN, Hisar vide memo no. Ch-280/OLNC HT/GL/VOL-V dated 08.02.2023 regarding processing of approval of EP where there is system constraints is as under:-

I. Load Calculation details for Multi Point Connection are as under:-

Domestic Load including lifts, Water Supply Pumps and fire fighting pumps. (KW)	Load of common facilities for residents (KW)	Total Domestic Load (KW)	Any other NDS Load (KW)	Total Ultimate Load in KW
A	B	C=A+B	D	E=C+D
3494.89	472.14	3967.03	389	4356.03

II. The Ultimate Load of 4356.03kW or 4840.04kVA of the developers' Group Housing colony/licensed area shall be fed at 11KV level from proposed 11KV 4S Developers Pvt. Ltd. Independent feeder emanating from 66KV Sub Station Sohna from T/F T-III (31/25.5MVA T/F, 66/11KV) as per TFR remarks.

III. 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 it further, based on the future evolution of 11KV system/network in the areas, system conditions including reliability & redundancy, topographical conditions, and technical assessment, for the optimum utilization of the electrical resources.

IV. As per the instant EP, further development of the electrical infra for the project area shall be obligatory on part of the builder/developer as per HERC Regulation 4.6 & any other similar enabling provisions under the said regulation - HERC Duty to Supply Electricity on Request and Power to Recover expenditure and Power to Recover Security Regulations, 2016 (1st Amendment) Regulation, 2020 circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 & Instruction no. 09/2011/P&D or 02/2019/PD&C (as applicable) of CE/PD&C, DHBVN, Hisar issued by the Nigam.

V. System of electricity distribution in the project area shall be created by the builder/developer/colonizer along with the installation of Distribution T/F's (2x2000KVA (33/0.433KV) + 2x1500KVA (33/0.433KV) = 7000KVA (33/0.433KV) against Ultimate Load of 4356.03 KW or 4840.04 KVA in accordance with the Instruction no. - 09/2011/P&D of CE/PD&C DHBVN, Hisar and/or any other similar enabling provisions & regulations

VI. 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 creation of complete Electrical Infrastructure by the builder/developer, as per their execution plan, and the validity of this approval/sanction shall be further sacrosanct towards the same. Accordingly, it shall be ensured by SE (OP) Circle-II, Gurugram that 11KV Infrastructure is created by the builder/developer within the specified time.

VII. As per the Single Point Regulations 2020, circulated by Nigam vide Sales Circular D-17/2020 and further Sales Circular No D-21/2020, this approval of EP in the name of M/s 4S Developers Pvt. Ltd. shall remain sacrosanct and Multi Point electricity connection under HT/BDS category / Temporary connection (as required) shall be released in the project area of the developer/builder/applicant strictly as per the provisions contained in the ibid regulations.

VIII. However, management of the service connection request including the metering & billing activities of individual consumers by the builder/developer/colonizer/user association within the area of Multi Point Supply shall be strictly as per the provisions of Sales Circular

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no. D-23/2022 issued in adherence to the provisions of the extant Single Point Regulations 2020 framed by HERC.

IX. With this EP, release of any Temporary/Permanent electricity connection to the builder/developer/applicant for their project area shall be contingent upon timely submission of BG(s) and deposit of EESDC (if applicable) by the builder/developer/applicant for the creation of the electrical infrastructure (as per the approved EP) in terms of the HERC Regulation Duty to Supply Electricity on Request and Power to Recover Expenditure and Power to Recover Security Regulation 2016 (2nd Amendment & 3rd Amendment) Regulation, 2023 circulated vide Sales Circular No. D-32/2023 dated 26.10.2023 and further Sales Circular No D-21/2020 & D-34/2023 circulated by Nigam. Accordingly, it shall be ensured that the required BG(s) and deposit of EESDC (if applicable) is/are submitted by the builder/developer/applicant within specified time.

X. Safe custody of the BG(s) submitted by the builder/developer and its verification using SFMS (Structured Financial Messaging System), as per FA&CAO/MM, DHBVN, Hisar office Memo no. Ch-2138/FA&CAO/MM dated 12.09.2022, shall remain sacrosanct besides monitoring the validity of BG(s) closely during the entire period.

XI. As per the provisions of Sales Circular D-21/2020 dated 07.09.2020, it shall have to be ensured that no electricity connection and load is released to the builder/developer/applicant or subsidiary or sister concern/partnership firm thereof as well as to the premise, having any pending dues of Nigam or defaulter of any kind whether disputed or undisputed.

XII. **This Electrification Plan comprising the load may be deemed as finally approved upon, confirmation of deposit of Bank Guarantee (BG) in favor of the Nigam by the builder/developer/applicant or its subsidiary/sister concern/partnership firm, as well as for the premise (if any), payment of ACD charges, processing fee, and other requisite charges, fulfillment of all other terms and conditions/instructions of the Nigam and shall be released at 11KV level as per the various instructions issued by the Nigam.**

2. Accordingly, the matter be perused further for releasing any temporary & permanent connection(s) to the applicant in the project area of builder/developer 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 & 34/2023 issued by Nigam.

3. 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.

4. 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(s) has/have 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(s) 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-15/2023 dated 30.05.2023

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 and as per provisions contained in D-34/2023 issued by Nigam from time to time.

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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 as per provisions contained in D-34/2023 issued by Nigam from time to time.

VI. Execution Plan is submitted by the applicant and development of electrical infra by the developer and DHBVN 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-32/2023 dated 26.10.2023.

IX. All the relevant provisions, as contained in the Instruction no. 02/2019/PD&C (as applicable) 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 builder/developer 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. In case the builder/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.

XIII. Validity of license No. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 having validity upto **01.11.2028 & 27.12.2028** shall always remain sacrosanct. In the event of the license getting expired, the` same is to be got renewed from DTCP by the builder/developer well in time as per Sales Circular No. D-21/2020.

XIV. 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.

XV. 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 28.05.86820.

XVI. Along with the release of Multi Point Connection, under HT/BDS 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.

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

XVIII. In case of any deviation from the SOP in the timelines for release of the instant connection(s), dormancy is availed in the matter with full justification to avoid any noncompliance of the RTS Act & HERC Duty to Supply Regulations - SOP.

XIX. 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.

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XX. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.

XXI. With regards to the above terms & conditions of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s 4S Developers Pvt. Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.

5. This Electrification Plan comprising of Ultimate Load 4356.03kW or 4840.04kVA applied by M/s 4S Developers Pvt. Ltd. for setting up of Group housing colony over an area measuring 9.684 acres in Sector-93, Gurugram, shall be contingent upon the compliance of the above requirements. For any misrepresentation of the information & facts and non-compliance, this approval shall become void ab-initio. If any of the information & fact found/noticed to be fabricated and deluded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s 4S Developers Pvt. 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.

V. K. Aggarwal
Chief Engineer 'OP,
DHBVN, Delhi

Endst. No:Ch- 11 /CE-OP/DELHI/GGN-II/EP-134 **Dated:** 13-11-2024

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, HVPNL, Panchkula.
2. CE/Planning, HVPNL, Panchkula.
3. SE/TS, HVPNL, Gurugram.
4. SE M&P, DHBVN, Hisar for the information of the matter and ensuring compliance w.r.t. Sr. No. 4 (XVI).
5. XEN (OP) Sohna, DHBVN, Gurugram for information and further necessary action.
6. SDO (OP), Sohna, DHBVN, Gurugram for information and further necessary action.

V. K. Aggarwal
Chief Engineer 'OP'
DHBVN, Delhi

Endst. No: Ch- 12 /CE-OP/DELHI/GGN-II/EP-134 **Dated:** 13-11-2024

A copy of the approval/sanction letter is also being forwarded M/s 4S Developers Pvt. Ltd. in the premises at Sector-93, Gurugram for their information and further compliance of the same. It is also being made clear that this approval of Electrification Plan comprising of Ultimate Load of 4356.03kW or 4840.04kVA under HT/BDS has been accorded in view of the documents & details furnished by you

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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 become void ab-initio. If any of the information & fact found/noticed to be fabricated and deluded 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.

V. K. Aggarwal
Chief Engineer 'OP'
DHBVN, Delhi

Copy to:-

1. SPS to Director/OP, DHBVN for information of Director please.
2. Chief Engineer/Commercial DHBVN, Hisar for information of the matter please.
3. Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information of the matter.

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ANNEXURE-XI

AIR QUALITY MANAGEMENT PLAN

Air Quality Management Plan

A. CONSTRUCTION PHASE

1. Objective

To control and reduce air pollution and particulate matter (PM_{10} and $PM_{2.5}$) emissions arising from site development, construction, and associated activities.

2. Sources of Air Pollution

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

3. Dust Mitigation Measures

3.1 Site Preparation & Earthwork

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

3.2 Material Handling & Storage

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

3.3 Transportation

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

3.4 Construction Operations

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

3.5 Technological Interventions

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

3.6 Monitoring

- Ambient air quality monitoring (PM_{10}, $PM_{2.5}$, NO_2, SO_2) at site.
- Display real-time air quality data at project entry gate

3.7 Documentation

- Logbooks for water sprinkling and dust suppression equipment usage

3.8 Health & Safety

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

B. POST-CONSTRUCTION / OPERATIONAL PHASE

1. Objective

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

2. Indoor Air Quality (IAQ) Measures

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

3. Outdoor Dust & Air Quality Control

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

4. DG Set & Emission Control

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

5. Parking & Vehicular Emissions

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

6. Ambient Air Monitoring

- Air quality monitoring (PM, NO_2, SO_2) through NABL-approved labs
- Display of air quality information on digital boards at entry/exit gates

7. Resident Awareness

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

ANNEXURE-XII

AAI NOC

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/022824/928435

एएआई/आर.एच.क्यू/एन.आर/एटीएम/एन.ओ.सी/2024/182/674-77

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

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

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

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

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है I

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/022824/928435
आवेदक का नाम / Applicant Name*	Durgesh Kumar Jha
स्थल का पता / Site Address*	Rect. No. 9 Killa No. 2/2/2, Killa No. 3/2, Killa No. 4, Killa No. 5/1, Killa No. 5/2, Killa No. 6(8-0), Killa No. 7, Killa No. 8, 14min, 15min and Rect. No. 10 Killa No. 1/1/1, Killa No. 9/2/1min, Killa No. 9/2/2min, Killa No. 10, Killa No. 11/1, Rect. No 10 Killa No. 20/1min and Killa No. 20/2 at Village Dhunela, Sector-36, Sohna, Distt. Gurugram, Haryana,Gurugram,Gurgaon,Haryana
स्थल के निर्देशांक / Site Coordinates*	28 17 36.73N 77 03 45.62E, 28 17 34.58N 77 03 45.64E, 28 17 38.41N 77 03 47.98E, 28 17 34.55N 77 03 48.04E, 28 17 36.76N 77 03 48.06E, 28 17 32.67N 77 03 48.09E, 28 17 32.48N 77 03 52.84E, 28 17 38.37N 77 03 52.86E, 28 17 34.53N 77 03 52.93E, 28 17 36.47N 77 03 52.95E, 28 17 34.59N 77 03 55.91E, 28 17 36.17N 77 03 55.93E, 28 17 36.16N 77 03 57.75E, 28 17 36.46N 77 03 57.75E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	211.98 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	431.98 M

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

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. **This NOC is subject to the terms and conditions as given below:**

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है | भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है | यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी | सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी ।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी | अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई |
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी |
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा ।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki,I.G.I Airport,NIAJEWAR,Rohini Heliport,Safdarjung Airport,Sakras विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।
m. This NOC ID has been assessed with respect to theChillarki,I.G.I Airport,NIAJEWAR,Rohini Heliport,Safdarjung Airport,Sakras Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

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

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

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

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

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

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

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/022824/928435

क्षेत्र का नाम / Region Name: उत्तर/NORTH

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	19/03/24 ऊत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.एस.काम्प्लेक्स/इ.गा.अ हवाई अड्डा,नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37
द्वारा तैयार Prepared by	19/03/2024 Naveen Jain, DGM(ATM)
द्वारा जांचा गया Verified by	19/03/2024 Yashwant Sharan JGM (ATM)

ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

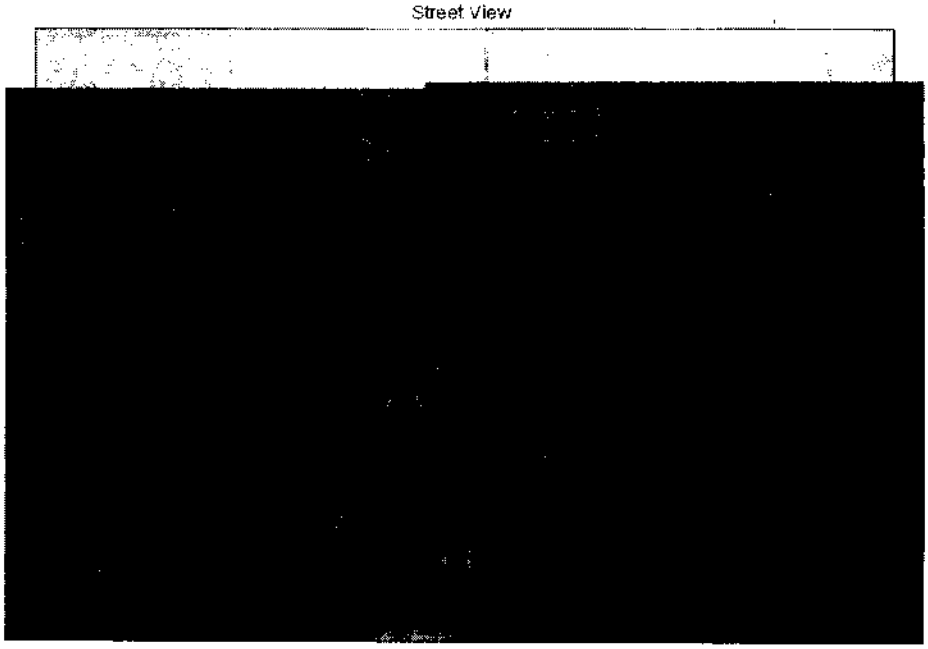
फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

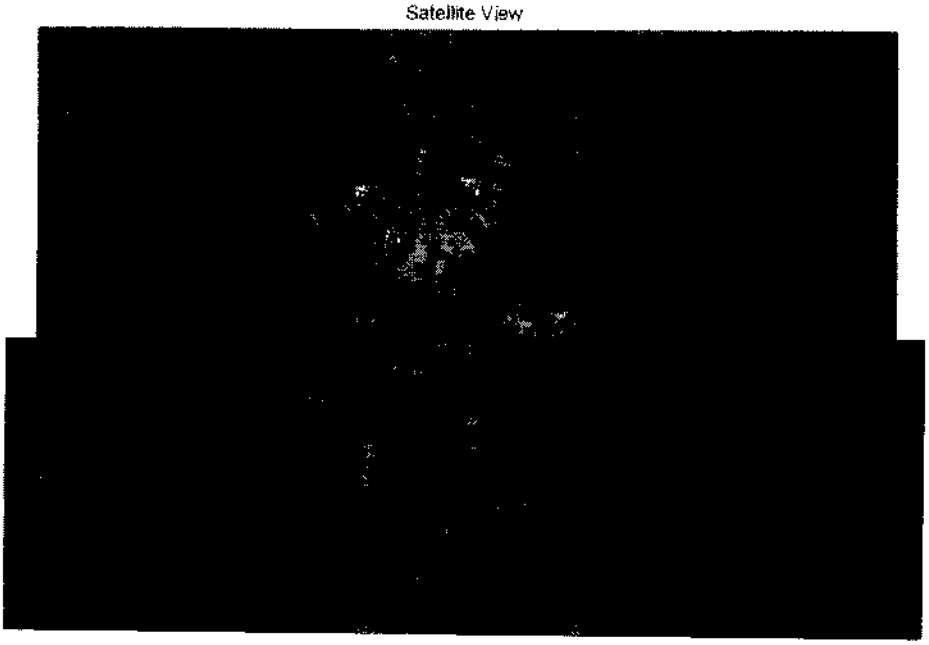
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Chillarki	39347.26	97.86
I.G.I Airport	30805.42	187.68
NIAJEWAR	54616.01	282.72
Rohini Heliport	50769.44	178.46
Safdarjung Airport	35091.7	202.35
Sakras	49493.16	5.32
NOCID	PALM/NORTH/B/022824/928435	

Street View



Satellite View



ANNEXURE-XIII

ENVIRONMENTAL MONITORING REPORTS

Newcon Consultants & Laboratories

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

Test Report

Test Report No. NCL/ED-055/18/03/25	Date of Report: 22/03/2025
Name and Address of Customer	M/S 4S DEVELOPERS PRIVATE LIMITED Village – Dhunela, Sector-36, Sohna, Haryana
Name of Project	Affordable Group Housing Project

Sampling Detail

Sample Name : Ambient Air
Analysis Start Date : 18/03/2025
Analysis End Date : 22/03/2025
Date of Sampling : 17/03/2025
Sampling Done By : NCL
Time of Sampling : 12:00 PM (17/03) TO 12:00 PM (18/03)
Sampling Location : On Site Project
Sampling Protocol : IS:5182
Sampling Flow Rate for SPM(Average) : 1.24 Mtr³/Min
Sampling Machine placed at Height(from ground) : 3.0 mtr
Sampling Flow Rate for Gas : 0.5 LPM
Sampling Duration : 24 Hrs.
Equipment Used : Respirable Dust Sampler (PM 10) + Fine Particulate Sampler (PM 2.5) With Gaseous Attachment.

Physical Observations

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

Test Result

S.No	Parameter	Unit	Protocol	Result	Specification/ Limit (as per CPCB)
1	Particulate Matters (Size Less Than 10µm) (PM_{10})	µg/m³	IS:5182 Part 23	84	For 24 Hrs. = 100
2	Particulate Matters (Size Less Than 2.5µm) ($PM_{2.5}$)	µg/m³	NCL/AIR/STP-09	47	For 24 Hrs. = 60
3	Sulphur Dioxide (SO_2)	µg/m³	IS:5182 (Part 2)	17.1	For 24 Hrs. = 80
4	Nitrogen Dioxide (NO_2)	µg/m³	IS:5182 (Part 6)	30.8	For 24 Hrs. = 80
5	Carbon Monoxide (CO)	mg/m³	IS:5182 (Part 10)	0.58	For 08 Hrs. = 02, For 1 Hrs. = 04

****End of Report****

ED-055/18/03/25-1

JITENDER
Section Incharge
Checked by

Arvind Choudhary
Sr. Analyst

For Newcon Consultants & Laboratories

SHASHI KANT SHANKY
Lab Head
Authorized Signatory
NCL

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

Laboratory : A-1/156, Sector-17, (Swadeshi Compound) Kavi Nagar Industrial Area, GHAZIABAD - 201 002 (U.P.)
Mobile : 9810430345, 9205501788 | **Website :** www.newconlab.in
E-mail : newconlab@gmail.com, newconlabfinance@gmail.com

Newcon Consultants & Laboratories

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

Test Report

Test Report No. NCL/ED-056/18/03/25	Date of Report: 22/03/2025
Name And Address of Customer	**M/S 4S DEVELOPERS PRIVATE LIMITED** Village – Dhunela, Sector-36, Sohna, Haryana
Name of Project	Affordable Group Housing Project

Sampling Detail

Sample Name : Ambient Noise
Analysis Start Date : 18/03/2025
Date of Monitoring : 17/03/2025
Monotirong Done By : NCL
Monitoring Duration : 24 Hrs
Time of Monitoring : 12:10 PM (17/03) TO 12:10 PM (18/03)
Category of Area : Residential Area

Analysis End Date : 18/03/2025
Equipment Used : SL-4010
Place of Monotiring : Within the project site
Sampling Protocol : NCL/AIR/STP/20

Test Result

S.No.	Parameters	Test Method	Result	Industrial	Commercial	Residental	Silence Zone
1	Leq Day	IS:9989-1981	52.1	75	65	55	50
2	Leq Night	IS:9989-1981	43.3	70	55	45	40

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

****End of Report****

ED-056/18/03/25-1

JITENDER
Section Incharge
Checked by

For Newcon Consultants & Laboratories

SHASHI KALANKI
NCL
Authorized Signatory

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Newcon Consultants & Laboratories

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

Test Report

Test Report No.: NCL/ED-057/18/03/25	Date of Report: 22/03/2025
Name And Address of Customer	M/S 4S DEVELOPERS PRIVATE LIMITED Village – Dhunela, Sector-36, Sohna, Haryana
Name of Project	Affordable Group Housing Project

Sampling Details

Sample Name	:	Construction Water	Analysis End Date	:	22/03/2025
Analysis Start Date	:	18/03/2025	Sample ID No.	:	NCL/ED-057/18/03/25
Date of Sampling	:	17/03/2025	Sample Receipt Date	:	18/03/2025
Time of Sampling	:	12:20 PM	Environmental Condition	:	27±2°C
Sampling Done By	:	NCL	Sampling Quantity	:	2 Ltr
Sampling Description	:	Construction Water	Packed In	:	PVC Bottle
Sampling Location	:	On Project Site			
Sampling Protocol	:	IS:17614 (P-1)			
Packing Condition	:	Sealed			

Test Result

S.No.	Parameters	Unit	Test Method	Result	Requirement As Per IS 456:2000
1	Neutralization Value using 0.02 N NaOH Per 100 ml of Sample (Activity)	ml	IS: 3025 (P-22)-1986	0.9	5 Max.
2	Neutralization Value using 0.02 N H_2SO_4 Per 100 ml of Sample (Activity)	ml	IS: 3025 (P-23)-1986	10.2	25 Max.
3	pH Value at 25°C	--	IS: 3025 (P-11)-1983	6.53	6 Min.
4	Sulphate (as SO_3)	mg/l	IS: 3025 (P-24)-1986	145	400 Max.
5	Total Suspended Solids	mg/l	IS: 3025 (P-17)-1984	40	2000 Max.
6	Inorganic Solids	mg/l	IS: 3025 (P-18)-1984	550	3000 Max.
7	Organic Solids	mg/l	IS: 3025 (P-18)-1984	180	200 Max.
8	Chloride Content (as Cl)	mg/l	IS: 3025 (P-32)-1988	245	2000 Max for concrete not containing embedded steel & 500 Max for reinforced concrete work

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

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

ED-057/18/03/25-1

Swati Chauhan
Sr. Analyst
Checked by

FOR NEWCON CONSULTANTS & LABORATORIES

SHASHI SOLANKI
Lab Head
NCL
Authorized Signatory

1. The test report refers only to the particular sample/s submitted for testing and listed parameters.
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Laboratory : A-1/156, Sector-17, (Swadeshi Compound) Kavi Nagar Industrial Area, GHAZIABAD - 201 002 (U.P.)
Mobile : 9810430345, 9205501788 | **Website :** www.newconlab.in
E-mail : newconlab@gmail.com, newconlabfinance@gmail.com

ANNEXURE-XIV

ASSURANCE FOR FRESH WATER SUPPLY

ANNEXURE-XI

HSVP

हरियाणाशहरीविकासप्राधिकरण

OFFICE OF THE EXECUTIVE ENGINEER,
HSVP DIVISION No. VI, GURUGRAM
Primary School Building, M-Block, South City-I Near Plot No-M-217.

By Email/By Dak/By Hand

To

M/s 4S Developers Pvt. Ltd.,
Office Add: - 2nd Floor, HUB 66, Opp. Ansal Esencia,
Sector-67, Gurugram.

Memo No: 25829 **Dated:** 05/02/2024

Sub: - **Assurance of Water Supply of 20KLD drinking water for labor/staff during construction phase and 1092KLD water during operation phase for our proposed Affordable Group Housing Colony on land admeasuring 9.684 Acres (License No-269 of 2023 dated 28.12.2023 & 235 of 2023 dated 02.11.2023) at Sector-36, Sohna, Haryana being developers by 4S Developers Pvt. Ltd.**

Ref: - **Your application dated 29.01.2024 on the above noted subject.**

In this context, it is intimated that the land for Master Roads, Water Supply, Sewerage & SWD, for master plan of 2031-AD for Urban Estate, Sohna has yet not been acquired and master services of Water Supply will be planned after acquisition of land accordingly. After approval and execution of Water Supply Scheme, the water supply connection will be sanctioned on your request as per HSVP by law.

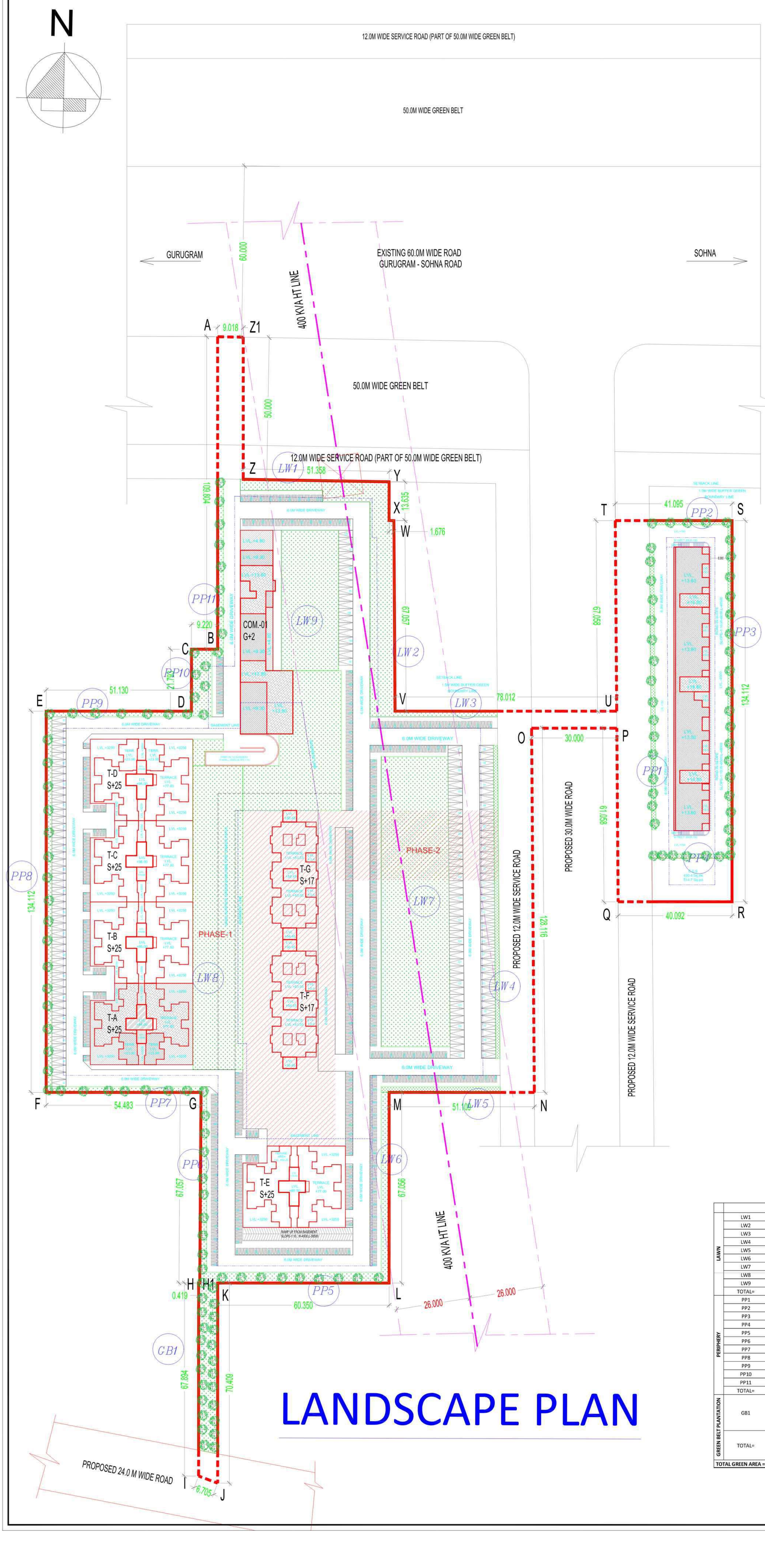
This is for your kind information please.

DA/- Nil

Executive Engineer,
HSVP, Division No-VI,
Gurugram.

ANNEXURE-XV

LANSCAPE PLAN



LANDSCAPE PLAN

CO-ORDINATES OF PLANTATION

NAME	LATITUDE	LONGITUDE
GB1	28° 17' 36.722" N	77° 3' 44.293" E
PP1	28° 17' 31.704" N	77° 3' 53.849" E
PP2	28° 17' 31.228" N	77° 3' 55.307" E
PP3	28° 17' 30.652" N	77° 3' 52.544" E
PP4	28° 17' 31.073" N	77° 3' 50.497" E
PP5	28° 17' 35.497" N	77° 3' 45.811" E
PP6	28° 17' 36.872" N	77° 3' 47.269" E
PP7	28° 17' 37.443" N	77° 3' 48.161" E
PP8	28° 17' 38.507" N	77° 3' 50.824" E
PP9	28° 17' 37.727" N	77° 3' 53.011" E
PP10	28° 17' 36.651" N	77° 3' 53.284" E
PP11	28° 17' 36.403" N	77° 3' 54.637" E

100% AREA BREAK-UP

Total Plot area	39189.695	100%
Ground Coverage	8243.897	21
Landscape Area	8117.247	20.7
Paved Area	22828.551	58.3

GREEN AREA SUMMARY

TOTAL PLOT AREA = 39189.695 SQMTS.
PROPOSED GREEN AREA (20.7%) = 8117.247 SQMTS
REQUIRED NO. OF TREES = PLOT AREA /80 =490
PROPOSED NO. OF TREES = 550
LAWN AREA = 6009.25 SQMT
PERIPHERY PLANTATION AREA = 1618 SQMT
GREEN BELT AREA = 490 SQMT

Plant Species with Local Names

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

GREEN AREA DETAILS

		AREA (SQMT.)	AVE. LENGTH (M)	AVE. WIDTH (M)	SPACING (M)	NO. OF TREES
LAWN	LW1	200	50	4		
	LW2	640	80	8		
	LW3	72	36	2		
	LW4	222	111	2		
	LW5	84	42	2		
	LW6	201	67	3		
	LW7	1730.25	85	21.25		
	LW8	900	75	12		
	LW9	1960	98	20		
	TOTAL=	6009.25				
PERIPHERY	PP1	204	102	2	4x3	51
	PP2	60	30	2	4x3	15
	PP3	238	119	2	4x3	60
	PP4	56	28	2	4x3	20
	PP5	240	60	4	4x3	15
	PP6	134	67	2	4x3	35
	PP7	108	54	2	4x3	27
	PP8	268	134	2	4x3	78
	PP9	102	51	2	4x3	30
	PP10	88	22	4	4x3	10
	PP11	120	60	2	4x3	30
	TOTAL=	1618			TOTAL=	371
GREEN BELT PLANTATION	GB1	490	70	7	4x3	179
	TOTAL=	490			TOTAL=	179
TOTAL GREEN AREA =		8117.247			TOTAL NO. OF TREES =	550

NOTES:-
1. ALL DIMENSIONS IN MM.
2. All INTERNAL WALLS ARE 75MM AND EXTERNAL WALLS ARE 150MM THICK RCC WALL.
3. LIFT SHALL BE WITH 100% POWER BACKUP.

PROJECT:-
PROPOSED BUILDING PLAN FOR AN ADDITIONAL AREA MEASURING 1.375 ACRES (LICENCE NO-269 OF 2023 DATED-28-12-2023) IN THE ALREADY LICENCE GRANTED FOR AFFORDABLE GROUP HOUSING COLONY MEASURING 8.309 ACRES (LICENCE NO.235 OF 2023 DATED 02.11.2013), TOTAL AREA MEASURING 9.684 ACRES IN SECTOR-36, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY 4S DEVELOPERS PVT. L T D .

ARCHITECT:-
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-

DRAWING TITLE:-
SITE PLAN

DATE:- JAN-2024
SCALE:- 1:80 (A1)
SHEET NO.
S-001

ANNEXURE-XVI

TREATED WATER ASSURANCE

ANNEXURE-XII

HSVP

हरियाणाशहरीविकासप्राधिकरण

OFFICE OF THE EXECUTIVE ENGINEER,
HSVP DIVISION No. VI, GURUGRAM
Primary School Building, M-Block, South City-I Near Plot No-M-217.

By Email/By Dak/By Hand

To

M/s 4S Developers Pvt. Ltd.,
Office Add: - 2nd Floor, HUB 66, Opp. Ansal Esencia,
Sector-67, Gurugram.

Memo No: 25826 **Dated:** 05/02/2024

Sub: - **Request for assurance of STP treated water for construction purpose from water treatment plant for our proposed Affordable Group Housing Colony on land admeasuring 9.684 Acres (License No-269 of 2023 dated 28.12.2023 & 235 of 2023 dated 02.11.2023) at Sector-36, Sohna, Haryana being developers by 4S Developers Pvt. Ltd.**

Ref: - **Your application dated 29.01.2024 on the above noted subject.**

In this context, it is intimated that the land for Master Roads as per approved layout plan of 2031-AD for Urban Estate, Sohna has not been acquired yet, as such, Sewerage Scheme for Urban Estate, Sohna as well as for construction of STP etc. will be prepared and got approved after acquisition of Master Roads in Urban Estate, Sohna.

Therefore, treated water will be supplied after it's completion in due course of time as required for above refer project.

This is for your kind information please.

DA/- Nil

Executive Engineer,
HSVP, Division No-VI,
Gurugram.

ANNEXURE-XVII

RAINWATER HARVESTING PIT DESIGN

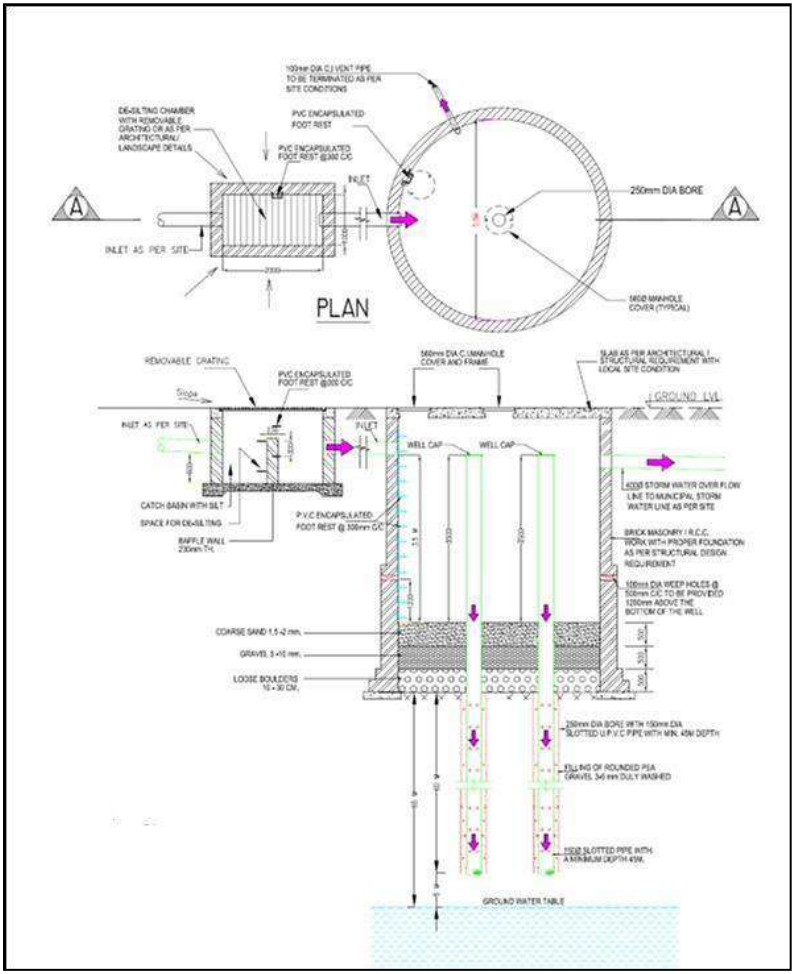


Figure 7: Rain Water Harvesting Pit

ANNEXURE-XVIII

DRAINAGE LAYOUT PLAN

AREA CALCULATION (PHASE-02)

	TOWER -E	TOWER -F	TOWER -G	TOTAL
GROUND COVERAGE	1031.289	541.435	541.435	2114.159
GROUND/STILT F.A.R.	70.054	274.389	274.389	
1ST FLOOR F.A.R.	544.046	453.348	453.348	
2nd FLOOR F.A.R.	544.046	453.348	453.348	
3rd FLOOR F.A.R.	544.046	453.348	453.348	
4th FLOOR F.A.R.	544.046	453.348	453.348	
5th FLOOR F.A.R.	544.046	453.348	453.348	
6th FLOOR F.A.R.	544.046	453.348	453.348	
7th FLOOR F.A.R.	544.046	453.348	453.348	
8th FLOOR F.A.R.	544.046	453.348	453.348	
9th FLOOR F.A.R.	544.046	453.348	453.348	
10th FLOOR F.A.R.	544.046	453.348	453.348	
11th FLOOR F.A.R.	544.046	453.348	453.348	
12th FLOOR F.A.R.	544.046	453.348	453.348	
13th FLOOR F.A.R.	544.046	453.348	453.348	
14th FLOOR F.A.R.	544.046	453.348	453.348	
15th FLOOR F.A.R.	544.046	453.348	453.348	
16th FLOOR F.A.R.	544.046	453.348	453.348	
17th FLOOR F.A.R.	544.046	453.348	453.348	
18th FLOOR F.A.R.	544.046	453.348	453.348	
19th FLOOR F.A.R.	544.046			
20th FLOOR F.A.R.	544.046			
21th FLOOR F.A.R.	419.336			
22th FLOOR F.A.R.	419.336			
23th FLOOR F.A.R.	419.336			
24th FLOOR F.A.R.	419.336			
25th FLOOR F.A.R.	419.336			
TOTAL F.A.R.	13047.654	8434.653	8434.653	
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	29916.960			
MUMTY AREA	71.014	62.878	62.878	
STILT PARKING	961.235	267.047	267.047	1495.329
STAIR CASE AREA	525.000	437.472	437.472	
REFUGE AREA	74.499			
BASEMENT AREA				
TOTAL BUILT UP	14679.402	9202.050	9202.050	33083.502

DWS	DOMESTIC WATER SUPPLY	
FWS	FLUSHING WATER SUPPLY	
GH	GARDEN HYDRANT	GH
CB	CATCH BASIN	CB
MH	STORM WATER MANHOLE	
RWH	RAIN WATER HARVESHTING PIT 3.0M DIA	
EFH	EXTERNAL FIRE HYDRANT	EFHC
DC	DESILTING CHAMBER	DC
SP	STORM LINE (RCC PIPE)	
GH	GARDEN HYDRANT	
FH	FIRE HYDRANT PIPE	
BW	BORE WELL	
MS	MUNICIPAL WATER SUPPLY LINE	

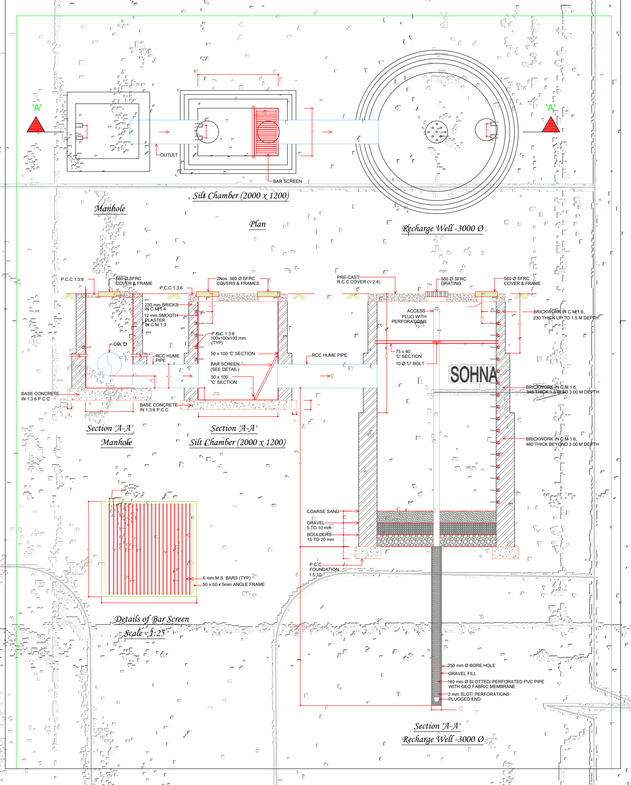
12.0M WIDE SERVICE ROAD (PART OF 50.0M WIDE GREEN BELT)

50.0M WIDE GREEN BELT

EXISTING 60.0M WIDE ROAD
GURUGRAM - SOHNA ROAD

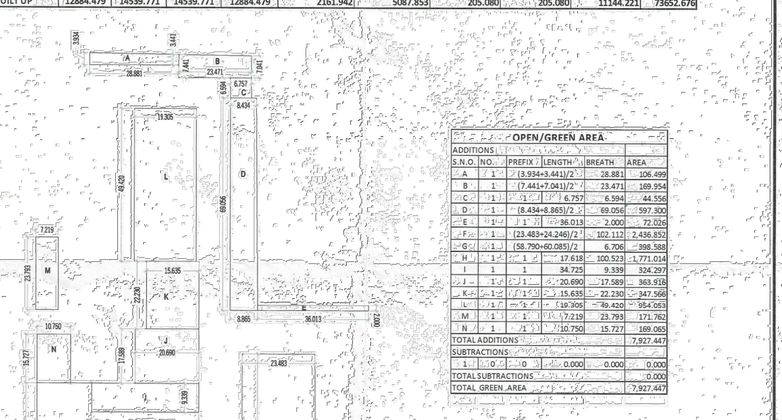
400 KVA HT LINE

Rain Water Harvesting Pit



AREA CALCULATION (PHASE -1)

	TOWER -A	TOWER -B	TOWER -C	TOWER -D	COMMERCIAL-01	COMMERCIAL-02	CRECHE	COMMUNITY	BASEMENT	TOTAL
GROUND COVERAGE	1028.581	1025.874	1025.874	1028.581	965.140	1243.259	205.080	205.080		6317.309
GROUND/STILT F.A.R.	70.054	70.054	70.054	70.054	965.140	1243.259				
1ST FLOOR F.A.R.	543.424	542.802	542.802	543.424	810.140	1049.484				
2nd FLOOR F.A.R.	543.424	542.802	542.802	543.424	288.382	946.245				
3rd FLOOR F.A.R.	543.424	542.802	542.802	543.424						
4th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
5th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
6th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
7th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
8th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
9th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
10th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
11th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
12th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
13th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
14th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
15th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
16th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
17th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
18th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
19th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
20th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
21th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
22th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
23th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
24th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
25th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
TOTAL F.A.R.	11410.892	13019.669	13019.669	11410.892	2063.662	3238.988	205.080	205.080		
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.		48861.122			5302.650					
MUMTY AREA	71.014	71.014	71.014	71.014	0.000	138.154				
STILT PARKING	855.988	853.280	853.280	855.988	0.000	0.000				3418.536
STAIR CASE AREA	525.000	525.000	525.000	525.000	98.280	156.816				
REFUGE AREA	21.585	70.808	70.808	21.585						
BASEMENT AREA					1553.895				11144.221	
TOTAL BUILT UP	12884.479	14539.771	14539.771	12884.479	2161.942	5087.853	205.080	205.080	11144.221	73652.676



OPEN/GREEN AREA

ADDITIONS S.NO.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	(3.934+3.441)/2	28.881	106.499
B	1	1	(7.441+7.041)/2	23.471	169.954
C	1	1	6.757	6.594	44.556
D	1	1	(8.434+8.865)/2	69.056	597.300
E	1	1	36.013	2.000	72.026
F	1	1	(23.483+24.246)/2	102.112	2,436.852
G	1	1	(58.790-60.085)/2	6.706	398.588
H	1	1	17.618	100.523	1,771.014
I	1	1	84.725	9.339	324.297
J	1	1	20.690	17.589	363.918
K	1	1	15.635	22.230	347.566
L	1	1	10.305	49.420	954.063
M	1	1	7.219	23.793	171.762
N	1	1	10.750	15.727	169.065
TOTAL ADDITIONS					7,927.447
SUBTRACTIONS					
1	0	0	0.000	0.000	0.000
TOTAL SUBTRACTIONS					0.000
TOTAL GREEN AREA					7,927.447

GREEN AREA DIAGRAM

OPEN PARKING AREA DETAIL

ADDITIONS S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	28.881	13.970	403.468
B	1	1	5.714	10.000	57.140
C	1	1	11.000	59.420	653.620
D	1	1	10.000	16.230	162.300
E	1	1	53.471	14.000	748.594
F	1	1	14.000	18.928	264.992
G	1	1	22.241	91.752	2,040.656
H	1	1	24.246	14.000	339.444
I	1	1	16.000	116.112	1,857.792
J	1	1	1.575	10.000	15.750
K	1	1	1.500	9.889	14.984
L	1	1	12.625	54.932	693.517
M	1	1	10.000	15.717	157.170
N	1	1	51.460	7.500	385.950
O	1	1	12.735	63.700	811.220
P	1	1	8.550	12.025	102.814
Q	1	1	40.983	6.000	245.898
R	1	1	13.500	130.112	1,756.512
T	1	1	42.849	6.000	257.094
U	1	1	10.000	27.793	277.930
V	1	1	6.000	61.790	370.740
ADDITIONS					11,617.583
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1	1	2.500	27.500	68.750
TOTAL SUBTRACTION					68.750
TOTAL OPEN PARKING AREA					11,548.833

OPEN PARKING AREA DIAGRAM

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

STILT SCOOTER PARKING DETAIL	
TOWER A	109
TOWER B	113
TOWER C	112
TOWER D	113
TOWER E	135
TOWER F	28
TOWER G	28
TOTAL	638

TOTAL PARKING E.C.S. PROVIDED	AREA	ECS
PARKING AREA (UNDER STILT) (/28 ECS)	4913.865	175.495
PARKING AREA (UNDER SURFACE) (/23 ECS)	11548.833	502.123
PARKING AREA (UNDER BASEMENT) (/32 ECS)	9645.988	301.437
TOTAL ECS PROVIDED		979.055

	PERMISSIBLE	PROPOSED
NET PLANNED AREA (9.62833 X 4046.85)	38964.407	
COMMERCIAL AREA LAND (MAX. @8%)	3117.153	
PERMISSIBLE F.A.R. (@175%)	5455.017	
NET PERMISSIBLE F.A.R.	5455.017	5302.65
RESIDENTIAL AREA LAND (@92%)	35847.255	
PERMISSIBLE F.A.R. (@225%)	80656.323	
NET PERMISSIBLE F.A.R.	80656.323	78778.082
PERMISSIBLE GROUND COVERAGE (@50%)	19482.204	8431.468
REQUIRED GREEN/OPEN SPACE (@15%)	5844.661	7927.447
		20.34%
MINIMUM REQUIRED CRECHE AREA	185.805	205.08
MINIMUM REQUIRED COMMUNITY AREA	185.805	205.08
PERMISSIBLE DENSITY	750 TO 900 P.P.A.	757.502
REQUIRED ECS @0.5 / UNIT	671.5	979.055

UNIT TYPE	UNIT CARPET AREA (SQ.MT.)	NO.OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT-1 (3BHK)	59.889	473	28327.497
UNIT-2 (3BHK)	59.931	378	22653.918
UNIT-1A (3BHK)	59.889	20	1197.78
UNIT-2A (3BHK)	59.931	20	1198.62
UNIT-1B (3BHK)	59.889	7	419.223
UNIT-3 (1BHK)	30.005	444	13322.22
TOTAL		1342	67119.258

STILT PARKING AREA	
TOWER A	855.988
TOWER B	853.280
TOWER C	853.280
TOWER D	855.988
TOWER E	961.235
TOWER F	267.047
TOWER G	267.047
TOTAL	4913.865

DENSITY	AREA OF SITE(in acres) = 8.8580636		
	Permissible		Proposed
	min.	max.	
Density	750	900	757.502
Population	6643.548	7972.257	6710
Units	1328.710	1594.45145	1342

PARKING E.C.S. AREA PROVIDED	=979.055 E.C.S.
PROPOSED SCOOTER PARKING(STILT)	=638
PROPOSED SCOOTER PARKING(OPEN)	=749
TOTAL	=1387
PROPOSED CAR PARKING(BASEMENT)	=217
PROPOSED CAR PARKING (OPEN)	=90
TOTAL	=307
PERMISSIBLE CAR PARKING 4% COMMERCIAL = 5302.650/2/50 = 53.02	
PROPOSED CAR PARKING (COMMERCIAL BASEMENT) = 64	

UNIT TYPE	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOTAL UNITS
UNIT-1 (3BHK)	94	95	95	94	95	0	0	473
UNIT-2 (3BHK)	60	86	86	60	86	0	0	378
UNIT-1A (3BHK)	4	4	4	4	4	0	0	20
UNIT-2A (3BHK)	4	4	4	4	4	0	0	20
UNIT-1B (3BHK)	2	1	1	2	1	0	0	7
UNIT-3 (1BHK)	0	0	0	0	0	222	222	444
TOTAL	164	190	190	164	190	222	222	1342

PHASE - 02 AREA
A - 2.477 Acres
TOTAL PHASE - 2 AREA = 2.477 Acres

A) TOTAL SITE AREA = 9.684 Acres
B) AREA UNDER PHASE-2 = 2.477 Acres
C) AREA UNDER PHASE-1 (A-B) = 7.207 Acres

PHASE 2 SHOWN THUS
PHASE 1 SHOWN THUS

SURFACE SCOOTER PARKING = 749 Nos.
SURFACE CAR PARKING = 90 Nos.

NOTES:-
1. ALL DIMENSIONS IN MM.
2. All INTERNAL WALLS ARE 75MM. AND EXTERNAL WALLS ARE 150MM THICK RCC WALL.
3. LIFT SHALL BE WITH 100% POWER BACKUP.

PROJECT:-
PROPOSED BUILDING PLAN FOR AN ADDITIONAL AREA MEASURING 1.375 ACRES (LICENCE NO-269 OF 2023 DATED 28-12-2023) IN THE ALREADY LICENCE GRANTED FOR AFFORDABLE GROUP HOUSING COLONY MEASURING 8.309 ACRES (LICENCE NO.235 OF 2023 DATED 02.11.2013), TOTAL AREA MEASURING 9.684 ACRES IN SECTOR-36, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY 4S DEVELOPERS PVT. L T D

ARCHITECT :-
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING
Unit No.303,Nirvana Time Center, Suncity,Sector-54,Golf Course Road,Gurgaon
O :- 0124-4284293 M :- 0-9899158486 Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- For 4S Developers Pvt. Ltd. Authorised Signatory

ARCHITECT SIGNATURE:- AR. VIKAS AHLAWAT CA/2013/59929

DRAWING TITLE:-
SITE PLAN
DRAINAGE SYSTEM

DATE:- JAN-2024
SCALE:- 1:80 (A1)
SHEET NO. S-001

AREA CALCULATION

	TOWER -A	TOWER -B	TOWER -C	TOWER -D	TOWER -E	TOWER -F	TOWER -G	COMMERCIAL-01	COMMERCIAL-02	CRECHE	COMMUNITY	BASEMENT	TOTAL
GROUND COVERAGE	1028.581	1025.874	1025.874	1028.581	1031.289	541.435	541.435	965.140	1243.259	205.080	205.080		8431.468
GROUND/STILT F.A.R.	70.054	70.054	70.054	70.054	70.054	274.389	274.389	965.140	1243.259				
1ST FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348	810.140	1049.484				
2nd FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348	288.382	946.245				
3rd FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
4th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
5th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
6th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
7th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
8th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
9th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
10th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
11th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
12th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
13th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
14th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
15th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
16th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
17th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
18th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
19th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046								
20th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046								
21th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
22th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
23th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
24th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
25th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
TOTAL F.A.R.	11410.892	13019.669	13019.669	11410.892	13047.654	8434.653	8434.653	2063.662	3238.988	205.080	205.080		
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.					78778.082			5302.650					
MUMTY AREA	71.014	71.014	71.014	71.014	71.014	62.878	62.878	0.000	138.154				
STILT PARKING	855.988	853.280	853.280	855.988	961.235	267.047	267.047	0.000	0.000				4913.865
STAIR CASE AREA	525.000	525.000	525.000	525.000	525.000	437.472	437.472	98.280	156.816				
REFUGE AREA	21.585	70.808	70.808	21.585	74.499								
BASEMENT AREA									1553.895			11144.221	
TOTAL BUILT UP	12884.479	14539.771	14539.771	12884.479	14679.402	9202.050	9202.050	2161.942	5087.853	205.080	205.080	11144.221	106736.178

ANNEXURE-XIX

ASSURANCE FOR SEWERAGE DISCHARGE

ANNEXURE-XIV

HSVP

हरियाणाशहरीविकासप्राधिकरण

OFFICE OF THE EXECUTIVE ENGINEER,
HSVP DIVISION No. VI, GURUGRAM
Primary School Building, M-Block, South City-I Near Plot No-M-217.

By Email/By Dak/By Hand

To

M/s 4S Developers Pvt. Ltd.,
Office Add: - 2nd Floor, HUB 66, Opp. Ansal Esencia,
Sector-67, Gurugram.

Memo No: 2524 **Dated:** 05/02/2024

Sub: - **Request for assurance of Sewerage Connection for discharge of 920KLD per day for or Affordable Group Housing Colony on land admeasuring 9.684 Acres (License No-269 of 2023 dated 28.12.2023 & 235 of 2023 dated 02.11.2023) at Sector-36, Sohna, Haryana being developers by 4S Developers Pvt. Ltd.**

Ref: - **Your application dated 29.01.2024 on the above noted subject.**

In this context, it is intimated that the land for Master Roads, Water Supply, Sewerage & SWD, for master plan of 2031-AD for Urban Estate, Sohna has yet not been acquired and master services of Sewerage Line will be planned after acquisition of land accordingly. After approval and construction of Sewerage Treatment Plant & lying of master sewer line, the Sewerage connection will be sanctioned on your request as per HSVP by law.

This is for your kind information please.

DA/- Nil

Executive Engineer,
HSVP, Division No-VI,
Gurugram.

ANNEXURE-XX
PREMIXED CONCRETE
BILLS

1- (Casing Compound)

GSTIN : 07BGSPJ5773J1ZO

ORIGINAL FOR RECIPIENT

TAX INVOICE

JAI SHREE RADHEY SHYAM ENTERPRISES

Shani Mandir,Plot No.3 khasra no.141/5, RANHOLA ROAD,
MUNDKA DELHI-110041, MOB-9354808300, 8295508800
email : sanjayjain@jsrs.in

PAN NO- BGSPJ5773J,UDYAM-DL-11-0016444

Invoice No.	: GST-2626/25-26	CREDIT	:
Dated	: 03-06-2025	PO.NO.	:
Place of Supply	: Haryana (06)	DISPATCH DETAIL	: Shani Mandir,Plot No.3
Reverse Charge	: N	.	: Khasra No.141/5, RANHOLA
GR/RR No.	:	.	: ROAD MUNDKA DELHI-110041
Transport	: BY ROAD	.	:
Vehicle No.	: DL01LAH7637	.	:
Station	: Gurugram	.	:

Billed to :
APT CONSTRUCTION COMPANY
202, STYLE PLAZA, JHARSA ROAD, NEAR
RELIANCE FRESH, SECTPOR-15, PART-I
Gurugram, Haryana, 122001

Party PAN : ABEFA5702A
Party Mobile No : 9871565622
GSTIN / UIN : 06ABEFA5702A1Z7

Shipped to :
APT CONSTRUCTION COMPANY
Project: Aster Avenue 36, Sector
36, Sohna, Gurgaon-122103

Party PAN : ABEFA5702A
Party Mobile No : 9871565622
GSTIN / UIN : 06ABEFA5702A1Z7

IRN : 1585c516d77d3f4ac7676db63e6c5a09bdb20e6d539122efd8b8d284223ffc0f **Ack.No.** : 172517619440618 **Ack. Date** : 03-06-2025

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount( )
1.	CONBEXTRA GP-2 *20 BAGS OF 30 KG EACH*	38245090	600.000	Kgs	14.00	8,400.00
2.	SIKA ANTISOL A4 WHITE *5 DRUMS OF 230 KG EACH*	38244090	1150.000	Kgs	73.00	83,950.00
						92,350.00
	Add : Freight & Forwarding Charges					1,600.00
	Add : IGST			@	*18.00 %*	16,911
	Less : Rounded Off (-)					0.40
	Grand Total		**1,750.000 Kgs**			**1,10,861.00**

HSN/SAC	Tax Rate	Taxable Amt.	IGST Amt.	Total Tax
38244090	18%	85,404.56	15,372.82	15,372.82
38245090	18%	8,545.44	1,538.17	1,538.17

Bank Details : AXIS Bank Limited
A/c No-923030054773139 IFSC Code UTIB0003748

APT CONSTRUCTION CO. Delhi 5/16

Terms & Conditions

E.& O.E.
1. Goods once sold will not be taken back.
2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time.
3. Subject to 'Delhi' Jurisdiction only.

E-Invoice QR Code

Receiver's Signature :

For JAI SHREE RADHEY SHYAM ENTERPRIS :

Authorised Signatory

N : 07BGSPJ5773J1ZO

ORIGINAL FOR RECIPIENT

TAX INVOICE

JAI SHREE RADHEY SHYAM ENTERPRISES

Shani Mandir,Plot No.3 khasra no.141/5, RANHOLA ROAD,
MUNDKA DELHI-110041, MOB-9354808300, 8295508800
email : sanjayjain@jsrs.in

PAN NO- BGSPJ5773J,UDYAM-DL-11-0016444

Invoice No.	: GST-8273/24-25	CREDIT	:
Dated	: 27-01-2025	PO.NO.	:
Place of Supply	: Haryana (06)	DISPATCH DETAIL	: Shani Mandir,Plot No.3
Reverse Charge	: N	.	: Khasra No.141/5, RANHOLA
GR/RR No.	:	.	: ROAD MUNDKA DELHI-110041
Transport	: BY ROAD	.	:
Vehicle No.	: DL01LAG9988	.	:
Station	: GURGOAN	.	:

Billed to :
APT CONSTRUCTION COMPANY
202, STYLE PLAZA, JHARSA ROAD, NEAR
RELIANCE FRESH, SECTPOR-15, PART-I
Gurugram, Haryana, 122001

Party PAN : ABEFA5702A
Party Mobile No : 9871565622
GSTIN / UIN : 06ABEFA5702A1Z7

Shipped to :
APT CONSTRUCTION COMPANY
Project: Aster Avenue 36, Sector 36,
Sohna, Gurgaon-122103

Party PAN : ABEFA5702A
Party Mobile No : 9871565622
GSTIN / UIN : 06ABEFA5702A1Z7

IRN : 14169e882e32881944ab95cb946577ec2de0f2f0cc3c02b9de69161168a57903 **Ack.No.** : 172516711805987 **Ack. Date** : 27-01-2025

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount( )
1.	SIKA ANTISOL A4 WHITE *5 DRUMS OF 230 KG EACH*	38244090	1150.000	Kgs	70.00	80,500.00
						80,500.00
	Add : Freight & Forwarding Charges					1,700.00
	Add : IGST			@	*18.00 %*	14,796.00
	Grand Total		**1150.000 Kgs**			**96,996.00**

HSN/SAC	Tax Rate	Taxable Amt.	IGST Amt.	Total Tax
38244090	18%	82,200.00	14,796.00	14,796.00

Rupees Ninety Six Thousand, Nine Hundred Ninety Six only

APT CONSTRUCTION CO.

Bank Details : AXIS Bank Limited
A/c No-923030054773139 IFSC Code UTIB0003748

Terms & Conditions

E.& O.E.
1. Goods once sold will not be taken back.
2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time.
3. Subject to 'Delhi' Jurisdiction only.

E-Invoice QR Code

Receiver's Signature :

For JAI SHREE RADHEY SHYAM ENTERPRI

Authorised Signatory

07BGSPJ5773J1ZO

ORIGINAL FOR RECIPIENT

TAX INVOICE

JAI SHREE RADHEY SHYAM ENTERPRISES

Shani Mandir,Plot No.3 khasra no.141/5, RANHOLA ROAD,
MUNDKA DELHI-110041, MOB-9354808300, 8295508800

email : sanjayjain@jsrs.in

PAN NO- BGSPJ5773J,UDYAM-DL-11-0016444

e No.	: GST-9909/24-25	CREDIT	:
	: 10-03-2025	PO.NO.	:
of Supply	: Haryana (06)	DISPATCH DETAIL	: Shani Mandir,Plot No.3
se Charge	: N		: Khasra No.141/5, RANHOLA
R No.	:		: ROAD MUNDKA DELHI-110041
port	: BY ROAD		:
le No.	: UP75AL4050		:
n	: GURGOAN		:

d to :
CONSTRUCTION COMPANY
STYLE PLAZA, JHARSA ROAD, NEAR
ANCE FRESH, SECTPOR-15, PART-I
gram, Haryana, 122001

/ PAN : ABEFA5702A
y Mobile No : 9871565622
IN / UIN : 06ABEFA5702A1Z7

Shipped to :
APT CONSTRUCTION COMPANY
Project: Aster Avenue 36, Sector 36,
Sohna, Gurgaon-122103

Party PAN : ABEFA5702A
Party Mobile No : 9871565622
GSTIN / UIN : 06ABEFA5702A1Z7

: 43d3a8756aa562098fb2752a3977f3315a07171685aec9ce401ce2aeb95f9122 **Ack.No.** : 172517017238327 **Ack. Date** : 10-03-2025

Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount( )
SIKA ANTISOL A4 WHITE *5 DRUMS OF 230 KG EACH*	38244090	1150.000	Kgs	70.00	80,500.00
					80,500.00
Add : Freight & Forwarding Charges					1,700.00
Add : IGST				@ 18.00 %	14,796.00
Grand Total		**1150.000 Kgs**			**96,996.00**

N/SAC	Tax Rate	Taxable Amt.	IGST Amt.	Total Tax
244090	18%	82,200.00	14,796.00	14,796.00

upees Ninety Six Thousand, Nine Hundred Ninety Six Only

APT CONSTRUCTION CO. 12/03

ank Details : AXIS Bank Limited
A/c No-923030054773139 IFSC Code UTIB0003748

rms & Conditions

& O.E.
Goods once sold will not be taken
ack.
Interest @ 18% p.a. will be charged
the payment
not made with in the stipulated time.
Subject to 'Delhi' Jurisdiction only.

E-Invoice QR Code

Receiver's Signature :

For JAI SHREE RADHEY SHYAM ENTERPRIS S

Authorised Signatory

ORIGINAL FOR RECIPIENT

GSTIN : 07BGSPJ5773J1ZO

TAX INVOICE

JAI SHREE RADHEY SHYAM ENTERPRISES

Shani Mandir,Plot No.3 khasra no.141/5, RANHOLA ROAD,
MUNDKA DELHI-110041, MOB-9354808300, 8295508800
email : sanjayjain@jsrs.in

PAN NO- BGSPJ5773J,UDYAM-DL-11-0016444

Invoice No.	: GST-2626/25-26	CREDIT	:
Dated	: 03-06-2025	PO.NO.	:
Place of Supply	: Haryana (06)	DISPATCH DETAIL	: Shani Mandir,Plot No.3
Reverse Charge	: N		: Khasra No.141/5, RANHOLA
GR/RR No.	:		: ROAD MUNDKA DELHI-110041
Transport	: BY ROAD		:
Vehicle No.	: DL01LAH7637		:
Station	: Gurugram		:

Billed to :
APT CONSTRUCTION COMPANY
202, STYLE PLAZA, JHARSA ROAD, NEAR
RELIANCE FRESH, SECTPOR-15, PART-I
Gurugram, Haryana, 122001

Party PAN : ABEFA5702A
Party Mobile No : 9871565622
GSTIN / UIN : 06ABEFA5702A1Z7

Shipped to :
APT CONSTRUCTION COMPANY
Project: Aster Avenue 36, Sector
36, Sohna, Gurgaon-122103

Party PAN : ABEFA5702A
Party Mobile No : 9871565622
GSTIN / UIN : 06ABEFA5702A1Z7

IRN : 1585c516d77d3f4ac7676db63e6c5a09bdb20e6d539122efd8b8d284223ffc0f **Ack.No.** : 172517619440618 **Ack. Date** : 03-06-2025

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount( )
Total			**93,950.00**	**16,911**	**16,911**	

Rupees One Lakh Ten Thousand Eight Hundred Sixty One Only

APT CONSTRUCTION CO
5/06/25

Bank Details : AXIS Bank Limited
A/c No-923030054773139 IFSC Code UTIB0003748

Terms & Conditions

E.& O.E.
1. Goods once sold will not be taken back.
2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time.
3. Subject to 'Delhi' Jurisdiction only.

E-Invoice QR Code

Receiver's Signature :

For JAI SHREE RADHEY SHYAM ENTERPRIS

Authorised Signatory

ANNEXURE-XXI
PUC CERTIFICATES

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Haryana

Date	:	**09/06/2025**
Time	:	**17:42:26 PM**
Validity upto	:	**08/06/2026**

HR55AF3989

Certificate SL. No.	:	HR05502520004683
Registration No.	:	HR55AF3989
Date of Registration	:	17/May/2019
Month & Year of Manufacturing	:	March-2019
Valid Mobile Number	:	******7138
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	HR0550252
GSTIN	:	
Fees	:	Rs.100.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.48

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

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

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Haryana

Date	:	**09/06/2025**
Time	:	**17:44:36 PM**
Validity upto	:	**08/06/2026**

HR55AK1490

Certificate SL. No.	:	HR05502520004684
Registration No.	:	HR55AK1490
Date of Registration	:	02/Nov/2021
Month & Year of Manufacturing	:	February-2021
Valid Mobile Number	:	******7138
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	HR0550252
GSTIN	:	
Fees	:	
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.57

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

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

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

ANNEXURE-XXII
IGBC PRECERTIFICATE

IGBC

Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

Affordable Group Housing, Sector-36, Sohna, Gurugram (LC No. 235 & 269 of 2023)

ASTER AVENUE 36 BY 4S DEVELOPERS PVT. LTD.

(IGBC Registration No. GAH240389)

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

IGBC Green Affordable Housing Rating System

Precertified Gold

October 2024

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

M G Somashekar
Chair, IGBC Green Affordable Housing

B Thiagarajan
Chairman, IGBC

K S Venkatagiri
Executive Director, CII-Godrej GBC

ANNEXURE-XXIII

EMP BILLS – P.O. OF PM SENSOR, PTZ CAMERA & ANTISMOG GUNS

AVAK IMPEX

SHOP NO- B-202, FIRST FLOOR, RMS PLAZA C-01 SEC- 5 AND 6, TDS CITY, LONI, Ghaziabad, Uttar Pradesh, 201102 Mo. NO-9718811214

ORIGINAL

GSTNo.09AIDPA5868M1ZU

Tax Invoice

Invoice No: B250620		Transport Mode:	
Invoice date:-16-06-2025		Vehicle number:	
Reverse Charge (Y/N):	N	Date of Supply: 16-06-2025	
Place of Supply :- Haryana	Code 6		

Bill to Party	Ship to Party
Name:--4S DEVELOPERS PRIVATE LIMITED	Name:-4S DEVELOPERS PRIVATE LIMITED
Address:-First Floor, Retail Unit IX-63, ILD Trade Centre, Sector 47, Sohna Road, Gurgaon, Haryana, 122001	Address:-Project: Aster Avenue sector 36 dhunela sohna
GST NO:-06AAGCB8963J1Z8	GST IN:-06AAGCB8963J1Z8
State:-Haryana Code 6	State:- Haryana Code 6

S. No.	Product Description	HSN code	Qty.	Unit	Rate	Taxable Value	CGST Rate	CGST Amount	SGST Rate	SGST Amount	Total
1	Anti Smog Gun 50mtr	8424	3	pcs	1,18,000	3,54,000					3,54,000
	Total		3	pcs		3,54,000		0		-	3,54,000

Total Invoice amount in words

Four Lakh Seventeen Thousand Seven Hundred Twenty Only /-

Total Amount before Tax	
Add: CGST	
Add: SGST	
Add: IGST 18%	63,720
Freight & cartage	Including
Total Tax Amount	
Total Amount after Tax:	4,17,720/-
GST on Reverse Charge	0

Certified that the particulars given above are true and correct.

For AVAK IMPEX

Auth. Sign.

For AVAK IMPEX

Authorised signatory

Bank Details

A/c 50200087243310

Bank IFSC: HDFC0004729

Bank Name- HDFC BANK

Branch - TRONICA CITY, IONI

Terms & conditions

Common Seal

TAX INVOICE

Original for Recipient

WEMAP

GSTIN - 06BIMPB7532D2ZI
DLF Two Horizon Centre, 5th Floor, DLF Phase 5, Sector 43, Golf Course Road,
Gurgaon, 06-HARYANA, 122002
MSME Registration No. - UDYAM-HR-05-0088968
Mobile: 9650115919

TAX INVOICE

Invoice Date: June 20, 2025	**Invoice No.: INV/25-26/47**	**Due Date: Immediate**

Bill To:	Place of Supply of Products & Servcies:	WO No: **4S/24-25/SEC 36/21/AMD.2**
4S Developers Pvt. Ltd.	**Aster Avenue 36**	W.O. Date: **3/06/2025**
First Floor, Retail Unit IX-63	Sector-36	Reverse Charges (Y/N) : **N**
ILD, Trade Centre, Sector 47	Sohna	Contact Person:
Gurugram, Haryana - 122001	Haryana	**Mr. Sushil Kumar Goel**
Project: Sector 36 Project		
GSTIN - 06AAGCB8963J1Z8		
State: Haryana, State Code: 06		

S.No.	Item & Description	HSN / SAC	Unit (No's)	Period (Month)	Unit Rate	Total Amount (INR)
1	**A. Hardware: Aurassure Trust Device PM 2.5, PM 10, Temperature and Humidity (Delivery By Hand)** (Cloud Subscription, Dashboard and Analytics, Single Point Acess to device, Real time Alerts & Notification, Remote Device Calibration, Over the Air Configuration, User Management, Custom Archive data report, Internet Connectivity) Along With **Display for Environmental Parameters (Delivery By Hand)** (2x1 Display P 10 Single Colour) API Based and Wall Mount Annual Maintenance Senvice of First Year - Included (Hardware repa1ring, Sim Recharges, Annual Cloud Subscription, Onsite Validation with reference grade devices)	90271000	1	LS	1,19,000.00	1,19,000.00
2	**IP 66 PTZ Cam (Delivery By Hand)** Smart Hybrid Pan Tilt Network Camera Movement Range (Pan(0' to 345 Degree) Pan Speed Up to 25 degree Tilt Speed Up to 20 Degree/s Online Integration of Live Link Internet Conectivity Annual Maintenance Service of First Year - Included (Hardware Repairing & Sim recharges)	85258090	1	LS	25,000.00	25,000.00
					Total Taxable Value	**1,44,000.00**
					Add: SGST @ 9%	**12,960.00**
					Add: CGST @ 9%	**12,960.00**
					Total Amount Including Tax (INR)	**1,69,920.00**
					GST on Reverse Charge	**-**

Total Amount (in words) Rupees: One Lakh Sixty Nine Thousand Nine Hundred Twenty Only

Bank Detail:
Bank Name: **HDFC Bank Ltd**
Branch: **Ground Floor, Community Centre, Kamal Cinema, Safdarjung Enclave, New Delhi - 110029**
A/c No: **50200088310300**
IFSC Code: **HDFC0001985**

For WEMAP



(Authorised Signatory)

ANNEXURE-XXIV

DISASTER MANAGEMENT PLAN

Disaster Management Plan

A. PRECAUTION & MITIGATORY METHODS TO PREVENT DISASTERS:

• Complex is planned to reduce the impact of disasters and to encourage recovery.

• A disaster management cell would be established which will take care of post disaster scenario.

• It would be a volunteer kind of set-up and professionals can also be hired in case of eventuality.

• Complex management and maintenance agency will prepare an integrated, comprehensive management plan.

B. PRECAUTION & MITIGATORY METHODS TO PREVENT DISASTERS:

(Earthquake Management)

• At the time of designing and constructing the building due care would be taken to have earthquake resistant structures which will conform to IS 1983.

• New systems and devices using non-conventional civil engineering materials would be developed to reduce the earthquake forces acting on structure.

C. PRECAUTION & MITIGATORY METHODS TO PREVENT DISASTERS:

(Fire Hazard)

• Fire safety would be taken into account and would follow all the safety norms and regulations as per the NBC and other related Indian Standards.

• All electrical cables would be underground and sophisticated modern electrical distribution system to reduce risk of fire.

• Special firefighting equipment's like Automatic Fire Detection and alarm system, automatic Sprinkler System etc. would be installed as per the NBC standards.

• Risk assessment with onsite disaster management plan will be specified to fire, smoke and other emergency conditions.

ANNEXURE-XXV

MoU WITH HOSPITAL

Heaven Hospital

HEAVEN HOSPITAL

24x7 HOURS EMERGENCY

AGREEMENT

DATE:-12/03/2025

THIS AGREEMENT IS MADE ON BETWEEN M/S APT CONSTRUCTION 45 ASTER AVENUE SECTOR 36,SOHNA AND HEAVEN HOSPITAL SOHNA –GRUGRAM ROAD NEAR SHIV MANDIR DHUNELA SOHNA 122103(HR)BOTH PARTIES AGREED ON THE FOLLOWING TERMS AND CONDITION

HEAVEN HOSPITAL WILLPROVID MEDICAL FACILITY TO THE EXECUTIVES ON BEHAIF OF THE COMPANY GRUGRAM ON THE PRODUCING OF REFERRING SLIP ISSUED AND SIGN BY DESIGNATION OFFICER OF THE COMPANY.THE COMPANY WILL BE PAY INCURRED EXPENSE TOWARD TREATMENT OF SUCH EMPLOYEES

HOSPITAL WILL BE SUBMITTING THE BILL FIRST WEEK OF NEXT MONTH.SAME BILL WILL BE CLEARED ON OR BEFORE 15 DAYS FROM THE DATE OR RECEIPT OF BILL AND MADE CHAQUE IN FAVOUR OF HEAVN HOSPITAL

THIS AGREEMENT VALID FROM12/03/2025 TO 11/02/2026

Heaven Hospital

12/03/25

AUTHORIZED SIGNATORY

HEAVEN HOSPITAL

AUTHORIZED SIGNATORY

M/S APT CONSTRUCTION

HEAVEN HOSPITAL Sohna GGN-122103 12/3/25

NOT VALID FOR MEDICO LEGAL PURPOSE

ANNEXURE-XXVI

NEWSPAPER ADVERTISEMENT

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

बैठक के बाद केंद्र सरकार सुप्रीम कोर्ट में दाखिल करेगी रिपोर्ट

राज्य ब्यूरो, जागरण ● चंडीगढ़ : हरियाणा और पंजाब के बीच कई दशक से चल रहे एसवाईएल (सतलुज यमुना लिंक) नहर विवाद को लेकर बुधवार को नई दिल्ली में फिर हरियाणा और पंजाब के मुख्यमंत्री वार्ता की टेबल पर बैठेंगे। सुप्रीम कोर्ट के निर्देशों और फटकार के बाद केंद्रीय जल शक्ति मंत्री सीआर पाटिल की अध्यक्षता में होने वाली इस बैठक पर दोनों राज्यों की नजरें हैं। हरियाणा के मुख्यमंत्री नायब सिंह सैनी व पंजाब के सीएम भगवंत मान के साथ दोनों राज्यों व केंद्र के वरिष्ठ अधिकारी भाग लेंगे।



मुख्यमंत्री नायब सिंह सैनी

पंजाब के मुख्यमंत्री भगवंत मान

इससे पहले भी दोनों राज्यों के मुख्यमंत्रियों व अधिकारियों के बीच एसवाईएल को लेकर बैठकें हो चुकी हैं। सुप्रीम कोर्ट का फैसला भी हरियाणा के पक्ष में आ चुका है, लेकिन पंजाब सरकार एसवाईएल नहर निर्माण को राजी नहीं है। पंजाब के सीएम भगवंत मान कई बार पब्लिक प्लेटफार्म पर कह चुके हैं कि पंजाब के पास देने के लिए अतिरिक्त पानी नहीं है। यह विवाद पंजाब व हरियाणा के बीच हुए विभाजन के बाद से ही दोनों राज्यों के बीच चला आ रहा है।

बुधवार को होने वाली बैठक इसलिए निर्णायक और महत्वपूर्ण है क्योंकि इसमें केंद्र को और से दोनों राज्यों का फाइनल स्टैंड पूछा जाएगा। बैठक में बातचीत के बाद केंद्र की ओर से सुप्रीम कोर्ट में जवाब दाखिल किया जाएगा। इसके बाद सुप्रीम कोर्ट इस विवाद को लेकर अहम हिदायतें जारी कर सकती है। मई में सुप्रीम कोर्ट ने फिर से पंजाब व हरियाणा को मामले को सुलझाने के लिए केंद्र के साथ सहयोग करने का निर्देश दिया था। सुप्रीम कोर्ट ने पहले जल शक्ति मंत्री को इस मामले में मुख्य मध्यस्थ नियुक्त किया था और उनसे कहा था कि वे केवल मूकदर्शक बने रहने के बजाय सक्रिय भूमिका निभाएं। तब मई को इस मामले में सुनवाई के दौरान सुप्रीम कोर्ट ने पंजाब सरकार को कड़ी फटकार लगाते हुए कहा था कि यह मनमानी नहीं तो क्या है। नहर बनाने का आदेश पारित होने के बाद, इसके निर्माण के लिए अधिग्रहित जमीन को गैर-अधिसूचित कर दिया गया।

सुप्रीम कोर्ट में 13 अगस्त को इस केस की सुनवाई होनी है। बुधवार को बैठक में शामिल होने से पहले मुख्यमंत्री सैनी ने सोमवार को देर रात तक चंडीगढ़ स्थित सरकारी आवास में एसवाईएल को लेकर अधिकारियों के साथ मीटिंग की।

अवमानना याचिका पर सुनवाई स्थगित

राज्य ब्यूरो, जागरण ● चंडीगढ़ : पंजाब एवं हरियाणा हाई कोर्ट ने नायब सैनी सरकार को अतिरिक्त पानी देने के मामले में दायर अवमानना याचिका पर मंगलवार को सुनवाई टाल दी है। सुनवाई के दौरान पंजाब की ओर से पेश सरकारी वकील ने अदालत को जानकारी दी कि राज्य सरकार ने इस कोर्ट द्वारा पारित सभी आदेशों के खिलाफ सुप्रीम कोर्ट में विशेष अनुमति याचिका (एसएलपी) दायर कर दी है। वकील ने यह भी बताया कि मामला सुप्रीम कोर्ट में लंबित है, ऐसे में इस याचिका पर सुनवाई रोकी जाए। राज्य सरकार के इस जवाब को देखते हुए हाई कोर्ट की खंडपीठ ने फिलहाल याचिका पर आगे की सुनवाई टाल दी। अदालत ने स्पष्ट किया कि अब यह याचिका जुलाई के अंतिम सप्ताह में दोबारा सूचीबद्ध की जाएगी। अगली सुनवाई की तारीख अभी तय नहीं की गई है।

सीधे कोर्ट की अवहेलना का केस दायर करे प्रदेश : हुड्डा

राज्य ब्यूरो, जागरण ● चंडीगढ़ : हरियाणा के पूर्व मुख्यमंत्री भूपेंद्र सिंह हुड्डा ने एसवाईएल नहर के निर्माण में हो रही देरी पर चिंता जाहिर करते हुए कहा कि बीजेपी सरकार को दोनों राज्यों के बीच बैठकें करने के खेल से आगे बढ़ना चाहिए। सुप्रीम कोर्ट का फैसला लंबे समय पहले हरियाणा के पक्ष में आ चुका है। हरियाणा के हिस्से का पानी दिलवाने की जिम्मेदारी कोर्ट ने केंद्र सरकार को सौंपी थी। हरियाणा और केंद्र में दोनों जगहों पर बीजेपी की सरकार है। ऐसे में अब तक हरियाणा को उसके हिस्से का पानी मिल नहीं मिलना केंद्र की दिलाई का ही नतीजा है।



पूर्व मुख्यमंत्री भूपेंद्र सिंह हुड्डा

नई दिल्ली में मीडिया के सवालों के जवाब देते हुए भूपेंद्र सिंह हुड्डा ने नौ जुलाई को हरियाणा व पंजाब के मुख्यमंत्रियों के बीच होने वाली बैठक पर सवाल खड़े किए। रानियां के इनेलो विधायक अर्जुन चौटाला ने भी एक बयान जारी कर पंजाब के मुख्यमंत्री को सलाह दी कि वे सकारात्मक सोच के साथ हरियाणा के साथ होने वाली बैठक में शामिल हों। भूपेंद्र सिंह हुड्डा ने कहा कि भाजपा व पंजाब सरकार के हरियाणा विरोधी रवैये के चलते राज्य के लोगों को सुप्रीम कोर्ट के आदेश के बाद भी पानी नहीं मिल रही है। हरियाणा सरकार को अब ऐसी बैठकों में उलझने की बजाय सीधे कोर्ट के आदेश की अवहेलना का मुकदमा दायर करना चाहिए।

नई दिल्ली में ही कांग्रेस सांसद दीपेंद्र सिंह हुड्डा ने पत्रकारों से बातचीत करते हुए हरियाणा में बीपीएल कार्ड पोटाला होने का आरोप लगाया। उन्होंने कहा कि इस पर केंद्रीय चुनाव आयोग को तुरंत संज्ञान लेना चाहिए। चुनाव के समय जल्दीबाजी में वोटरों को प्रलोभन देने के लिए बीपीएल कार्ड बनाए गए थे। अब गलत ढंग से पात्र लोगों के बीपीएल कार्ड काटे जा रहे हैं। तीन महीने में ० लाख 36 हजार 136 परिवारों के बीपीएल कार्ड काटकर करीब 25 लाख 44 हजार 544 लोगों को गरीबों की श्रेणी से बाहर कर दिया गया है। रोहतक के सांसद ने कहा कि हरियाणा को भाजपा सरकार तुरंत स्वीकार करें कि उसने राजनीतिक लाभ के लिए चुनाव के समय मतदाताओं को प्रलोभन दिया था। चुनाव से पूर्व हरियाणा में बीपीएल कार्डों की संख्या 27 लाख से बढ़ाकर 51 लाख कर दी गई थी। अब उसी रफ्तार से बीपीएल कार्ड काटे जा रहे हैं।



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

जागरण संवाददाता, नई दिल्ली : दिल्ली विश्वविद्यालय के हिंदी माध्यम कार्यान्वयन निदेशालय ने कालेजों की सर्कुलर जारी कर हिंदी माध्यम से पढ़ने वाले छात्रों के लिए हिंदी में पुस्तकें प्रकाशित कराने की योजना की जानकारी दी है। यह कदम नई राष्ट्रीय शिक्षा नीति (एनईपी) के तहत उठाया गया है, ताकि छात्रों को पाठ्यक्रम की सामग्री सहजता से उपलब्ध हो सके।

कार्यवाहक निदेशक प्रो. मंजु मुकुल कांबले की ओर से जारी सर्कुलर में सभी कालेजों, शिक्षण संस्थानों, प्राचार्यों, निदेशकों और हिंदी विभाग प्रभारियों से कहा गया है कि वे ऐसे शिक्षकों की सूची, मोबाइल नंबर व ई-मेल उपलब्ध कराएं, जो हिंदी में मौलिक पाठ्य सामग्री तैयार करने या अनुवाद करने के इच्छुक हैं।

निदेशालय इन शिक्षकों से संपर्क कर इनईपी के अनुरूप पाठ्य सामग्री तैयार कराएगा, ताकि छात्रों को पढ़ाई में किसी प्रकार की कठिनाई न हो। आरंभिक महाविद्यालय के हिंदी विभाग प्रभारी डा. हंसराज सुमन ने निदेशालय की इस पहल का स्वागत किया है। उन्होंने बताया कि नई शिक्षा नीति लागू होने के बाद से छात्रों को पुस्तकें न मिलने से काफी परेशानी हो रही है। कई विषयों में हिंदी माध्यम की पुस्तकें कालेज लाइब्रेरी में उपलब्ध नहीं हैं। खासकर, हिंदी विशिष्ट के छात्रों के लिए तो पाठ्यक्रम की पुस्तकें तैयार ही नहीं हुई हैं, जबकि इस वर्ष सातवें सेमेस्टर की पढ़ाई शुरू होनी है। डा. सुमन ने निदेशालय से आग्रह किया कि एक अगस्त से पहले कालेजों के हिंदी विभाग प्रभारियों की बैठक बुलाई जाए, ताकि शिक्षकों के सुझाव लिए जा सकें। उन्होंने कहा कि कमेटी गठित की जाए, जो कालेजों का दौरा कर छात्रों से बातचीत करे, ताकि वास्तविक समस्याओं की पहचान हो सके।

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

राज्य ब्यूरो, जागरण ● चंडीगढ़ : हरियाणा के कालेजों में यूजी (अंडर ग्रेजुएट) कोर्सों में प्रथम वर्ष के लिए चल रही एडमिशन प्रक्रिया के बीच मंगलवार को यूजी और पीजी (पोस्ट ग्रेजुएट) कोर्सों में द्वितीय व तृतीय वर्ष में दाखिले के लिए पोर्टल खुला गया। 30 जुलाई तक बगैर विलंब शुल्क के आवेदन किए जा सकेंगे। उच्चतर शिक्षा विभाग द्वारा जारी आदेश के मुताबिक एक अगस्त से सात अगस्त तक 100 रुपये विलंब शुल्क और इसके बाद 14 अगस्त तक प्रत्येक दिन के लिए 100 रुपये विलंब शुल्क के साथ दाखिला लिया जा सकेगा। दाखिले के लिए आनलाइन आवेदन ही किया जा सकेगा। सभी कालेजों के लिए केंद्रीकृत आनलाइन एडमिशन पोर्टल यानी www.admissions.highereduhry.ac.in के माध्यम से प्रवेश लेना अनिवार्य है। दूसरे और तीसरे वर्ष में छात्रों का प्रमोशन केवल पोर्टल पर ही किया जाएगा। पाठ्यक्रम और विषयों का आवंटन केवल कालेजों द्वारा किया जाएगा। सरकारी कालेज के लिए फीस भुगतान का तरीका आनलाइन और आफलाइन दोनों होगा, जबकि सहायता प्राप्त और स्व-वित्तपोषित कालेजों के लिए पिछले साल की तरह केवल आफलाइन मोड होगा।

सार्वजनिक सूचना

M/s 4एस डेवलपर्स प्राइवेट लिमिटेड को यह सूचित करते हुए हर्ष हो रहा है कि "अफोर्डेबल ग्रुप हाउसिंग परियोजना" हेतु पर्यावरणीय मंजूरी शाम ग्रीनेला, सेक्टर 36, सोहना, हरियाणा से राज्य स्तरीय पर्यावरण प्रभाव मूल्यांकन प्राधिकरण (SEIAA), हरियाणा द्वारा प्रदान की गई है। यह मंजूरी EC पहचान संख्या EC24C3601HR5765422N फाइल संख्या SEAC/HR/2024/046 दिनांक 18.07.2024 के अनुसार प्राप्त हुई है। यदि किसी व्यक्ति को इस संबंध में कोई आपत्ति हो, तो वह अपनी आपत्ति लिखित रूप में सचिव, प्राधिकरण को 30 दिनों के भीतर दर्ज करवा सकता है।

M/s 4एस डेवलपर्स प्राइवेट लिमिटेड

सार्वजनिक सूचना

M/s 4एस डेवलपर्स प्राइवेट लिमिटेड को यह सूचित करते हुए हर्ष हो रहा है कि "रेजिडेंशियल कॉलोनी परियोजना" हेतु एकीकृतपर्यावरणीय मंजूरी के अनुपालन सेक्टर 59 और 63ए, गुरुग्राम, हरियाणा में पर्यावरणीय मंजूरी राज्य स्तरीय पर्यावरण प्रभाव मूल्यांकन प्राधिकरण (SEIAA), हरियाणा द्वारा प्रदान की गई है। यह मंजूरी EC पहचान संख्या EC24C3801HR5904135N फाइल संख्या SEAC/HR/2024/046 दिनांक 14.11.2024 के अनुसार प्राप्त हुई है। यदि किसी व्यक्ति को इस संबंध में कोई आपत्ति हो, तो वह अपनी आपत्ति लिखित रूप में सचिव प्राधिकरण को 30 दिनों के भीतर दर्ज करवा सकता है।

M/s 4एस डेवलपर्स प्राइवेट लिमिटेड

एनएमडीसी लिमिटेड
(भारत सरकार का उद्यम)

रोजगार अधिसूचना सं.: 04/2025 दिनांक : 07.07.2025

एनएमडीसी लिमिटेड इस्पात मंत्रालय भारत सरकार के अधीन सार्वजनिक क्षेत्र की एक "नवरत्न" उद्यम तथा बड़े एलीजेवर सहित बहु उत्पादक एवं निरंतर लाभ अर्जित करने वाला खनन तथा खनिज संवर्धन संगठन है। एनएमडीसी भारत एवं विदेश में बड़े पैमाने पर विस्तार एवं विविधीकरण कर रहा है। एनएमडीसी लिमिटेड अपनी विभिन्न परियोजनाओं/यूनिटों/कार्यालयों में निम्नलिखित पदों के लिए पात्र एवं इच्छुक उम्मीदवारों से ऑनलाइन आवेदन आमंत्रित कर रहा है

क्र.स.	ग्रेड	पदनाम	पदों की संख्या
1	एम–02	कनिष्ठ प्रबंधक(वित्त)	10
2	एम–07	सहायक महाप्रबंधक(वित्त)	07

अन्य योग्यता अनुभव वेतनमान एवं अन्य शर्तों इत्यादि से संबंधित विस्तृत जानकारी के लिए इच्छुक उम्मीदवार एनएमडीसी वेबसाइट: www.nmdc.co.in पर "कॉरियर" पेज देख सकते हैं।

सहायक महाप्रबंधक(कार्मिक)



Bihar restricts 35% quota in govt jobs to resident women

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

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

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

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

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

ELECTION '25 BIHAR

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

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

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

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

Taking to social media, CM Nitish Kumar said the commission will ensure that the local youth are given priority in the private sector jobs.

"This commission will play a significant role in advising the government on all matters related to improving and uplifting the condition of youth in society. The commission will also coordinate with government departments to ensure better education and employment for the youth," the state's longest-serving CM said in a post in Hindi on X.

Key cabinet decisions

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

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



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

{ RAILWAYS GATEKEEPER ARRESTED }

3 students killed in TN bus-train collision

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

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

According to officials, the deceased have been identified as T Chezhiyan, a class 5 boy, his sister T Charumathy, a class 11 student, and V Nimalesh, a class 6 boy. While Charumathy and Nimalesh died on the spot, Chezhiyan succumbed to his injuries at Puducherry.

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

Around 7.45 am, the school van carrying the students tried to cross the railway level crossing between Cuddalore and Alappakkam, and was hit by Villupuram-Mayiladuthurai passenger train, officials said.

While the Southern Railway said the level crossing was closed, the van driver and one of the injured students claimed the gate was open. "According to the railway records, the gate keeper had closed the gate at 7.06 am," Trichy divisional manager of the railways, Anbalagan told reporters.

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

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

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

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

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

BIHAR SIR FORM FILINGS CLOSE TO HALFWAY MARK: EC

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

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

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

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

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

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

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

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

"During interrogation, Yadav admitted that he shot Khemka after receiving a ₹4-lakh contract for killing the businessman from Ashok Sao. He got ₹50,000 in advance and the remaining ₹3.5 lakh was paid to him by Sao on JP Ganga Path at 8 am [July 5], nine hours after the murder," he said.

POLICE SAID SAO GAVE A ₹4-LAKH CONTRACT TO THE SHOOTER TO KILL BUSINESSMAN GOPAL KHEMKA

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

Khemka was shot dead near the gate of his house in the posh Gandhi Maidan locality around 11.40 pm on July 4. The incident came around seven years his son, Gunjan, was killed in Hajipur.

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

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

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

TWO SUSPECTS IN PB MAN'S MURDER KILLED IN GUNFIGHT

Gaurav Sagar Bhaskar
letters@hindustantimes.com

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

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

PUBLIC NOTICE

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

M/s 4S Developers Pvt. Ltd.

PUBLIC NOTICE

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

M/s 4S Developers Pvt. Ltd.

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

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

CBC 07121/12/0003/2526

Dr. APJ ABDUL KALAM TECHNICAL UNIVERSITY, UTTAR PRADESH
JANKIPURAM VISTAR, SECTOR-11, SITAPUR ROAD, LUCKNOW-226031

Ref. No. AKTU/Kus.ka./Rec./2025/1460 Date: 28.06.2025

Dr. A.P.J. Abdul Kalam Technical University Uttar Pradesh, Lucknow invites applications for the selection of contractual faculty for its Institute Centre for Advanced Studies, Lucknow under self financed scheme in the B.Tech course. The format of the application form, details regarding educational and other qualifications are available on University website **https://www.aktu.ac.in.** The Interested candidates can fill their application form through the website of the University by **June 30, 2025 to 21 July, 2025**. Submit the hard copy of the application form along with the desired attachments in the office of the Registrar, Dr. A.P.J. Abdul Kalam Technical University Uttar Pradesh, Lucknow, Jankipuram Extension, Sector-11, Sitapur Road, Lucknow-226031 by the speed post on or before July 26, 2025. Corrigendum of any regarding the advertisement will be published on the University website **https://www.aktu.ac.in** only.

Registrar

WEST BENGAL STATE ELECTRICITY TRANSMISSION COMPANY LIMITED
(A Government of West Bengal Enterprise)
Registered Office: Vidyut Bhavan, Block-DJ, Sector-II, Bidhannagar, Kolkata-700 091
CIN: U40101WB2007SGC113474 • web: www.wbsetcl.in

WBSETCL

E-TENDER FOR THE FOLLOWING WORKS ARE INVITED:-

NIT No.: CE(P)/WBSETCL/ Pantograph_Iso/25-26/09 Date: 09.07.2025	Procurement of 400 kV and 220 kV Pantograph Isolators. Bid documents can be downloaded from **09.07.2025, 11:00 A.M.** and bids shall be submitted online up to **04:00 P.M., 08.08.2025.**
NIT No.: CE(P)/WBSETCL/ 400kV_220 kV_ Iso/25-26/10 Date: 09.07.2025	Procurement of 400 kV and 220 kV Isolators. Bid documents can be downloaded from **09.07.2025, 11:00 A.M.** and bids shall be submitted online up to **04:00 P.M., 08.08.2025.**

ICA- T14120(3)/2025

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

NORTH CENTRAL RAILWAY

E-Tender No.: JHS_M_25_05 **Dated:** 05.07.2025

E-TENDER NOTICE

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

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

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

Time of completion: 03 years

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

- Tender on line can be submitted up to **15:00 hrs.** on **28.07.2025.**
- For full details and submission of bid please see the Indian Railways website **www.ireps.gov.in.** **1183/25(A)**

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

OFFICE OF THE EXECUTIVE ENGINEER BHAVAN
PUBLIC WORKS DEPARTMENT, TEHSIL CAMPUS, SAGAR, M.P.
E-mail :- dpepiusagar6@gmail.com

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

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

S. No.	Tender Portal No.	Name of Work	District	Probable Amount Contract (Rs. in lakh)	Eranest Money Deposit (EMD) (in Rs.)	Cost of Bid Document (in Rs.)	Period of Completion (in months i/c Rainy Season)	Name of office to which physical submission to be Opend
1	2	3	4	5	6	7	8	9
1	**2025_PWPIU_ 434735_1**	CONSTRUCTION OF S.R. GOVT. POLYTECHNIC COLLEGE AT DISTT. SAGAR, MP. **1st Call**	Sagar	661.39	661387	20000.00	16 Month	C.E. BUILDING PWD ZONE JABALPUR
2	**2025_PWPIU_ 434736_1**	FURNITURE FOR COMPOSITE OFFICE BUILDING FOR SDM SDO, TEHSIL, SUB TREASURY, SUB REGISTRAR PATWARI HALL AND MULTIPURPOSE HALL AT BINA, DISTT. SAGAR, MP. **1st Call**	Sagar	135.70	135700	12500.00	03 Month	C.E. BUILDING PWD ZONE JABALPUR
3	**2025_PWPIU_ 434737_1**	FURNITURE FOR COMPOSITE OFFICE BUILDING FOR TEHSILDAR, NAYAB TEHSILEDAR, SUB TREASURY, SUB REGISTRAR, AT SAGAR, DISTRICT SAGAR. **1st Call**	Sagar	68.64	68645	10000.00	03 Month	C.E. BUILDING PWD ZONE JABALPUR

1. All details relating to the Bid Document (s) can be viewed and downloaded free of cost from the website **http:// mptenders.gov.in**
2. Bid Document (s) can be purchased after making online payment of portal fees through Credit/Debit/Cash Card/internet Banking.
3. The Bid Document (s) can be purchased only online from **10.30 (time) 02.07.2025 (date) to 17.30 (time) 16.07.2025 (date)**. Other key dates may be seen in Bid Data Sheet.
4. Amendment (s) to NIT, if any, shall be published on website only, and not in newspaper.

G-15316/25

"पॉक्सो है सुरक्षा का हथियार, बच्चों पर न करें अत्याचार"

EXECUTIVE ENGINEER (B)
PWD DIVISION SAGAR

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

Bid No: DM/MS/CPM-GZ/280 **E-TENDER NOTICE** **Tender Id: 2025_NCRTC_240540_1**

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

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

S/d, CPM/Ghaziabad

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

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

Sd/-
RO NO 1153/12/2025/26/970 **Director**

Reserve Bank of India
Department of Regulation New Delhi-110001

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

The Reserve Bank of India issued Directions under Section 35A read with Section 56 of the Banking Regulation Act, 1949 to Ramgarhia Co-operative Bank Limited, New Delhi vide Directive No. DEL.DOS.EXG_SSM.No.S515/12-10-013/2022-2023 dated July 07, 2022 for a period of 06 months up to close of business on January 08, 2023, which was last extended vide Directive No. DOR.MON.D-01/12.28.115/2025-26 dated April 04, 2025. The Reserve Bank of India is satisfied that in the public interest, it is necessary to further extend the period of operation of the Directive beyond close of business on July 08, 2025.

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

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

New Delhi **Regional Director**
July 09, 2025

NORTHERN RAILWAY

TENDER NOTICE
(Through e-tendering)

Name of work with its location: S&T work in connection with shifting of S&T assets during provisioning of boundary walls, anti-crash barrier, and provisioning of LHS on DLI-RE section of Delhi Division.
App. Cost of the work (₹): Rs. 3,97,04,714.90/-
Bid Security (₹): Rs. 3,48,500.00/-
Address of the office: Senior Divisional Signal & Telecom Engineer-C, Northern Railway, 3rd Floor, Annexe-1, DRM Office, New Delhi-110055.
Date & Time for uploading the tender/closing of the tender: Tender uploading **07.07.2025** / closing date & time- **29.07.2025** up to 15.00 hrs.
Website particular & notice board location where complete details of the tender can be seen etc.: See the Northern Railway website **www.ireps.gov.in** & Notice board at the S&T branch, 3rd Floor, DRM office, State Entry Road, New Delhi-110055.

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

SERVING CUSTOMERS WITH A SMILE

OFFICE OF THE ADDL. CHIEF ENGINEER P.W.D. ZONE TONK

क्रमांकः कैशियर/25-26/डी-1464-70 दिनांकः 03.07.2025

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

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

Sd/- **(Premraj Meena)**
Addl. Chief Engineer
DIPR/C/9222/2025 **PWD, Zone Tonk**

DLF LIMITED
Regd. Office: Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase I, Gurugram - 122 002 (Haryana) India
Tel.: +91-124-4334200
CIN : L70101HR1963PLC002484
Website : www.dlf.in

PUBLIC NOTICE

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

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

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

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

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

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

ATAL BIHARI VAJPAYEE
INDIAN INSTITUTE OF INFORMATION TECHNOLOGY AND MANAGEMENT GWALIOR
(An Institute of National Importance under MoE, GoI)
Morena Link Road Gwalior-474015
web : www.iiitm.ac.in

Ref. No. 682 **Dated 08.07.2025**

Admission to Full-Time M.Tech. (GATE/Non-GATE) and M.S (AI&RS) for Odd Semester: 2025-26

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

Joint Registrar (Academics)

कार्यालय नगर निगम भीलवाड़ा (राज0)

क्रमांक :– ननिभी / गैराज / 2025–26 / 5451 दिनांकः– 07.07.2025

-: CORRIGENDUM - 2 :-

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

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

अतः निविदा दिनांक में निम्नलिखित संशोधन किया जाता है।

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

राज.संवाद / सी / 25 / 5753

आयुक्त
नगर निगम, भीलवाड़ा

ANNEXURE-XXVII

LAND LICENSE

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

Licence No. 235 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under M/s 4S Developers Pvt. Ltd., 2nd Floor, Hub-66, Ansal Esencia, Sector-67, Gurugram-122002 for setting up of an Affordable Group Housing Colony over an area measuring 8.309 acre in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

2. The Licence is granted subject to the following conditions:-

a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans

b That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.

c. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

d. That you shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

Director General
Town & Country Planning
Haryana, Chandigarh

e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.

For 4S Developers Pvt. Ltd.

Authorised Signatory

CamScanner

g. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

h. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

i. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department..

j. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

k. That you shall obtain clearance from competent Authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and other forest laws.

l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.

m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

n. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

o. That you shall use only LED fitting for internal lighting as well as campus lighting.

p. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

q. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

r. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due

For 4S Developers Pvt. Ltd.

Authorised Signatory

CamScanner

compliance of the execution of the layout and development works in accordance with the license granted.

s. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.

t. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.

u. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

v. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

w. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 10% within 90 days from the commencement of the project as per policy dated 19.08.2013.

x. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 as amended from time to time.

y. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

z. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

aa. That zoning plan will be issued after decision on complaint received from Signature Global Homes Pvt. Ltd. regarding khara no. 9//16 in the revenue estate of village Dhunela, Gurugram.

3. The licence is valid up to 01/11/2028.

Dated: 02/11/2023.
Place: Chandigarh

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

For 4S Developers Pvt. Ltd.

Authorised Signatory

CamScanner

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

Licence No. 269 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd., 2nd Floor, Hub-66, Ansal Esencia, Sector-67, Gurugram-122002 for setting up of an Affordable Group Housing Colony over an additional area measuring 1.375 acre (in addition to license no. 235 of 2023) in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

2. The Licence is granted subject to the following conditions:-

   a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans

   b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.

   c. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

   d. That you shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.

Director
n & Country Planning
ryana, Chandigarh

g. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

h. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

i. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

j. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

k. That you shall obtain clearance from competent Authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and other forest laws.

l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.

m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

n. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

o. That you shall use only LED fitting for internal lighting as well as campus lighting.

p. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

q. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

r. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

s. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization

in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.

t. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.

u. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

v. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

w. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 10% within 90 days from the commencement of the project as per policy dated 19.08.2013.

x. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 as amended from time to time.

y. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

z. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

3. The licence is valid up to 27/12/2028.

Dated: 28/12/2023.
Place: Chandigarh

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5009(A+B)-JE (SK)-2023/ 43934 Dated: 29-12-2023

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

1. Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd., 2nd Floor, Hub-66, Ansal Esencia, Sector-67, Gurugram-122002 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

ANNEXURE-XXVIII

EMP BUDGET

ANNEXURE-IV

1. **Total EMP cost of the project is INR 785.**

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	90	30
Rain Water Harvesting System	40	24
Solid Waste Management	45	4
Environmental Monitoring	35	12
Green Area/ Landscape Area	25	3
Others (Energy saving devices, miscellaneous)	145	7

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Providing laptops to students of following schools: 1. Government primary school hariyaheda. 2. Girls Govt school Alipur. 3. Government Primary School Raiseena prakshpuri. 4. Government Primary School, Ram Nagar. 5. Govt. Girls Senior Secondary School Sohna.	120	-
Providing Water Coolers, Computers, Printers etc in following school. 1. Government primary school hariyaheda. 2. Girls Govt school Alipur. 3. Government Primary School Raiseena prakshpuri. 4. Government Primary School, Ram Nagar. 5. Govt. Girls Senior Secondary School Sohna.	80	

Providing public toilets, and dustbins in the surrounding area of Hariyaheda village.	60	-
Setting up solar lighting facilities in following villages: 1. Village hariyaheda. 2. Village Kherla. 3. Village Abhepur.	50	-
Plantation in nearby Hariyaheda village	85	-
Fund allocated for Wild Life Conservation ➢ Plantation of tress ➢ Digging of Ponds ➢ Construction of feeding Platforms and enclosure ➢ Awareness Generation ➢ Putting artificial nests on tress	**10** 3.0 3.0 2.0 1.0 1.0	
TOTAL	**785**	**80**

ANNEXURE-XXIX

SITE LOGISTIC PLAN

Tower Crane

SURFACE SCOOTER PARKING = 802 Nos.
SURFACE CAR PARKING = 107 Nos.

134.112

54.483

51.130

21.793

109.804

67.057

60.350

67.056

26.000

26.000

400 KVA HT LINE

51.109

PHASE-1

PHASE-2
1.3 Acres

Steel Yard 16x30m

Labour Asembly area Op - 2

PROPOSED 12.0M WIDE SERVICE ROAD

SHREE RMC PLANT

proposed site road

PROPOSED 12.0M WIDE SERVICE ROAD

Logistic Plan Opt 1

PLAN

50.000

400 KVA HT LI

12.0M WIDE SERVICE ROAD (PART OF 50.0M WIDE GREEN BELT)

50.0M WIDE GREEN BELT

EXISTING WALL

WALL TO BE ERECT

78.200

67.19

134.02

134.100

40.100

41.100

67.00

71.00

46.00

26.00

72.00

Tower-A S+25
Tower-B S+25
Tower-C S+25
Tower-D S+25
Tower-E S+25
Tower-F S+25
Tower-G S+25
Tower-H S+25
Tower-I S+25
COM.-01 G+2
COM.-02 G+5