



**PARDOS CRAFT HOMES PRIVATE  
LIMITED**

**February 24, 2026**

To  
State Environment Impact Assessment Authority (SEIAA),  
Bay No. 55-58, Paryatan Bhavan, Sector-2,  
Panchkula, Haryana.

**Sub:** Submission of Six Monthly Compliance Report of Stipulated Conditions of Environmental Clearance for mixed land use colony under TOD Policy at Village-Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana for submission period of December 2025.

**Ref. No. SEAC/HR/2024/144 dated 29.10.2024**

Sir,

In accordance to the environmental clearance for the above project received from the State Environment Impact Assessment Authority (SEIAA), vide letter no. **SEAC/HR/2024/144 dated 29.10.2024**. We are submitting herewith six monthly compliance report of stipulated conditions of Environment Clearance (soft copy) for the submission period of **December 2025**.

Thanking you

For M/s Pardos Craft Homes Private Limited

(Authorized Signatory)

Name - Jassa Singh Chawla  
Designation - Director  
E-mail - info@ctcgeo.in  
Contact No. - 9311592333



*9.5/2/26*  
Haryana State Pollution Control Board  
C-11, Sector 6, Panchkula

Copy to:

1. The Advisor, Ministry of Environment, Forests & Climate Change (MoEF & CC), Govt. of India, Sector-31, Chandigarh
2. The Chairman, Haryana State Pollution Control Board (HSPCB), C-11, Sector-6, Panchkula



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Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

<b>Proposal No</b>	SIA/HR/INFRA2/485681/2024
<b>Compliance ID</b>	1220224779
<b>Compliance Number(For Tracking)</b>	EC/COMPLIANCE/1220224779/2026
<b>Reporting Year</b>	2025
<b>Reporting Period</b>	01 Dec(01 Apr - 30 Sep)
<b>Submission Date</b>	25-02-2026
<b>RO/SRO Name</b>	Shri Satya Prakash Negi
<b>RO/SRO Email</b>	jhk119@ifs.nic.in
<b>State</b>	HARYANA
<b>RO/SRO Office Address</b>	Integrated Regional Offices, Chandigarh

**Note:-** SMS and E-Mail has been sent to Shri Satya Prakash Negi, HARYANA with Notification to Project Proponent.



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# 1

## INTRODUCTION

### 1.1 Introduction

**M/s PARDOS CRAFT HOMES PRIVATE LIMITED** as clearance for mixed land use colony under TOD Policy at Village- Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana  
This Project has obtained Environmental Clearance from State Environmental Impact Assessment Authority (SEIAA), Haryana, with certain conditions.

### 1.2 Purpose of the Report

As per the "Sub Para (i)" of "Para 10" of EIA Notification 2006, it is stated that *"It shall be mandatory for the project proponent to submit half-yearly compliance*

*report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the concerned regulatory authority, on 1st June and 1st December of each calendar year"* and as per compliance condition mentioned in Environment Clearance Letter.

The regulatory authorities in this case are SEIAA, Panchkula, MoEF&CC, Chandigarh, HSPCB, Panchkula and MoEF Delhi. Various scheduled Site Visits were conducted by a team of Experts to Monitor Pollution related parameters as defined by CPCB / HSPCB. Samples for water and soil were also collected by NABL/ MoEF approved laboratory for analysis.

Based on the Specific and General Conditions mentioned in the EC Letter, a Compliance Report has been prepared and submitted regularly to the authority.

The Environmental assessment has been carried out to verify:

- 1) The proposed project has not any adverse effect on the project site as well as it's surrounding.
- 2) There is compliance with the conditions stipulated in the Environmental Clearance Letter.
- 3) The Project proponent is implementing the environmental safeguards in true spirit.
- 4) The non-conformity in the project with respect to the environmental implication of the project.
- 5) The project proponent is implementing the environmental pollution mitigative measures as suggested in approved Form-1 and Form - 1A, Environmental Management Plan and Building Plan.

### 1.3 Methodology for Preparation of Report is as follows:

- 1) Study of EC Letter & Related Documents,
- 2) Site Visits by a Team of Experts,
- 3) Monitoring of Environment Parameters, viz. Ambient Air, Water, and Noise& Soil by the NABL/ MoEF & CC lab.
- 4) Interpretation of Monitoring Results.
- 5) Preparation of half yearly Environmental Compliance Report.

**1.4 Generic Structure of Report:**

- 1) Purpose of the Report, explaining the need of a Compliance Report and Methodology Adopted for preparation of Report.
- 2) Compliance Report, explaining the entire General & specific conditions in the EC Letter and providing details w.r.t. each condition/ guideline.
- 3) Monitoring Reports & Analysis, showing the level of emission within the project site for various Environment Parameters.
- 4) Photographs showing status of the project and site.
- 5) Supporting Documents which are mandatory for the project.

# 2

## ADHERENCETOSPECIFICANDGENERAL CONDITIONS

### I. Specific Conditions:-

S. No.	Conditions of Environmental Clearance	Status of Compliance
1.	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.	<b>Agreed.</b> If any change in planning, of project, the we will obtain fresh EC.
2.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms	<b>Agreed.</b> Sewage will 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 will be recycled/reused for flushing and Gardening.
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 coliforms and other pathogenic bacteria	<b>Agreed.</b> We will 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.
4.	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted	<b>Noted.</b> As per EC letter, we have proposed EMP budget of Rs. 1018 Lakhs for construction phase and operation phase of project.  Proposed EMP budget during construction phase and operation phase of project is given at page no.3 of EC letter. Copy of EC letter is attached as <b>Annexure-1</b> .
5.	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats	<b>Agreed.</b> We will commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (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.
6.	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.	<b>Agreed.</b> Separate wet and dry bins has been providing in each unit and at ground level for facilitating segregation of waste. Solid Waste will be segregated into wet garbage and inert materials. Wet Garbage will be composted in Organic waste convertor.
7.	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall	<b>Agreed.</b> Traffic management plan as submitted is being implemented in letter & spirit.

**M/s AMB INFRABUILD PRIVATE LIMITED. Project: Environmental clearance commercial Colony Project at Village Hayatpur Sector-88 Gurugram Manesar Urban Complex Haryana  
EC No.- SEIAA/HR/2022/242 dated 15.11.2022**

	be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.	
8.	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	<b>Agreed.</b> All Necessary clearance/permission have been obtained from all relevant agencies including town planning authority. EC has been granted by SEIAA, Haryana through EC Identification No. EC24B3812HR5491384N on dated: 06.12.2024 is attached as <b>Annexure-1.</b> Consent to Establish has been granted by HSPCB through Consent No. HSPCB/Consent/ : 329962324GUSOCTE84536138 dated: 30.11.2024 valid till 16.12.2029 is attached as <b>Annexure-2.</b> The project had received license no. 100 of 2023 Dated: 08.05.2023 from the Directorate of Town & Country Planning, Haryana is attached as <b>Annexure-3.</b> Approved Zoning plan has been granted by DTCP, Haryana. Copy of same is attached as <b>Annexure-4.</b> All the construction is being done in accordance with the local building byelaws.
9.	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used.	<b>Agreed and Noted.</b>
10.	The PP shall install electric charging points for charging of electric vehicle	<b>Agreed and Noted.</b>
11.	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974	<b>Agreed and noted.</b> Consent to Establish has been granted by HSPCB through Consent No. HSPCB/Consent/ : 329962324GUSOCTE84536138 dated: 30.11.2024 valid till 16.12.2029 is attached as <b>Annexure-2.</b>
12.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.	<b>Agreed.</b> Structural safety of buildings has been obtained from structure engineer.  Copy same is attached as <b>Annexure-5.</b>
13.	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority	<b>Agreed and noted.</b>
14.	The PP shall not carry any construction below the HT Line passing through the project, if any.	<b>Agreed and noted.</b>
15.	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building	<b>Agreed and noted.</b>
16.	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority	<b>Agreed and noted.</b>

**M/s PARDOS CRAFT HOMES PRIVATE LIMITED Project: Environmental clearance for Proposed mixed land use colony under TOD Policy at Village- Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana  
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17.	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.	<b>Agreed and noted.</b>
18.	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project	<b>Agreed and noted.</b>
19.	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH Pits	<b>Agreed and noted.</b>
20.	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project	<b>Agreed and noted.</b>
21.	The PP may provide electric charging stations to facilitate electric vehicle commuters	<b>Agreed and noted.</b>
22.	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase	<b>Agreed and noted.</b>
23.	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance	<b>Agreed and noted.</b>
24.	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth	<b>Agreed and noted.</b>
25.	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process	<b>Agreed and noted.</b>
26.	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.	<b>Agreed and noted.</b>
27.	The minimum growth of trees should be 03 meters with sufficient canopy.	<b>Agreed and noted.</b>
28.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority	<b>Agreed and noted.</b>
29.	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted)	<b>Agreed and noted.</b>
30.	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose	<b>Agreed and noted.</b>
31.	The species with heavy foliage, broad leaves and wide canopy cover are desirable	<b>Agreed and noted.</b>
32.	Water intensive and/or invasive species should not be used for landscaping.	<b>Agreed and noted.</b>
33.	The PP shall get project electrification plan approved from the competent authority before operation of the project.	<b>Agreed and noted.</b>
34.	As proposed total green area of the project is 11761.158 m <sup>2</sup> (20% of total plot area) shall be developed as Green Area out of which block plantation area is 7056 (12% of total plot area).	<b>Agreed and noted.</b>

**M/s AMB INFRABUILD PRIVATE LIMITED. Project: Environmental clearance commercial Colony Project at Village Hayatpur Sector-88 Gurugram Manesar Urban Complex Haryana  
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35.	The PP shall adopt the Pond (UID 01-HR-GGM-GGM-0109-SIKA-373) situated at Village Tikli for its rejuvenation and beautification	<b>Agreed and noted.</b>
36.	15 Rain Water Harvesting Recharge Pits shall be provided for ground water recharging as per the CGWB norms	<b>Agreed and noted.</b>
37.	The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal ( <a href="http://merilife.nic.in">http://merilife.nic.in</a> )	<b>Agreed and noted.</b>
38.	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.	<b>Agreed and noted.</b>
39.	The PP shall increase the capacity of solar panel from 40 KWp to 100 KWp	<b>Agreed and noted.</b>
40.	The PP shall register themselves on the <a href="http://dustapphspcb.com">http://dustapphspcb.com</a> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas	<b>Agreed.</b>
41.	Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB	<b>Noted.</b>
42.	The Project Proponent will undertake mitigation measures during the construction period.	<b>Noted.</b>
43.	Project Proponent will not restrict the access of public to the revenue rasta running within project site as a public thoroughfare.	<b>Noted</b>
44.	The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 40 Lakh.	<b>Noted.</b>

**A. Statutory Compliance:**

S. No.	Conditions of Environmental Clearance	Status of Compliance
1.	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws	<b>Agreed.</b> All Necessary clearance/permission have been obtained from all relevant agencies including town planning authority. EC has been granted by SEIAA, Haryana through EC Identification No. EC24B3812HR5491384N on dated: 06.12.2024 is attached as <b>Annexure-1.</b> Consent to Establish has been granted by HSPCB through Consent No. HSPCB/Consent/ : 329962324GUSOCTE84536138 dated: 30.11.2024 valid till 16.12.2029 is attached as <b>Annexure-2.</b> The project had received license no. 100 of 2023 Dated: 08.05.2023 from the Directorate of Town & Country Planning, Haryana is attached as <b>Annexure-3.</b> Approved Zoning plan has been granted by DTCP, Haryana. Copy of same is attached as <b>Annexure-4.</b> All the construction is being done in accordance with the local building byelaws. All the construction is being done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to	<b>Agreed.</b> Structural safety of buildings has been obtained from structure engineer.

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	earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc	Copy same is attached as <b>Annexure-5..</b>
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project	Forest clearance under the provisions of Forest (Conservation) Act, 1986 is not applicable as there is no diversion of forest land is involved for non-forest purpose in the esteemed project. Forest NOC regarding non-forest land has been obtained from Forest department and same is attached as <b>Annexure-6.</b>
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.	<b>Agreed and noted.</b>
5.	The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board	<b>Agreed and noted.</b> Consent to Establish has been granted by HSPCB through Consent No. HSPCB/Consent/ : 329962324GUSOCTE84536138 dated: 30.11.2024 valid till 16.12.2029 is attached as <b>Annexure-2.</b>
6.	The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.	<b>Agreed.</b> Fresh water assurance has been obtained from GMDA is attached as <b>Annexure-8.</b>
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.	<b>Agreed.</b> Power supply assurance has been obtained from DHBVN is attached as <b>Annexure-8.</b>
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	<b>Agreed.</b> AAI NOC has been obtained and is attached as <b>Annexure-9.</b>
9.	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.	<b>Agreed.</b> The provisions of the Solid Waste (Management) Rules, e-Waste (Management) Rules, the Plastics Waste (Management) Rules, and Batteries waste (Management Handling Rules) will be followed during the operation phase.
10.	The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government	<b>Agreed.</b>

**I. Air Quality Monitoring and Preservation**

S. No.	Conditions of Environmental Clearance	Status of Compliance
i	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with	<b>Agreed.</b> Dust Mitigation measures are being implemented.
ii	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site	<b>Agreed.</b>
iii	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period	<b>Agreed.</b> Latest Monitoring report is attached as <b>Annexure-10.</b>

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<b>iv</b>	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 ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	<b>Agreed.</b> Diesel power generating sets proposed as source of backup power will be install and conforms to rules made under the Environment (Protection) Act, 1986. The heights of stack of DG sets will be adequate as per the CPCB norms. Ultra low sulphur diesel will be used. The location of the DG sets is decided with in consultation with State Pollution Control Board.
<b>v</b>	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	<b>Agreed.</b> Construction site has been adequately barricaded. Dust, smoke & other air pollution prevention measures are being provided for the building as well as the site. Plastic/tarpaulin sheet covers are being provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
<b>vi</b>	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	<b>Agreed.</b> Sand, murrum, loose soil, cement, stored on site will be covered adequately so as to prevent dust pollution.
<b>vii</b>	Wet jet shall be provided for grinding and stone cutting.	<b>Agreed.</b> Wet jet will be provided for grinding and stone cutting.
<b>viii</b>	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust	<b>Agreed.</b> Unpaved surfaces and loose soil will be adequately sprinkled with water for the suppression of dust.
<b>ix</b>	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016	<b>Agreed.</b> All construction and demolition debris will be being stored at the site at appropriate places (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste is being managed as per the provisions of Construction and Demolition Waste Rules.
<b>x</b>	The diesel generator sets to be used during construction phase shall be ultra-low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	<b>Agreed.</b> Ultra low sulphur diesel type DG sets is being used during construction phase and conform to Environmental (Protection) prescribed for air and noise emission standards.
<b>xi</b>	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	<b>Agreed.</b> The gaseous emissions from DG set will be dispersed through Stack of adequate height as per CPCB standards. Adequate enclosures are provided to the DG sets for Noise mitigation. Ultra low sulphur diesel will be used. The location of the DG set and exhaust pipe height will be adequate as per the provisions of the Central Pollution Control Board (CPCB) norms during the operation phase.
<b>xii</b>	For indoor air quality the ventilation provisions as per National Building Code of India.	<b>Agreed.</b> For Indoor air quality the ventilation provisions will be as per National Building Code of India during the operation phase.

**II water quality monitoring and preservation**

<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
<b>[i]</b>	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through	<b>Agreed.</b> There is no natural drain system in the project site.

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<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
	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	
<b>[ii]</b>	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	<b>Agreed.</b> Buildings will be designed to follow the natural topography as much as possible as per National Building Code. Minimum cutting and filling will be done.
<b>[iii]</b>	Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.	<b>Agreed.</b>
<b>[iv]</b>	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.	<b>Agreed.</b> The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance during the operation phase.
<b>[v]</b>	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.	<b>Agreed.</b> Fresh water assurance has been obtained from GMDA is attached as <b>Annexure-7</b> .
<b>[vi]</b>	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.	<b>Agreed &amp; noted.</b>
<b>[vii]</b>	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	<b>Agreed.</b> Dual plumbing system will be installed during the operation phase for the supply of 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.
<b>[viii]</b>	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.	<b>Agreed.</b> Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation will be incorporated in the building plan during the operation of the project.
<b>[ix]</b>	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.	<b>Agreed.</b> Grey and black water will be separate by the use of dual plumbing system during the operational phase.
<b>[x]</b>	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	<b>Agreed.</b> Ready mixed concrete, curing agents and other best practices are being using to reduce water demand during construction.
<b>[xi]</b>	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	<b>Agreed.</b> The local bye-law provisions on rain water collection will be followed and the rain water collection tank for storage of rain water will be provided as per

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	should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms	the CGWB norms.
<b>[xii]</b>	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 use. The ground water shall not be withdrawn without approval from the Competent Authority.	<b>Agreed.</b> The local bye-law provisions on rain water collection will be followed and the rain water collection tank for storage of rain water will be provided as per the CGWB norms.
<b>[xiii]</b>	All recharge should be limited to shallow aquifer.	<b>Agreed.</b> All recharge will be limited to shallow aquifer.
<b>[xiv]</b>	No ground water shall be used during construction phase of the project	<b>Agreed.</b> No ground water is being used during construction phase of the project as the STP treated will be used for construction activities of project.
<b>[xv]</b>	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.	<b>Agreed.</b> Fresh water assurance has been obtained from GMDA is attached as <b>Annexure-7</b> .
<b>[xvi]</b>	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.	<b>Agreed.</b> The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance during the operation phase.
<b>[xvii]</b>	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.	<b>Agreed.</b> Sewage will be treated in the STP with tertiary treatment. The treated effluent from STP will be recycled/re-used for flushing, and gardening. Surplus treated water will be disposed into nearest sewer line after taking permission from HSVP.
<b>[xviii]</b>	No sewage or untreated effluent water would be discharged through storm water drains	<b>Agreed.</b> No sewage or untreated effluent water will be discharged through storm water drains.
<b>[xix]</b>	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.	<b>Agreed.</b> Onsite sewage treatment of capacity of 100% waste water will be installed. The installation of the sewage treatment plant will be certified by an independent expert. Treated waste water will be reused on site for landscape and flushing, Excess treated water will be discharged after taking permission from GMDA.
<b>[xx]</b>	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	<b>Agreed.</b> Periodical monitoring of water quality of treated sewage will be conducted. We will make necessary measures to mitigate the odour problem from STP during the operation phase.

S. No.	Conditions of Environmental Clearance	Status of Compliance
(xxi)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	<b>Agreed.</b> STP sludge will be used for horticulture purpose in the project site during the operation phase..

### III. Noise monitoring and prevention.

S. No.	Conditions of Environmental Clearance	Status of Compliance
1.	Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.	<b>Agreed.</b> Ambient noise levels have been in accordance to the Noise Pollution standards for commercial area during day and night. Close monitoring of the incremental pollution loads on the ambient air and noise quality during construction phase will be done. Mitigation of ambient air and noise levels will be done during construction phase by making or introducing the appropriate/adequate measures conform to the stipulated standards by CPCB/SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	<b>Agreed.</b> Noise level survey has been carried out as per the prescribed guidelines. Latest monitoring report is attached as <b>Annexure-10</b> .
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	<b>Agreed.</b> We will implementing the mitigation measures for noise impact due to ground sources such as Acoustic enclosures for DG sets, noise barriers for ground run bays, ear plugs for operating personnel.

### IV. Energy Conservation measures

S. No.	Conditions of Environmental Clearance	Status of Compliance
(i)	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.	<b>Agreed.</b>
(ii)	Outdoor and common area lighting shall be LED	<b>Agreed.</b> Outdoor and common area lighting will be LED.
(iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications	<b>Agreed.</b> We will incorporate the concept of passive solar design to minimize the energy consumption in buildings. Wall, window and roof R & U-values will be as per ECBC specifications.
(iv)	Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning	<b>Agreed.</b> Energy conservation measures such as CFLs/ LED will be installed for the lighting the area outside the building.
(v)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher	<b>Agreed.</b> We have proposed solar panel of 60 KWp in the proposed project.
(vi)	Solar power shall be used for lighting in the apartment	<b>Agreed.</b>

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	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.	We have proposed solar panel of 60 KWp in the proposed project.
<b>(vii)</b>	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.	<b>Agreed.</b>

**V. Waste Management**

<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
<b>(i)</b>	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	<b>Noted &amp; Agreed.</b>
<b>(ii)</b>	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	<b>Agreed.</b> Disposal of muck during construction phase has not created any adverse effect on the neighboring communities and waste is being used for refilling & labelling the site/road development inside the project site.
<b>(iii)</b>	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	<b>Agreed.</b> Separate wet and dry bins have been provided in each unit and at the ground level for facilitating segregation of waste. Solid waste will be segregated into wet garbage and inert materials.
<b>(iv)</b>	Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure	<b>Agreed.</b> 2 Nos. of Organic waste converters will be installed within the premises having capacity of Total 1 no. of Organic waste converters of capacity 2,500 Kg/day (1×2,500 Kg/day). Leaves will be put in earmarked pits for converting them into compost to be used as manure.
<b>(v)</b>	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers	<b>Agreed.</b> All non-biodegradable waste will be handed over to authorized recyclers.
<b>(vi)</b>	Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board	<b>Agreed.</b> Only a limited amount of hazardous waste (Spent oil from DG set) generated will be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
<b>(vii)</b>	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	<b>Agreed.</b> We are using Environment friendly materials in bricks, blocks and other construction materials.
<b>(viii)</b>	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	<b>Agreed.</b> Ready mixed concrete will be used in building construction.
<b>(ix)</b>	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016	<b>Agreed.</b> Any wastes from construction and demolition activities related thereto will be managed so as to strictly conform to the Construction and Demolition Rules. 2016.

<b>(X)</b>	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.	Agreed. Collection and disposal of used CFL's and TFL's will be done properly for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
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**VI. Green Cover**

S. No.	Conditions of Environmental Clearance	Status of Compliance
1.	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 single 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	<b>Agreed.</b> No cutting of tree will be done.
2.	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.	<b>Agreed.</b> Topsoil will be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It is being stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
3.	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	<b>Agreed &amp; Noted.</b>

**VII. Transport**

S. No.	Conditions of Environmental Clearance	Status of Compliance
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.	<b>Agreed.</b> Traffic management plan has been prepared as per MoUD best practices guidelines including motorized, non-motorized, public, and private networks. Road has been designed with due consideration for environment, and safety of users including 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.
2.	Vehicles hired for bringing construction* <sup>n</sup> 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.	<b>Agreed.</b> Construction material will be brought to the site by the vehicles which are in good condition and have a valid pollution check certificate.
3.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all	<b>Agreed.</b>

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development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

**VIII. Human health issues**

<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
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.	<b>Agreed.</b> Dust mask is being provided to all the workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	<b>Agreed.</b> For indoor air quality the ventilation provisions will be as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	<b>Agreed.</b> We will implement the Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan.
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.	<b>Agreed.</b> No provision will be made for the housing of construction labour as the labour will be outsourced locally.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	<b>Agreed.</b> Occupational health surveillance of the workers will be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	<b>Agreed.</b> A first aid room have been provided during the construction phase and the same will be followed during the operational phase of the project.
7.	Corporate Environment Responsibility The project proponent shall comply with the provisions of CER, as applicable.	<b>Noted.</b>
8.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/conditions and/ or 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.	<b>Noted.</b>
9.	A separate Environmental Cell both at the project and company headquarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	<b>Noted.</b>

<b>10.</b>	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.	<p><b>Noted.</b> As per EC letter, we have proposed EMP budget of Rs. 1018 Lakhs for construction phase and operation phase of project.</p> <p>Proposed EMP budget during construction phase and operation phase of project is given at page no.3 of EC letter. Copy of EC letter is attached as <b>Annexure-1</b>.</p>
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**X. Miscellaneous**

S. No.	Conditions of Environmental Clearance	Status of Compliance
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.	<b>Agreed.</b>
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt	<b>Agreed &amp; noted.</b>
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	<b>Agreed &amp; noted.</b> We will 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.
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	<b>Agreed &amp; noted.</b> We will submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal and soft copy of the same to SEIAA, Haryana.
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	<b>Agreed &amp; noted.</b>
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	<b>Agreed &amp; noted.</b> We will implement a separate Environmental Cell both at the project and company head quarter level, with qualified personnel are set up under the control of senior Executive, who will directly report to the head of the organization.
7.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government	<b>Noted.</b> As per EC letter, we have proposed EMP budget of Rs.436 Lakhs (Capital Cost is Rs. 395 Lakhs and Recurring Cost is Rs.41 Lakhs per annum) during construction phase and operation phase of project. <p>Proposed EMP budget during construction phase and operation phase of project is given at page no.3 of EC</p>

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		letter. Copy of EC letter is attached as <b>Annexure-1.</b>
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.	<b>Agreed.</b> We will 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.
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	<b>Agreed.</b> We will inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
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	<b>Agreed.</b> We will strictly adhering to the stipulations made by the State Pollution Control Board and the State Government.
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.	<b>Agreed.</b> We will 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.
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.	<b>Agreed &amp; noted.</b> We will not carry out any expansion or modification in the plan without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC)/SEIAA, Haryana.
13.	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	<b>Agreed &amp; noted.</b> We will not submit any false information and will not conceal factual data as by doing so may result in revocation of this environmental clearance and attract action.
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.	<b>Agreed &amp; noted.</b> We have implemented the stipulation of Environmental conditions in a satisfactorily manner and will implement the same.
15.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	<b>Agreed &amp; noted.</b> We will implement the conditions in a time bound manner if Ministry/SEIAA stipulates additional conditions.
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 Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	<b>Agreed &amp; noted.</b> We will extend full cooperation to the officer (s) of the Regional office by furnishing the requisite data/information/monitoring reports.
17.	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 12 <sup>th</sup> 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.	<b>Agreed.</b> We will comply with all the conditions enforced, inter-alia under the provision.

**M/s PARDOS CRAFT HOMES PRIVATE LIMITED Project: Environmental clearance for Proposed mixed land use colony under TOD Policy at Village- Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana  
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	Compliance report shall be sent to this office till life of the project.	
<b>18.</b>	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.	<b>Not applicable.</b>

# 3

## DETAILS OF ENVIRONMENTAL MONITORING

### 3.1 AMBIENT AIR QUALITY MONITORING

#### 3.1.1 Ambient Air Quality Monitoring Stations

Ambient air quality monitoring has been carried out at 1 location: is project site This will enable to have a comparative analytical understanding about air quality and the changes in the air environment in the study area with respect to the condition prevailing. The location of the ambient air quality monitoring station is given in **Table 3.1**.

**Table 3.1 Detail of Ambient Air Quality Monitoring Station**

S. No.	Location	Location Name/ Description
1.	AAQ 1	Project Site

#### 3.1.2 Ambient Air Quality Monitoring Methodology

Monitoring was conducted in respect of the following parameters:

- Particulate Matter (PM<sub>2.5</sub>)
- Particulate Matter (PM<sub>10</sub>)
- Sulphur Dioxide (SO<sub>2</sub>)
- Oxides of Nitrogen (NO<sub>x</sub>)
- Carbon Monoxide (CO)

Installation of Respirable Dust sampler (RDS) & Fine Particulate Sampler (FPS) was done with the attachment for the 24 hourly ambient air qualities monitoring as per Gazette Notification 16th November 2009.

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

Fine Particulate Sampler instruments have been used for monitoring Particulate Matter 2.5 (PM<sub>2.5</sub> i.e. <2.5 microns), and Respirable Dust Sampler was used for sampling Respirable fraction (<10 microns), gaseous pollutants like SO<sub>2</sub>, and NO<sub>x</sub>. Bladder and Aspirator bags were used for collection Carbon Monoxide samples. Gas Chromatography techniques have been used for the estimation of CO.

**Table 3.2 Techniques used for Ambient Air Quality Monitoring**

S. No.	Parameter	Technique	Technical Protocol
1	Particulate Matter 2.5	Fine Particulate Sampler, Gravimetric Method	#SOP No. VEL/SOP/01, Section No. SP 63
2	Particulate Matter 10	Respirable Dust Sampler, with cyclone separator, Gravimetric Method	IS-5182 (Part-23)
3	Sulphur dioxide	Modified West and Gaeke	IS-5182 (Part- 2)
4	Oxides of Nitrogen	Jacob & Hochheiser	IS-5182 (Part-6)
5	Carbon Monoxide	Gas Chromatography	IS-5182 (Part-10)

### 3.1.3 Ambient Air Quality Monitoring Results

The Detailed on-site monitoring results of PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub>, NO<sub>x</sub> and CO are presented in **Table 3.3**.

**Table 3.3 Ambient Air Quality Monitoring Results**

S.No.	Parameter	AAQ1	NAAQS*
1.	<b>Particulate Matter (PM2.5)</b>	68.51	60
2.	<b>Particulate Matter(PM10)</b>	125.30	100
3.	<b>Nitrogen Dioxide(NO2)</b>	27.51	80
4.	<b>Sulphur Dioxide(SO2)</b>	15.30	80
5.	<b>Carbon Monoxide (CO)</b>	0.81	4

\*NAAQS – National Ambient Air Quality Standards; Schedule-VII, [Rule 3 (3B)], [Part-II-sec.-3(i)] 18.11.2009

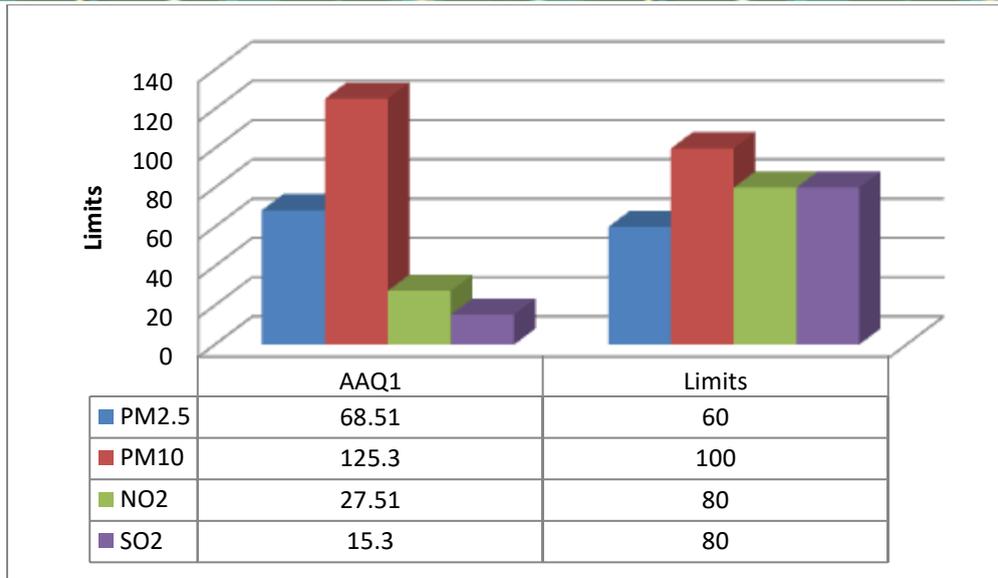


Figure 3.1 Location-wise Variation of PM<sub>2.5</sub>, PM<sub>10</sub>, NO<sub>2</sub> & SO<sub>2</sub> Ambient Air Quality

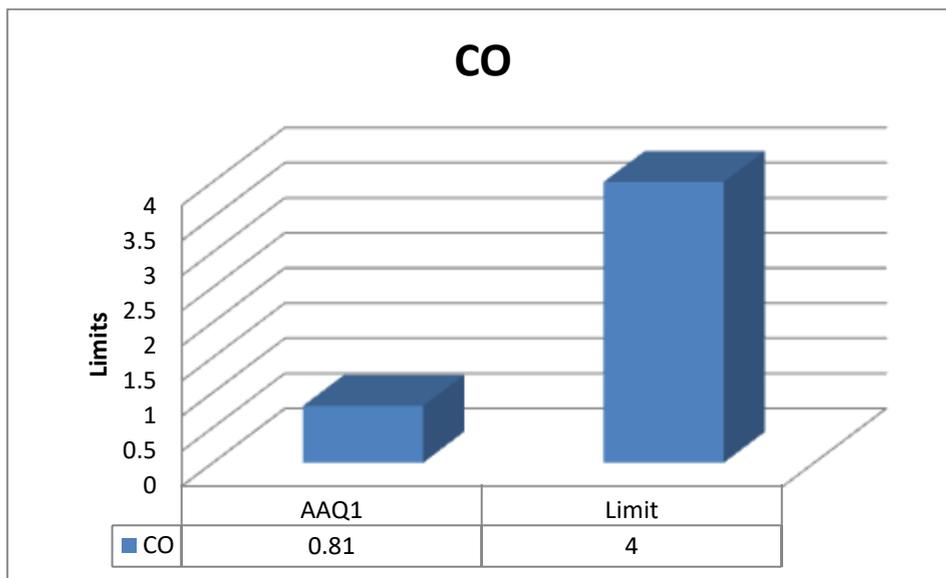


Figure 3.2 Location-wise Variation of CO in Ambient Air Quality

### 3.1.4 Discussion on Ambient Air Quality in the Study Area

PM<sub>10</sub> and PM<sub>2.5</sub> levels at the project site are exceeded in the permissible limit of 100 µg/m<sup>3</sup> and 60 µg/m<sup>3</sup> respectively in all the areas (for commercial, rural and other areas as stipulated in the National Ambient Air Quality Standards). SO<sub>2</sub>, NO<sub>x</sub> and CO was observed within the corresponding stipulated limits (Limit for SO<sub>2</sub> and NO<sub>x</sub>: 80 µg/m<sup>3</sup> and limit for CO: 4.0 mg/m<sup>3</sup>) at all monitoring locations. Station wise variation of ambient air quality parameters has been pictorially shown in **Figure 3.1&3.2**.

**3.2 AMBIENT NOISE MONITORING**

**3.2.1 Ambient Noise Monitoring Locations**

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

**Table 2.4 Details of Ambient Noise Monitoring Stations**

S. No.	Location Code	Location Name/ Description
1.	N1	Project Site

**3.2.2 Methodology of Noise Monitoring**

Noise levels were measured using sound level meter Noise level monitoring was carried out continuously for 24-hours with one hour interval starting at 06:00am to 06:00am next day. The noise levels were monitored on working days only. During each hour Leq were directly computed by the instrument based on the sound pressure levels. Monitoring was carried out at ‘A’ response and fast mode.

**3.2.3 Ambient Noise Monitoring Results**

The location wise ambient noise monitoring results is summarized in **Table 3.5**. The location-wise variation of noise levels are graphically presented in **Figure 3.2**.

**Table 3.5 Ambient Noise Monitoring Results**

Parameters	N1	
	Day Time	Night Time
Leq	51.36	40.36
CPCB Limits in dB(A) Leq (Residential Area)	65.00	55.00

**3.2.4 Discussion on Ambient Noise Levels in the Study Area**

Day Time Noise Levels (L<sub>day</sub>):

The day time noise level at all the locations were found to within limits prescribed for commercial area i.e. 65 dB (A).

Night Time Noise Levels (L<sub>night</sub>):

The night time noise level at all the locations were found to within limit prescribed for commercial area i.e. 55 dB (A).

### 3.3 SOIL MONITORING

#### 3.3.1 Soil Monitoring Locations

The objective of the soil monitoring is to identify the impacts of ongoing project activities on soil quality and also predict impacts, which have arisen due to execution of various constructions allied activities. Accordingly, a study of assessment of the soil quality has been carried out.

To assess impacts of ongoing project activities on the soil in the area, the Physico-chemical characteristics of soils were examined by obtaining soil samples from selected points and analysis of the same. Single sample of soil was collected from the project site for studying soil characteristics, the location of which is listed in **Table 3.6**.

**Table 3.6 Details of Soil Quality Monitoring Location**

S. No.	Location Code	Location Name/ Description
1.	S1	Project Site

#### 3.3.2 Methodology of Soil Monitoring

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

The samples have been analyzed as per the established scientific methods for Physico-chemical parameters. The heavy metals have been analyzed by using Atomic Absorption Spectrophotometer.

#### 3.3.3 Soil Monitoring Results

Single sample of soil is collected from the site to check the quality of soil of the study area. The physico-chemical characteristics of the soil, as obtained from the analysis of the soil sample, are presented in **Table 3.9**.

**Table 3.9 Physico-Chemical Characteristics of Soil in the Study Area**

S. No.	Parameter	Test-Method	Result	Unit
1.	pH (at 25 °C)	IS : 2720 (P-26)	7.45	--
2.	Conductivity	IS:14767	0.366	mS/cm
3.	Color	VEL/STP/EN/67, Issue No.- 01, 01/11/2023	Yellowish Brown	--
4.	Water holding capacity	VEL/STP/EN/86, Issue No.- 01, 01/11/2023	31.45	%
5.	Bulk density	VEL/STP/EN/59, Issue No.- 01, 01/11/2023	1.52	gm/cc
6.	Chloride as Cl	VEL/STP/EN/69, Issue No.- 01, 01/11/2023	195.34	mg/kg
7.	Calcium as Ca	VEL/STP/EN/72, Issue No.- 01, 01/11/2023	145.23	mg/kg
8.	Sodium as Na	VEL/STP/EN/62, Issue No.- 01, 01/11/2023	132.50	mg/kg
9.	Potassium as K	VEL/STP/EN/61, Issue No.- 01, 01/11/2023	85.24	kg/hect.
10.	Organic Matter	IS 2720 (P-22), Titrimetric Method	0.51	%
11.	Magnesium as Mg	VEL/STP/EN/72, Issue No. 01, 01/11/2023	45.20	mg/kg
12.	Available Nitrogen as N	IS:14684 Distillation Method	261.45	kg./hect.
13.	Available Phosphorus	VEL/STP/EN/73, Issue No.- 01, 01/11/2023	28.67	kg./hect.
14.	Zinc (as Zn)	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	25.10	mg/kg
15.	Manganese (as Mn )	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	17.30	mg/kg
16.	Chromium (as Cr)	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	9.10	mg/kg
17.	Lead (as Pb)	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	4.12	mg/kg
18.	Cadmium as Cd	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	BLQ (LOQ - 0.5)	mg/kg
19.	Copper (as Cu )	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	7.14	mg/kg
20.	Soil Texture	VEL/STP/EN/64, Issue No.- 01, 01/11/2023	Sandy Loam	--

#### 3.4.4 Discussion on Soil Characteristics in the Study Area

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

### 3.4 WATER QUALITY MONITORING

#### 3.4.1 Drinking Water Quality Monitoring Locations

Keeping in view the importance of Drinking Water as an important source of drinking water to the local population, sample of ground water was collected from the project site for the assessment of impacts of the project on the groundwater quality.

Water sample was collected from the project site. The sample was analyzed for various parameters to compare with the standards for drinking water as per IS: 10500 for ground water sources. The details of water sampling locations are given in **Table 3.6**.

**Table 3.6 Details of Water Quality Monitoring Station**

S. No.	Location Code	Location Name/ Description
1.	DW 1	Drinking Water (Project site)

#### 3.4.2 Methodology of Ground Water Quality Monitoring

Samples were collected as grab sample and sampling forms are filled in as per the sampling plan. The preservative sample were properly added to preserve as per standard operating procedures (SOP) and stored immediately in ice boxes, which were ensured for appropriate temperatures. Sample for chemical analysis was collected in polyethylene carboys. Sample collected for metal content were acidified to <2 pH with 1 ml HNO<sub>3</sub>. A sample for bacteriological analysis was collected in sterilized glass bottles.

Soon after the completion of sampling, chain of custody sheets for the samples are filled in and then they were transported to laboratory for further analysis. Proper care was taken during packing and transportation of samples. All the samples reached the central laboratory within the holding times for different parameters. After ensuring the same the samples were forwarded immediately for analysis.

The samples were analyzed as per the standard procedures specified in 'Standard Methods for the Examination of Water and Wastewater' published by American Public Health Association (APHA) and CPCB. The analytical techniques and the test methods adopted for testing of Drinking water are given in **Table 3.7**.

#### 3.4.3 Drinking water Quality Monitoring Results

The detailed Drinking water quality monitoring results are presented in **Table 3.7**

**Table 3.7 Drinking water Quality Monitoring Result**

S. No.	Parameter	Test-Method	Result	Unit	Limits of IS:10500 -	
					Requirement (Acceptable Limits)	Permissible limit in the Absence of Alternate Source
1.	pH (at 25 °C)	IS3025 (P-11)	7.65	--	6.5 to 8.5	No
2.	Colour	IS3025 (P-4)	BLQ(LOQ-1.0)	Hazen	5	15
3.	Turbidity	IS3025 (P-10)	< 1.0	NTU	1	5
4.	Odour	IS3025 (P-5)	Agreeable	--	Agreeable	Agreeable
5.	Taste	IS3025 (P-8)	Agreeable	--	Agreeable	Agreeable
6.	Total Dissolved Solids	IS3025 (P-16)	152.00	mg/l	500	2000
7.	Calcium (as Ca)	IS3025 (P-40)	17.45	mg/l	75	200
8.	Alkalinity (as CaCO <sub>3</sub> )	IS3025 (P-23)	95.34	mg/l	200	600
9.	Chloride (as Cl)	IS 3025 (P-32)	36.51	mg/l	250	1000
10.	Magnesium (as Mg)	IS3025 (P-46)	7.68	mg/l	30	100
11.	Total Hardness (as	IS3025 (P-21)	75.24	mg/l	200	600
12.	Sulphate(as SO <sub>4</sub> )	IS3025 (P-24)	5.31	mg/l	200	400
13.	Fluoride (as F)	IS 3025 (P-60)	BLQ(LOQ-0.02)	mg/l	1.0	1.5
14.	Nitrate (as NO <sub>3</sub> )	IS3025 (P-34)	3.21	mg/l	45	No
15.	Iron (as Fe)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	1.0	No relaxation
16.	Aluminum (as Al)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.005)	mg/l	0.03	0.2
17.	Boron	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	0.5	2.4
18.	Total Chromium (as Cr)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.05	No Relaxation
19.	Phenolic Compounds	IS3025 (P-43)	BLQ(LOQ-0.001)	mg/l	0.001	0.002
20.	Mineral Oil	IS 3025 (P-39)	BLQ(LOQ-0.5)	mg/l	1.0	No
21.	Anionic Detergents (as MBAS)	IS3025 (P-68)	BLQ(LOQ-0.05)	mg/l	0.2	1.0
22.	Zinc (as Zn)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	5	15
23.	Copper (as Cu)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.05	1.5
24.	Manganese (as Mn)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	0.1	0.3
25.	Selenium (as Se)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.001)	mg/l	0.01	No Relaxation

**M/s AMB INFRABUILD PRIVATE LIMITED. Project: Environmental clearance commercial Colony Project at Village Hayatpur Sector-88 Gurugram Manesar Urban Complex Haryana  
EC No.- SEIAA/HR/2022/242 dated 15.11.2022**

26.	Cadmium (as Cd)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.003	No Relaxation
27.	Lead (as Pb)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.01	No Relaxation
28.	Cyanide (as CN)	IS 3025 (P-27)	BLQ(LOQ-0.02)	mg/l	0.05	No Relaxation
29.	Arsenic (as As)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.005)	mg/l	0.01	No Relaxation
30.	Mercury (as Hg)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.0005)	mg/l	0.001	No Relaxation
31.	Total Coliform	IS 15185	Absent	/100ml	Shall not be detectable in any 100 ml sample	
32.	E. coli	IS 15185	Absent	/ 100ml	Shall not be detectable in any 100 ml sample	

Note:-This Report Complies as per IS: 10500:2012 (RA: 2018)

\*BLQ-Below Limit of Quantification, \*\*LOQ- Limit of Quantification.

© Amendment No.1 in June 2015 (Limits of Iron & Arsenic) and Amendment No.2 in Sept. 2018 (Limit of Boron & IS method of Total Coliform & E.Coli) & Amendment No.3 in Feb. 2021 (Limit of Mineral Oil).

### 1.7.1 Discussion on Drinking water Quality in the Study Area

The Drinking water quality in the project area is observed with total alkalinity reaching up to 95.34 mg/L against desirable limit of 200 mg/L, however, alkalinity is less than the permissible limit of 600 mg/L. Total dissolved solids in the drinking water is 152.00 mg/L which is higher than prescribed limit of 500 mg/L. However, remaining parameters are within the CPCB prescribed limits.

### 3.5 Stack Emission Monitoring

**Table 3.10 Details of Stack Monitoring Stations**

S. No.	Location Code	Capacity
1.	DG1	58.5 KVA
2.	DG2	82.5 KVA
3.	DG3	125 KVA
4.	DG4	180 KVA

**Table 3.11 Stack Monitoring Results**

**Location- DG1**

S. No.	Test Parameters	Test Method	Results	Units	Limits as Per CPCB
1.	Particulate Matter (as PM)	IS 11255 (P-1):2019	0.024	gm/kw-hr	0.02
2.	Oxide of Nitrogen (as NO <sub>x</sub> )	VEL/EN/STP/146 Issue No.-01, Issue Date: 01/11/2023	0.275	gm/kw-hr	0.40
3.	Total Hydrocarbon (as HC)	VEL/EN/STP/137 Issue No.-01, Issue Date: 01/11/2023	0.041	gm/kw-hr	0.19
4.	Sulphur Dioxide (as SO <sub>2</sub> )	IS: 11255 (P-2)	0.058	gm/kw-hr	Not Specified
5.	Carbon Monoxide (as CO)	VEL/EN/STP/146 Issue No.-01, Issue Date: 01/11/2023	0.364	gm/kw-hr	3.5

Note: \* STP-Standard Testing Procedure.

**Table 3.12 Stack Monitoring Results**

**Location- DG2**

S. No.	Test Parameters	Test Method	Results	Units	Limits as Per CPCB
1.	Particulate Matter (as PM)	IS 11255 (P-1):2019	0.017	gm/kw-hr	0.02
2.	Oxide of Nitrogen (as NO <sub>x</sub> )	VEL/EN/STP/146 Issue No.-01, Issue Date: 01/11/2023	0.255	gm/kw-hr	0.40
3.	Total Hydrocarbon (as HC)	VEL/EN/STP/137 Issue No.-01, Issue Date: 01/11/2023	0.038	gm/kw-hr	0.19
4.	Sulphur Dioxide (as SO <sub>2</sub> )	IS: 11255 (P-2)	0.052	gm/kw-hr	Not Specified
5.	Carbon Monoxide (as CO)	VEL/EN/STP/146 Issue No.-01, Issue Date: 01/11/2023	0.352	gm/kw-hr	3.5

Note: \* STP-Standard Testing Procedure.

**Table 3.13 Stack Monitoring Results**

**Location- DG3**

S. No.	Test Parameters	Test Method	Results	Units	Limits as Per CPCB
1.	Particulate Matter (as PM)	IS 11255 (P-1):2019	0.019	gm/kw-hr	0.02
2.	Oxide of Nitrogen (as NO <sub>x</sub> )	VEL/EN/STP/146 Issue No.-01,Issue Date: 01/11/2023	0.245	gm/kw-hr	0.40
3.	Total Hydrocarbon (as HC)	VEL/EN/STP/137 Issue No.-01,Issue Date: 01/11/2023	0.032	gm/kw-hr	0.19
4.	Sulphur Dioxide (as SO <sub>2</sub> )	IS: 11255 (P-2)	0.045	gm/kw-hr	Not Specified
5.	Carbon Monoxide (as CO)	VEL/EN/STP/146 Issue No.-01,Issue Date: 01/11/2023	0.361	gm/kw-hr	3.5

Note: \* STP-Standard Testing Procedure.

**Table 3.14 Stack Monitoring Results**

**Location- DG4**

S. No.	Test Parameters	Test Method	Results	Units	Limits as Per CPCB
1.	Particulate Matter (as PM)	IS 11255 (P-1):2019	0.017	gm/kw-hr	0.02
2.	Oxide of Nitrogen (as NO <sub>x</sub> )	VEL/EN/STP/146 Issue No.-01,Issue Date: 01/11/2023	0.236	gm/kw-hr	0.40
3.	Total Hydrocarbon (as HC)	VEL/EN/STP/137 Issue No.-01,Issue Date: 01/11/2023	0.036	gm/kw-hr	0.19
4.	Sulphur Dioxide (as SO <sub>2</sub> )	IS: 11255 (P-2)	0.051	gm/kw-hr	Not Specified
5.	Carbon Monoxide (as CO)	VEL/EN/STP/146 Issue No.-01,Issue Date: 01/11/2023	0.375	gm/kw-hr	3.5

Note: \* STP-Standard Testing Procedure.

**3.6 Point Source (DG Noise) Monitoring**

**Table 3.15 Details of Point Source Monitoring Stations**

S. No.	Location Code	Capacity
1.	DG1	58.5 KVA
2.	DG2	82.5 KVA
3.	DG3	125 KVA
4.	DG4	180 KVA

**Table 3.16 DG Noise Monitoring Results**

S. No.	Parameters	Protocol	Result dB(A)		
			Open the Canopy of DG Set Result dB(A)	Close the Canopy of DG Set (1.0 m Distance) Result dB(A)	Insertion Loss
1.	L <sub>eq</sub>	IS-4758	96.8	71.2	25.6
2.	CPCB Limits in dB (A)	--	--	75.0	25.0

Note- \* A “decibel” is a unit in which noise is measured

**Table 3.17 DG Noise Monitoring Results**

S. No.	Parameters	Protocol	Result dB(A)		
			Open the Canopy of DG Set Result dB(A)	Close the Canopy of DG Set (1.0 m Distance) Result dB(A)	Insertion Loss
1.	L <sub>eq</sub>	IS-4758	98.7	72.2	26.5
2.	CPCB Limits in dB (A)	--	--	75.0	25.0

Note- \* A “decibel” is a unit in which noise is measured

**Table 3.18 DG Noise Monitoring Results**

S. No.	Parameters	Protocol	Result dB(A)		
			Open the Canopy of DG Set Result dB(A)	Close the Canopy of DG Set (1.0 m Distance) Result dB(A)	Insertion Loss
1.	L <sub>eq</sub>	IS-4758	99.5	73.2	26.3
2.	CPCB Limits in dB (A)	--	--	75.0	25.0

Note- \* A “decibel” is a unit in which noise is measured

**Table 3.19 DG Noise Monitoring Results**

S. No.	Parameters	Protocol	Result dB(A)		
			Open the Canopy of DG Set Result dB(A)	Close the Canopy of DG Set (1.0 m Distance) Result dB(A)	Insertion Loss
1.	L <sub>eq</sub>	IS-4758	95.9	70.3	25.6
2.	CPCB Limits in dB (A)	--	--	75.0	25.0

Note- \* A “decibel” is a unit in which noise is measured



सत्यमेव जयते

File No: SEAC/HR/2024/144  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), HARYANA)

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Date 29/10/2024



To,  
M/S PARDOS CRAFT HOMES PRIVATE LIMITED  
First Floor, Punjabi Bhawan, 10 Vishnu Digamber Marg, New Delhi, 110002.  
pardoscrafft165@gmail.com

**Subject: Environment Clearance for Proposed mixed land use colony under TOD Policy at Village-Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana by M/s Pardos Craft Homes Private Limited.**

Sir/Madam,

This has reference to your Proposal No. **SIA/HR/INFRA2/485681/2024** dated **15.07.2024** subsequent letter dated **29.07.2024** and **17.09.2024** for obtaining **Environmental Clearance** under Category **8(b)** of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of **Rs. 2,00,000/- vide DD No. 442128 dated 19.03.2024** (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, EIA/EMP Report and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF&CC, GoI vide their Notification dated 21.02.2022, in its **297th meeting held on 29.07.2024**.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812HR5491384N
(ii) File No.	SEAC/HR/2024/144
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed mixed land use colony under TOD Policy at Village-Hayatpur, Sector-90, Gurugram Manesar urban complex, Haryana by M/s Pardos Craft Homes Pvt. Ltd.
(vii) Name of Project	Pardos Craft Homes Private Limited
(viii) Name of Company/Organization	GURUGRAM, HARYANA
(ix) Location of Project (District, State)	

(x) Issuing Authority  
(xi) Applicability of General Conditions as per  
EIA Notification, 2006

SEIAA

No

3. It is inter-alia, noted that the project involves in the **Environment Clearance for Proposed mixed land use colony under TOD Policy at Village-Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana.**

**4. The basic details of project are as under:**

S. No.	Particulars	
1.	Online Proposal Number	<b>SIA/HR/INFRA2/485681/2024</b>
2.	Latitude	28°24'32.68"N
3.	Longitude	76°56'8.23"E
4.	Plot Area	58,805.789m <sup>2</sup> / 14.53125 Acres
5.	Proposed Ground Coverage (20.94%)	12,316.021 m <sup>2</sup>
6.	Proposed FAR	1,52,677.312 m <sup>2</sup>
7.	Non FAR Area	95,495.616 m <sup>2</sup>
8.	Total Built Up area	2,48,172.928 m <sup>2</sup>
9.	Total Green Area	11,761.158 m <sup>2</sup> (20 % of plot area) in which block planation area is 7056 m <sup>2</sup> (12 % of plot area)
10.	Rain Water Harvesting Pits (with size)	15 RWH Pits Depth: 4.5 Meter Radius: 2 Meter
11.	STP Capacity	1,080 KLD (700 + 380 KLD)
12.	Total Parking	1,830 ECS
13.	Organic Waste Converter	Total 1 no. of Organic waste converters of capacity 2,500 Kg/day (1x2,500 Kg/day)
14.	Maximum Height of the Building (m)	81.550 m
15.	Power Requirement	8,010 KW (DHBVN)
16.	Power Backup	6 Nos. of DG of total Capacity 8,020 KVA (2x2,000 + 2x1,010 + 1x1,250 + 1x750 KVA)
17.	Water Requirement	1,113 KLD
18.	Domestic Water Requirement	695 KLD
19.	Fresh Water Requirement	695 KLD
20.	Treated Water	746 KLD
21.	Waste Water Generated	829 KLD
22.	Solid Waste Generated	4,987 Kg/day
23.	Biodegradable Waste	1,995 Kg/day
24.	Basement	2 no's
25.	Number of Towers	Towers-10 (9 Nos. Main Tower + 1 No. EWS Tower), 1 Block-Commercial, 1 Block-Club House, 1 Block-Primary School, 1 Block-Nursery School
26.	Dwelling Units/ EWS	Total Dwelling Units: 1,365 No. of Dwelling Units of Residential: 761 No. of Dwelling Units of EWS: 136 No. of Dwelling Units of Domestic Servant: 513
27.	Commercial Component	14,825 m <sup>2</sup>
28.	Stories	Residential- B2 + B1 + GF/S+23 F Max.
29.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k

			SHGC: 0.9
30.	Total Cost of the project:	i) Land Cost ii) Construction	Rs.731.98Crore
31.	EMP Budget with CER		EMP Budget: 1018 Lakhs.
32.	Incremental Load in respect of:	i) PM 2.5 ii) PM 10 iii) SO <sub>2</sub> iv) NO <sub>2</sub> v) CO	0.02087 g/m <sup>3</sup> 0.03271 g/m <sup>3</sup> 0.07054 g/m <sup>3</sup> 0.13722 g/m <sup>3</sup> 0.0000059 mg/m <sup>3</sup>
33.	Construction Phase:	i) Power Back-up ii) Water Requirement & Source iii) STP (Modular) iv) Anti-Smoke Gun	Temporary electrical connection of 19 KW & 01 DG of 125 KVA Fresh water – 25 KLD for drinking. Treated water 10 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA 1 Nos of 10 KLD 01 Nos of Anti-smoke gun

#### EMP Details

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	10.00	10.00	Waste Water Management (Sewage Treatment Plant)	200.00	170.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	50.00	70.00
Green Belt Development	10.00	15.00	Green Belt Development	50.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system	30.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	25.00	DG Sets including stack height and acoustics	60.00	70.00
			Energy Saving (Solar Panel system)	50.00	10.00
			Maintenance of Pond UID: 01HRGGMGGM0109SIKA373	18.00	0.00
			CER activities (Government School)	40.00	0.00
<b>Total</b>	80.00	70.00	<b>Total</b>	468.00	400.00
<b>G. Total</b>	<b>1,018 Lakhs</b>				

5.In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during **184<sup>th</sup> Meeting held on 13.09.2024** to **“GRANT ENVIRONMENT CLEARANCE”** to **M/s Pardos Craft Homes Pvt. Ltd.** As per license no.100 of 2023 issued by DTCP, Haryana vide Endst. No.LC-4096/JE(SB)/2023/13608 dated

**Copy To**

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

**Annexure 1**

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

**1. Specific Conditions:-**

S. No	EC Conditions
1.1	<b>The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.</b>
1.2	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.
1.3	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 coliforms and other pathogenic bacteria.
1.4	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
1.5	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.6	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid

S. No	EC Conditions
	waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
1.7	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.
1.8	The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.9	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used.
1.10	The PP shall install electric charging points for charging of electric vehicles.
1.11	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
1.12	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
1.13	That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
1.14	The PP shall not carry any construction below the HT Line passing through the project, if any.
1.15	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
1.16	The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
1.17	The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
1.18	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
1.19	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of <b>RWH Pits</b> .

S. No	EC Conditions
1.20	The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
1.21	The PP may provide electric charging stations to facilitate electric vehicle commuters.
1.22	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
1.23	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
1.24	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
1.25	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
1.26	In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
1.27	The minimum growth of trees should be 03 meters with sufficient canopy.
1.28	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
1.29	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
1.30	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
1.31	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
1.32	Water intensive and/or invasive species should not be used for landscaping.
1.33	<b>The PP shall get project electrification plan approved from the competent authority before operation of the project.</b>
1.34	As proposed <b>total green area of the project is 11761.158 m<sup>2</sup> (20% of total plot area) shall be developed as Green Area out of which block plantation area is 7056 (12% of total plot area).</b>
1.35	The PP shall adopt the <b>Pond (UID 01-HR-GGM-GGM-0109-SIKA-373)</b> situated at Village Tikli for its rejuvenation and beautification.
1.36	<b>15 Rain Water Harvesting Recharge Pits</b> shall be provided for ground water recharging as per the CGWB norms.
1.37	<b>The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the</b>

S. No	EC Conditions
	<b>MeriLiFE Portal (<a href="http://merilife.nic.in">http://merilife.nic.in</a>)</b>
1.38	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
1.39	The PP shall increase the capacity of solar panel from <b>40 KWp to 100 KWp</b>
1.40	The PP shall register themselves on the <a href="http://dustapphspcb.com">http://dustapphspcb.com</a> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.
1.41	<b>Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP &amp; CPCB.</b>
1.42	<b>The Project Proponent will undertake mitigation measures during the construction period.</b>
1.43	<b>Project Proponent will not restrict the access of public to the revenue rasta running within project site as a public thoroughfare.</b>
1.44	<b>The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 40 Lakh.</b>

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

**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 for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting 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, 1986, 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 and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
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 Haryana State Pollution Control Board.
1.6	The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval

S. No	EC Conditions
	from 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, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
1.10	The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

## 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 ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.

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 Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
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. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
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. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
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 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 pits 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 use. 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 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 as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
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 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 Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
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 of 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 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	Where the trees need to be cut with prior permission from the concerned local Authority,

S. No	EC Conditions
	compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single 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.
7.2	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.
7.3	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. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

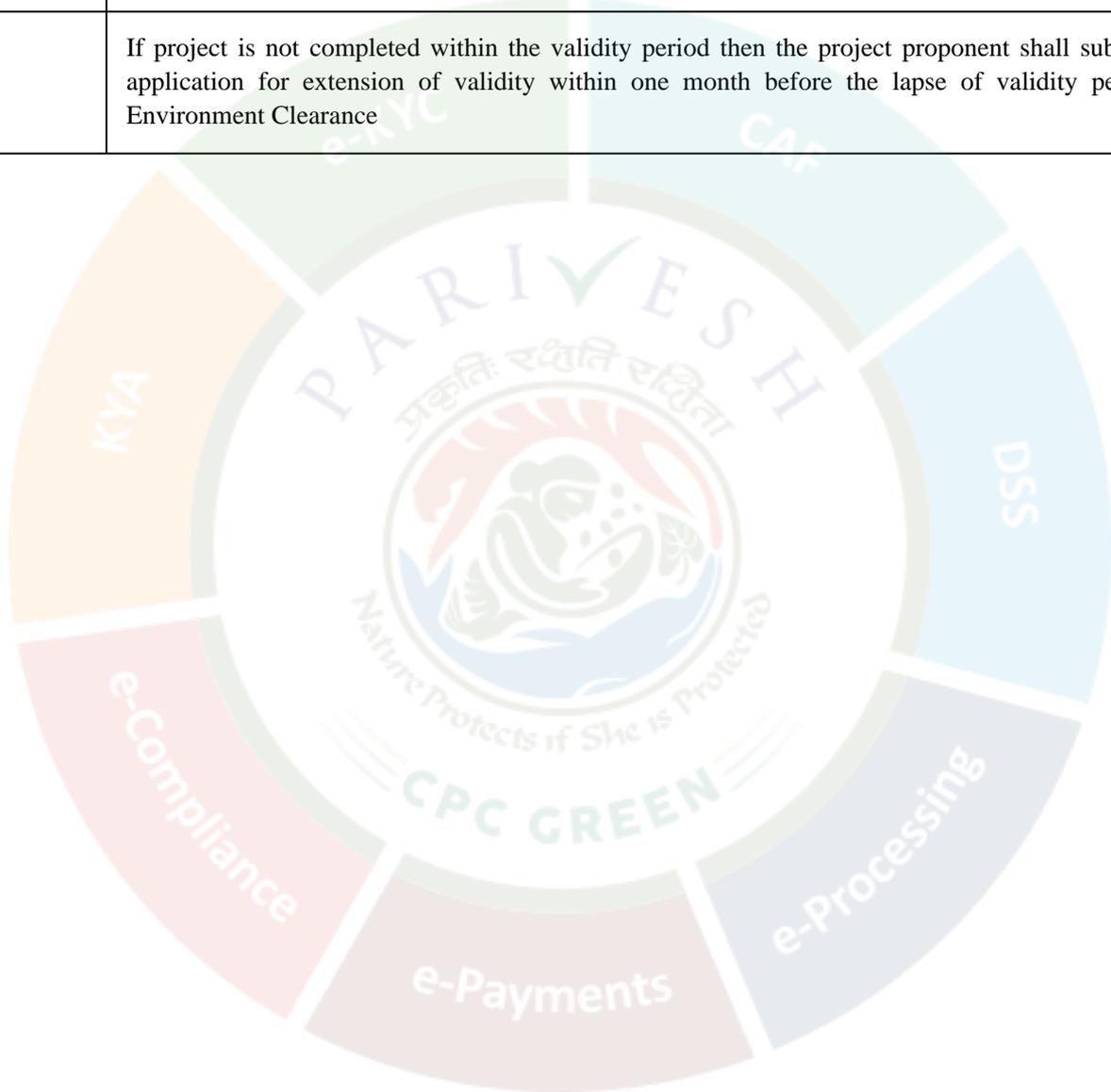
S. No	EC Conditions
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing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

#### 10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

S. No	EC Conditions
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.6	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.
10.7	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.8	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.
10.9	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.
10.10	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.
10.11	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.
10.12	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.
10.13	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.14	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.15	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.
10.16	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 Trans

S. No	EC Conditions
	boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.17	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
10.18	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance





# 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 - Hqhspcb@hspcb.org.in  
Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962324GUSOCTE84536138

Dated:30/11/2024

To.

M/s : M/S Pardos Craft Homes Private Limited  
Village - Hayatpur, Sector - 90, Gurugram  
GURGAON  
122505

## Sub. : Grant of consent to Establish to M/s M/S Pardos Craft Homes Private Limited

Please refer to your application no. 84536138 received on dated 2024-11-08 in regional office Gurgaon South.

With reference to your above application for consent to establish, M/s M/S Pardos Craft Homes Private Limited is here by granted consent as per following specification/Terms and conditions.

<b>Consent Under</b>	AIR/WATER
<b>Period of consent</b>	30/11/2024 - 28/10/2034
<b>Industry Type</b>	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
<b>Category</b>	RED
<b>Investment(In Lakh)</b>	111212.0
<b>Total Land Area (Sq. meter)</b>	58805.78
<b>Total Builtup Area (Sq. meter)</b>	248172.9
<b>Quantity of effluent</b>	
1. Trade	0.0 KL/Day
2. Domestic	829.0 KL/Day
<b>Number of outlets</b>	1.0
<b>Mode of discharge</b>	
1. Domestic	Recycle/ Reuse
2. Trade	
<b>Permissible Domestic Effluent Parameters</b>	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. pH	5.5-9.0

5. Total Nitrogen	10 mg/l
6. Total Phosphorus	1 mg/l
7. Faecal Coliform (MPN/100ml)	Less than 100
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	6
<b>Height of stack</b>	
1. Attached to Gen Set of 2000 KVA	90 Meter
2. Attached to Gen Set of 2000 KVA	90 Meter
3. Attached to Gen Set of 1010 KVA	88 Meter
4. Attached to Gen Set of 1010 KVA	88 Meter
5. Attached to Gen Set of 1250 KVA	89 Meter
6. Attached to Gen Set of 750 KVA	87 Meter
<b>Permissible Emission parameters</b>	
1. NA	
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Gas or any other fuel approved by CAQM, CPCB, HSPCB	500 Kg/Day

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

### Terms and conditions

1. The industry has declared that the quantity of effluent shall be 829 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 829 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**

## HARYANA STATE

**Other Conditions :**



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.*

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

Licence No. 100 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 Pardos Craft Homes Pvt. Ltd., 1st Floor, Punjabi Bhawan, 10 Vishnu Digamber Marg, New Delhi-110002 for setting up of Mixed Land Use Colony (90% Residential & 10% commercial) under TOD policy over an area measuring 14.53125 acres in the revenue estate of village Hayatpur, Sector-90, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Mixed Land Use Colony under TOD Policy is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
  - i. That the licensee will pay the Infrastructure Development Charges amounting to Rs. 9,74,04,050/-@ (Rs. 625 x 2.5 per sq. mtr for RGH component and Rs. 1000 x 2.5 per sq. mtr for commercial component) in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii. 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.
  - iii. That the licensee shall maintain and upkeep of 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.
  - iv. That the licensee 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.
  - v. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP, Haryana.
  - vi. That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
  - vii. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

- viii. That the licensee have understood that the development /construction cost of 24 m/18m major internal roads is not included in the EDC rates and applicant company 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.
- ix. That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- x. That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xiii. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. That the licensee 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.
- xv. That the licensee 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 applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xvi. That the licensee 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.
- xvii. That the licensee shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.
- xviii. That the licensee 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 and its subsequent amendments.

- xix. That the licensee 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.
- xx. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xxi. That the licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxiii. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.
- xxiv. That the licensee 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.
- xxv. That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxvi. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxvii. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- xxviii. That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxix. That the licensee shall complete the project as per the policy dated 09.02.2016 and as amended time to time.
- xxx. That the licensee shall not encroach the revenue rasta passes through the applied site and keep it open for thoroughfare movement of general public.

*Goal*

3. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.
4. The licence is valid up to 07/05/2028.

Dated: 08/05/2023.  
Place:

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

Endst. No. LC-4906/JE(SB)/2023/ 13608

Dated: 09-05-2023

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

1. Pardos Craft Homes Pvt. Ltd., 1st Floor, Punjabi Bhawan, 10 Vishnu Digamber Marg, New Delhi-110002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
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.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

  
(Narender Kumar)

District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana Chandigarh

To be read with License No. 100 Dated 08/05 of 2023

Detail of land owned by Pardos Craft Homes Pvt.Ltd.

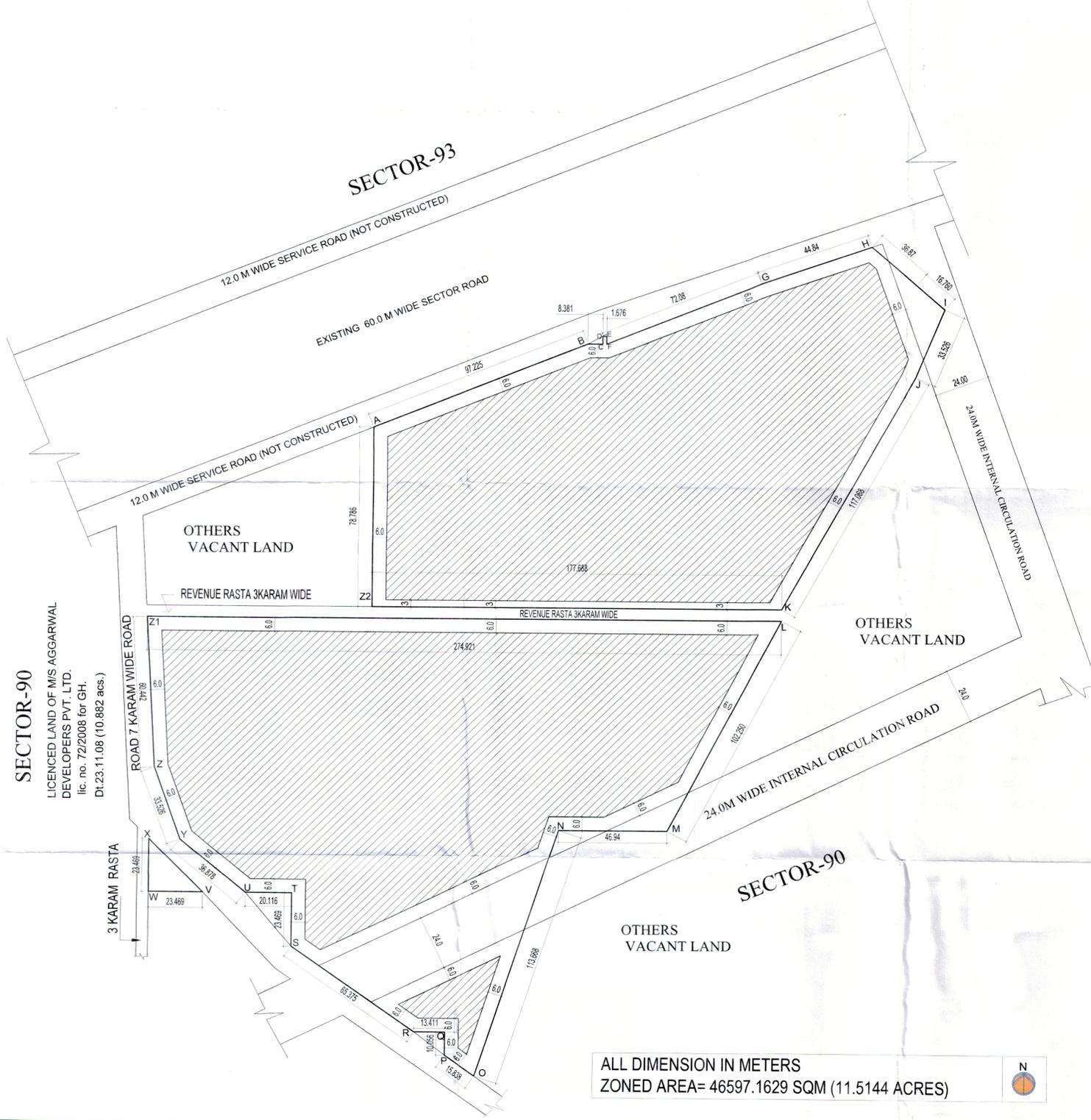
Village	Rect. No.	Killa No.	Area (K-M)	
Hayatpur	49	½	7-8	
		2	7-13	
		3	8-0	
		4	7-8	
		7/1	2-8	
		8/1	4-5	
		9/1	4-0	
		9/2	4-0	
		10/1	5-13	
		10/3	0-11	
		12/3	6-1	
		50	14/2	1-15
			15/2/1	3-16
			15/2/2	1-8
			16/1	3-0
			16/2	3-19
			17	8-0
	18/2/2		6-9	
	19/1/2		2-0	
	22/2		3-13	
	23/1		7-3	
	24		7-7	
	25/1		1-0	
	25/2		1-15	
	49		26	0-7
			13/1	3-9
			18/1/1/2	0-11
		8/2/2	2-9	
		50	13/2/2	0-0
	18/1		0-4	
	23/2		0-4	
		Total	116-5	

Or 14.53125 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  


**ZONING PLAN FOR GROUP HOUSING COLONY (MIX LAND USE) UNDER TOD ZONE (90% GH COMPONENT & 10% COMMERCIAL COMPONENT) ON THE AREA 14.53125 ACRES (0.95625+13.575) LICENCE NO. 190 OF 08/05/2023, DATED 08/05/2023, SECTOR-90 GURUGRAM, BEING DEVELOPED BY PARDOS CRAFT HOMES PVT LTD**

FOR PURPOSE OF CHAPTER 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.



- 1. SHAPE & SIZE OF SITE.**  
The shape and size of site is in accordance with the demarcation plan show as A to Z2 confirmed by DTP, Gurugram vide Endst No. 2435 dated 24.03.2022 as shown in the zoning plan.
- 2. TYPE OF BUILDING PERMITTED AND LAND USES.**
- (a) The type of Residential / Commercial buildings permissible in this site shall conform to provisions of the Residential zone as provided in the Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, and the Haryana Building Code 2017, as amended from time to time, as applicable.  
(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 Symbol]	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
[Building Zone Symbol]	Building Zone	Building as per permissible land use in clause-a above and uses permissible in the open space zone as per table above.

- 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 proportion up to which the site can be covered with building on the ground floor and subsequent floors shall not exceed overall 40% on the area of 14.53125 acres as per TOD Policy dated 09.02.2016 & its subsequent amendments thereafter.  
(c) Maximum permissible FAR shall be 2.50 on the area of 14.53125 acres  
(d) The maximum F.A.R. under Commercial component shall not exceed 10% of the permissible F.A.R. and remaining 90% shall be utilized for residential use.

- 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.	35	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 shall be calculated on the rationale of carpet area of each dwelling, which is as under :-  
up to 100 sqm = 0.5 ECS  
between 100 sqm to 150 sqm = 1.0 ECS  
more than 150 sqm = 1.5 ECS  
For commercial areas the norms of 1.0 ECS for each 50 sqm carpet area shall be followed  
(b) Adequate parking space, covered, open or in the basement shall be provided for vehicles of user and occupiers, with in the site as per code 7.1 (except as provided in the sub clause (a) above)  
(c) In no circumstance, the vehicle(s) belonging / related to the plot/premises shall be parked outside the plot area.

- 6. APPROACH TO SITE**  
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.
- 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. BAR ON SUB-DIVISION OF SITE**  
(a) The site shall not be sub-divided in any manner what so ever.
- 9. DENSITY**
- (a) The maximum density of the population provided in the residential colony shall be 430(±10%) pps on the area of 13.078125 acres for area falling under Transition TOD Zone.  
(b) For computing the density, the occupancy per dwelling unit shall be taken as five persons. & for service dwelling units shall be taken as two person per room or one person for 7.5 sqm of living area whichever is more

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

- 11. BASEMENT**  
(a) The number of basement in this colony shall be as per the Haryana Building Code, 2017.  
(b) The construction of basement shall be executed as per the Haryana Building Code, 2017.
- 12. PROVISIONS OF PUBLIC HEALTH FACILITIES**  
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
- 13. EXTERNAL FINISHES**
- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.  
(b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.  
(c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course as per the Haryana Building Code, 2017 shall be followed.
- 14. LIFTS AND RAMPS**
- (a) Lift and Ramps in building shall be provided as per the Haryana Building Code, 2017.  
(b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
- 15. BUILDING BYE-LAWS**  
The construction of the building /buildings shall be governed by the Haryana Building Code, 2017, 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 Person with Disabilities (Equal Opportunities, Protection of Right and Full Participation) Act, 1995 Which includes construction of ramp in public buildings, adoption of toilets for the wheel chair users, Braille symbols and auditory signals in the 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 approved by DTPC, Haryana
- 16. FIRE SAFETY MEASURES**
- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 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. This approval shall be obtained prior to starting the construction work at site.
17. That the coloniser/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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no. 22/52/2005-Spower dated 21.03.2016 issued by Haryana Government renewable energy department.
21. That the coloniser/owner 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.
- 22. GENERAL**
- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the haryana building code-2017.  
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.  
(c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.  
(d) Garbage collection center of appropriate size shall be provided within the site.  
(e) Color trade emblem and other symbols shall be subject to the approval of the competent authority.

DRG No. DG, TCP 9220 Dated 09-05-2023.

(DINESH KUMAR) PA(HQ) (PANKAJ BENIWAL) ATP (HQ) (NARENDER KUMAR) DTP(HQ) (Hitesh Sharma) STP(M/HQ) (P. P. SINGH) CTP(HR) T.L. SATYAPRAKASH, (IAS) DSTCP(HR)

Date:- 14/03/2024.

**Structural Stability Certificate.**

This is to certify that the Project "Proposed Group Housing at Village Hayatpur, Sector- 90, Gurugram" has been designed for M/s. Pardos Craft Homes Pvt Ltd, located at Vishnu Digamber Marg, Rouse Avenue, Mata Sundari Railway Colony, Mandi House, New Delhi- 110002, in Accordance with the provisions of National Building Code of India and other relevant codes of Bureau of Latest Indian Standards for structural stability and to withstand the earthquake impact. The seismic Zone considered in design is as per IS-1893. The Wind Zone considered in design as per latest NBC code. We certify that the structure is considered safe for the purpose it has Designed for.

Signature

:-



**AJAY SAHNI**  
**(M.Tech. Structures)**  
**I.I.T., New Delhi**  
**F-1292155**  
**Fellow Member & Chartered Engineer**  
**The Institution of Engineer (India)**

Name of Engineer

:-

**Sh. Ajay Sahni.**

Qualification

:-

**M.Tech.(Structures).**

Registration No.

:-

**F 1292155 (Institution of Engineers)**

Add. Of Engineer

:-

**S-13/25,DLF Phase-III,Gurgaon-122002.(Haryana).**



## DEPARTMENT OF TOWN & COUNTRY PLANNING

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

### Empanelment Certificate

Empanelment ID: TPR-220A-2023

Dated : 03/04/2023



1. This is to certify that **AJAY SAHNI** resident of **S-13/25, DLF PHASE-III, GURUGRAM, HARYANA** has been empaneled as

(I) Structural Engineer

2. This Empanelment certificate is valid from **03/04/2023** to **03/04/2024**.

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

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

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

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

*Group Housing vill- Haryana Sector-90 Gurugram.*

**AJAY SAHNI**  
(M.Tech. Structures)  
I.I.T., New Delhi  
F-1292155

**Fellow Member & Chartered Engineer**  
**The Institution of Engineer (India)**



By Order of Chairman, Empanelment Committee  
Department of Town & Country Planning,  
Haryana, Chandigarh

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



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



पी. एल. पी. ए. अथवा वन अथवा प्रतिबंधित भूमि से सम्बन्धित अनापत्ति प्रमाण पत्र।  
NOC in respect of PLPA or Forest or Restricted lands.

नाम Name	जाससा सिंह चावला Jassa Singh Chawla
संगठन का नाम Organisation Name	M/s Pardos Craft Homes Pvt. Ltd.
वर्तमान पता Current Address	Village Hayatpur, Sub Tehsil Harsaru, Sector-90
भूमि स्थान Land Location	Hayatpur, Gurgaon,
भूमि मापन Land Measurements	13.575 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50//14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15),

Reference No. (SRN):- U06-NFB-YWA1

जारी करने की तिथि / Date of Issuance: 14-09-2022

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/U06NFBYWA1>



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



पी. एल. पी. ए. अथवा वन अथवा प्रतिबंधित भूमि से सम्बन्धित अनापत्ति प्रमाण पत्र।  
NOC in respect of PLPA or Forest or Restricted lands.

किला नम्बर Killa Number	49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50//14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15),
प्रयोजन Purpose	Permission Of Mixed Land Use Colony Under Tod

जारी करने की तिथि / Date of Issuance: 14-09-2022  
जारी करने का स्थान / Place of Issuance: Gurgaon  
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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



पी. एल. पी. ए. अथवा वन अथवा प्रतिबंधित भूमि से सम्बन्धित अनापत्ति प्रमाण पत्र।  
NOC in respect of PLPA or Forest or Restricted lands.

Applicant Jassa Singh Chawla located at village /city Hayatpur district Gurgaon  
made a proposal to use this land for Permission Of Mixed Land Use Society Under Road

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

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

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

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

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

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

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

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

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

It is subject to the following conditions:

1. Clarification Is Hereby Issued Subject To Conditions  
Mentioned Above, If Fca, 1980 Is Applicable, Hence  
Permission Must Be Obtained.



Date: 14-09-2022  
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/U06NFBYWA1>



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



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

नाम Name	जाससा सिंह चावला Jassa Singh Chawla
संगठन का नाम Organisation Name	M/s Pardos Craft Homes Pvt. Ltd.
वर्तमान पता Current Address	Village Hayatpur, Sub Tehsil Harsaru, Sector-90
भूमि स्थान Land Location	Hayatpur, Gurgaon,
भूमि मापन Land Measurements	1.068 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	49//26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50//3/1/1 (0-5), 8/2/1/2 (0-3), 13/2/2 (0-0), 18/1 (0-4), 23/2 (0-4), 53//18/2 (0-5), 23/1/1 (0-5), 51//11 (0-9);

Reference No. (SRN):- M14-L3B-W2XM

जारी करने की तिथि / Date of Issuance: 07-03-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



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<https://164.100.137.243/eservices/mobileapi/verify/clarification/M14L3BW2XM>



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



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

किला नम्बर Killa Number	49//26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50//3/1/1 (0-5), 8/2/1/2 (0-3), 13/2/2 (0-0), 18/1 (0-4), 23/2 (0-4), 53//18/2 (0-5), 23/1/1 (0-5), 51//11 (0-9)
प्रयोजन Purpose	Develop Mixed Land Use Colony Tod



जारी करने की तिथि / Date of Issuance: 07-03-2023  
जारी करने का स्थान / Place of Issuance: Gurgaon  
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।  
NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.  
Applicant Jassa Singh Chawla located at village /city Hayatpur district Gurgaon  
made a proposal to use this land for Develop Mixed Land Use Colonis Trade 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/PA 2/1900/S. 4/2013 dated 4<sup>th</sup> January, 2013, all Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O.81/PA.2/1900/S.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- c) If approach is required from Protected Forest by the user agency, the clearance/ regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s M/s Pardos Craft Homes Pvt. Ltd. whose land is located at village/city, Hayatpur District Gurgaon must obtain clearance as applicable under Forest Conservation Act 1980.
- d) As per the records available with the Forest Department, Gurgaon the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- e) All other statutory clearances mandated under the Environment Protection Act. 1986, as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/ order shall be obtained as applicable by the project proponents from the concerned authorities.
- f) The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.
- g) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.05.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.
- h) It shall be the responsibility of user agency/ applicant to get necessary clearances/ permissions under various Acts and Rules applicable if any, from the respective authorities/ Department.
- i) This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher .

It is subject to the following conditions:

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



Date: 07-03-2023  
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/M14L3BW2XM>



## GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY

E-mail: [xen3infra2.gmda@gov.in](mailto:xen3infra2.gmda@gov.in)

To

M/s Pardos Craft Homes Pvt. Ltd.  
1<sup>st</sup> Floor, Punjabi Bhawan, 10 Vishnu Digamber Marg,  
New Delhi-11002  
Email ID: [info@ctcgeo.in](mailto:info@ctcgeo.in)

**Gurugram/Date 12.04.2024**

**Subject: - Assurance for water supply of drinking water for labour/staff 50 KLD during construction period and drinking water 800 KLD during operation phase for Proposed Mixed Land Use Colony (90% Residential & 10% Commercial) under TOD policy over an area measuring of 14.53125 acres in the revenue estate of Village Hayatpur, Sector-90, Gurugram Haryana being developed by M/s Pardos Craft homes Pvt. Ltd.**

Please refer to your application dated 02.04.2024, In this regard, it is to inform that 50 KLD drinking water for labour/staff during construction phase can be purchased through online module of GMDA on [www.gmda.gov.in](http://www.gmda.gov.in) and that the master water supply in the area stands laid and commissioned from where potable water supply can be drawn. Thus, assurance to provide water supply as per the approved service estimate is hereby accorded.

Further, the water supply connection will be released after completing the required formality as per the latest notification of GMDA in this regard.

It is for your information and further necessary action please.

Signed by

Abhinav Verma

Date: 12-04-2024 15:04:33

Executive Engineer-IV

W/S Division, Infra-II

GMDA, Gurugram

*This communication is computer generated and does not contain any signature in pen. This is signed with the digital signature obtained from a certifying authority under the Information Technology Act, 2000. For any queries, please quote the letter Number and e-mail at the mail address provided above.*

**PLOT NO. 3, SECTOR - 44, GURUGRAM**



# DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A Government of Haryana Undertaking)  
Office of the pmol



0124-2322427

Superintending Engineer 'OP' Circle-I  
Mehrauli Road, Gurugram.



0124-2306590

e-mail [scop1gurugram@dhbvn.org.in](mailto:scop1gurugram@dhbvn.org.in)



To

M/s Pardos Craft Homes Pvt. Ltd.  
Village-Hayatpur Sector-90, Gurugram.

Memo No. Ch. 64 / Drg.-PLC

Dated: 21/03/2024

**Sub:** Request for assurance certificate for ultimate load under BDS category voltage level 33kV namely Pardos Craft Homes Pvt. Ltd. license No100 of 2023 under TOD policy over an measuring 14.53125 acres in the revenue estate of village- Hayatpur Sector-90, Gurugram. Decalared load 7938kW.

**Ref :** Your Firm letter No. Nil dated 20.03.2024.

It is hereby assured that the power requirement of tentative load 7938kW shall be considered from the nearest 220/33kV sub-station at the time of actual requirement as per DHBVN norms at the voltage level of 33kV subject the following conditions:-

1. Subject to availability of power and infrastructure at the time of actual release of load.
2. Necessary charges will be got deposited by you as per latest Nigam instructions and compliance of all other instructions of Nigam will be ensured as per standing instructions of the Nigam/HERC regulation.
3. The necessary infrastructure will be laid by you at your own cost. The piece of land will be provided by you for the switching station/sub-station as per instructions of the Nigam.
4. The letter will be valid til the validity of license in view of sales circular No.D-6/2022 issued by CE/Commercial, DHBVN, Hisar vide Memo. No.Ch-06/SE/C/R-16/380/Vol-I dated 10.03.2022.

21/3/2024  
Superintending Engineer  
'OP' Circle-I DHBVN, Gurugram

Copy to:-

The Xen 'OP' Divn. DHBVN, Manesar for information.



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/050524/1012685

एअर प्राई/आर. एन. क्यू/एनआर/एटीएम/एनआरसी/2024/430/1559-62

मालिक का नाम एवं पता M/s Pardos Craft Homes Pvt. Ltd. दिनांक/DATE: 30-05-2024  
First Floor, Punjab Bhawan, 10 Vishnu  
OWNERS Name & Address Digamber Marg, Railway Colony Mandi House वैधता/ Valid Up to: 29-05-2032  
New Delhi Delhi 110002

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

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

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

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/050524/1012685
आवेदक का नाम / Applicant Name*	Jassa Singh Chawla
स्थल का पता / Site Address*	Construction of Residential Group Housing Project Mix Land use under TOD Zone area measuring 14.53125 acres for Rect. 49// ½, 2, 3, 4, 7/1,8/1, 9/1, 9/2, 10/1, 10/3, 12/3, 26, 13/1, 18/1/1/2, 8/2/2 and Rect No.50//14/2, 15/2/1, 15/2/2, 16/1, 16/2, 17, 18/2/2, 19/1/2, 22/2, 23/1, 24, 25/1, 25/2, 13/2/2, 18/1, 23/2 located at Village Hayatpur Sector 90 Gurgaon Haryana 122505, Village Hayatpur, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 24 34.92N 76 56 03.31E, 28 24 32.53N 76 56 03.42E, 28 24 31.82N 76 56 04.16E, 28 24 38.41N 76 56 06.84E, 28 24 34.97N 76 56 06.96E, 28 24 28.58N 76 56 08.93E, 28 24 32.01N 76 56 10.07E, 28 24 39.62N 76 56 10.32E, 28 24 32.04N 76 56 11.79E, 28 24 33.09N 76 56 12.48E, 28 24 40.90N 76 56 14.01E, 28 24 36.28N 76 56 14.12E, 28 24 40.04N 76 56 15.49E, 28 24 39.73N 76 56 15.79E, 28 24 39.12N 76 56 15.88E
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*	224.26 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	429.26 M



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

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की 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। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

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

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.



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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार 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](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I 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](http://www.dgca.nic.in)

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - I), अनुसूची - IV (भाग - 2; केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E)



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

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

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

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

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

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



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क्षेत्र का नाम / Region Name:

पदनामित अधिकारी/Designated Officer	उत्तर/ NORTH उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.ए. कॉम्प्लेक्स, एम.एस. हवाई अड्डा, नई दिल्ली 110 037
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	Meenakshi Singh 30.05.2024 MEENAKSHI SINGH AM (ATM)
द्वारा जांचा गया Verified by	Naveen Jain 30.05.2024 Naveen Jain, DGM(ATM)

ईमेल आईडी / EMAIL ID : noc\_nr@aai.aero

फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	27151.79	74.61
I.G.I Airport	24437.87	223.4
Rohini Heliport	39575.37	196.47
Safdarjung Airport	32622.71	232.87
Sampla	46705.69	164.82
NOCID	PALM/NORTH/B/050524/1012685	

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566





## Test Report

Page No. 1/1

Sample Number : VEL/AP/01

Report No. : VEL/AP/2512160024

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Format No : 7.8 F-03

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : AMBIENT AIR

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : Project Site  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Sampling Equipment used : RDS/FPS  
Instrument Code : VEL/INS/ENV/RDS/FPS/01  
Instrument Calibration Status : Calibrated  
Meteorological condition during monitoring : Clear Sky  
Date of Monitoring : 14/12/2025 To 15/12/2025  
Time of Monitoring : 11:00 AM to 11:00 AM  
Ambient Temperature (°C) : Min.10°C, Max.23°C  
Surrounding Activity : Human & Vehicular Activities  
Scope of Monitoring : Regulatory Requirement  
Sampling & Analysis Protocol : IS : 5182  
Sampling Duration : 24.0 Hours.  
Parameter Required : As Per Work Order

S.No.	Parameters	Test Method	Results	Units	Limit as per NAAQS
<b>Discipline : Chemical</b>					
1	Particulate Matter (as PM -2.5)	IS:5182 (P-24) : 2019	68.51	µg/m <sup>3</sup>	60
2	Particulate Matter (as PM -10)	IS:5182 (P- 23) :2006 RA: 2017	125.30	µg/m <sup>3</sup>	100
3	Nitrogen Dioxides (as NO <sub>2</sub> )	IS 5182 (P- 6) :2006 RA:2022	27.51	µg/m <sup>3</sup>	80
4	Sulphur Dioxide (as SO <sub>2</sub> )	IS 5182 (P- 2 ) : RA:2023	15.30	µg/m <sup>3</sup>	80
5	#Carbon Monoxide (as CO)	IS 5182 (P-10) : 1999	0.81	mg/m <sup>3</sup>	4.0
6	Lead (as Pb)	IS:5182 (P-22)	BLQ(LOQ - 0.1)	µg/m <sup>3</sup>	1.0

BLQ-Below Limit of Quantification LOQ -Limit of Quantification

Note - # indicates 1 hour monitoring of CO.

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



Reviewed By



Authorized Signatory



## Test Report

Sample Number : VEL/AP/02

Report No. : VEL/AP/2512160025

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED  
Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Format No : 7.8 F-03  
Party Reference No : Nil  
Reporting Date : 20/12/2025  
Period of Analysis : 16/12/2025-20/12/2025  
Receipt Date : 16/12/2025

Name of Sample : AMBIENT NOISE  
Sample Group : Atmospheric Pollution

### General Information

Sampling Location : Project Site  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Sampling Equipment used : Sound Level Meter  
Instrument Code : VEL/INS/ENV/SLM/02  
Instrument Calibration Status : Calibrated  
Meteorological condition during monitoring : Clear Sky  
Date of Monitoring : 14/12/2025 To 15/12/2025  
Time of Monitoring : 11:20 AM to 11:20 AM  
Ambient Temperature (°C) : Min.10°C, Max.23°C  
Surrounding Activity : Human & Vehicular Activities  
Scope of Monitoring : Regulatory Requirement  
Sampling & Analysis Protocol : IS:9989 RA:2020  
Sampling Duration : 24.0 Hours.  
Parameter Required : As Per Work Order

S.No.	Parameters	Test Method	Test Results		Units
			Day Time (6:00 am to 10:00 pm)	Night Time (10:00 pm to 6:00 am)	
Discipline : Chemical					
1	Leq	IS:9989 RA:2020	51.36	40.36	dB (A)

### Ambient Noise Quality Standards as per Noise Pollution (Regulation and Control) Rules, 2000

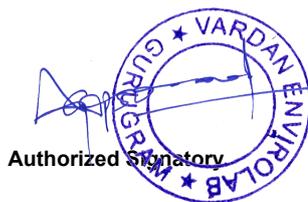
Area Code	Category of Area/Zone	Limits in dB(A) Leq*	
		Day Time	Night Time
A	Industrial area	75	70
B	Commercial area	65	55
C	Residential area	55	45
D	Silence Zone	50	40

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean from 10.00 p.m. to 6.00 a.m., Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority, Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

\*dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale 'A' which is relatable to human hearing

Note-\*A "decibel" is a unit in which noise is measured.

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





## Test Report

**Sample Number :** VEL/AP/03  
**Name & Address of the Party :** M/S PARDOS CRAFT HOMES PRIVATE LIMITED  
Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

**Report No. :** VEL/AP/2512160026  
**Format No :** 7.8 F-03  
**Party Reference No :** Nil  
**Reporting Date :** 20/12/2025  
**Period of Analysis :** 16/12/2025-20/12/2025  
**Receipt Date :** 16/12/2025

**Name of Sample :** Stack Emission Monitoring  
**Sample Group :** Atmospheric Pollution

### General Information

**Sampling Location :** DG Set Area  
**Sample Collected By :** VEL Representative (Mr. Sudhir)  
**Instrument Code :** VEL/INS/ENV/SMK/01  
**Date of Sampling :** 14/12/2025  
**Sampling duration (Minutes) :** 40.0  
**Stack attached to :** DG Set (58.5 KVA)  
**Make of stack :** MS  
**Type of Fuel Used :** HSD  
**Diameter of stack(m) :** 0.10 Mtr.  
**Height of stack(m) :** 4.57 Mtr.  
**Instrument calibration status :** Calibrated  
**Meteorological Condition :** Clear Sky  
**Ambient Temperature - Ta (°C) :** 23.0  
**Temperature of Stack Gases - Ts (°C) :** 85.0  
**Velocity of Stack Gases (m/sec.) :** 8.24  
**Flow rate of PM (LPM) :** 21.0  
**Flow rate of Gas (LPM) :** 2.0  
**Sampling condition :** Isokinetic  
**Protocol used :** IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS 11255 (P-1)	0.024	g/kw-hr	0.03
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/23	0.275	g/kw-hr	4.7 **
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/23	0.041	g/kw-hr	**
4	Sulphur Dioxide (as SO2)	IS 11255 (P-2)	0.058	g/kw-hr	Not Specified
5	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/23	0.364	g/kw-hr	3.5

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Laboratory: Plot No. 82A, Sector - 5, IMT Manesar, Gurugram - 122051 (HR)  
ISO 9001 | ISO 14001 | ISO 45001

## Test Report

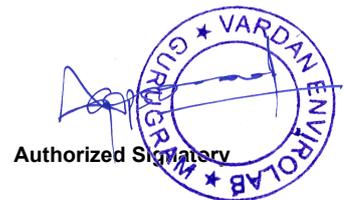
Page No. 2/2

Sample Number : VEL/AP/03

Report No. : VEL/AP/2512160026

\*\*Standard Limit for (NOX+HC)

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



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## Test Report

Page No. 1/2

Sample Number : VEL/AP/04

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Report No. : VEL/AP/2512160027

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : Stack Emission Monitoring

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set Area  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Instrument Code : VEL/INS/ENV/SMK/01  
Date of Sampling : 14/12/2025  
Sampling duration (Minutes) : 41.0  
Stack attached to : DG Set (82.5 KVA)  
Make of stack : MS  
Type of Fuel Used : HSD  
Diameter of stack(m) : 0.10 Mtr.  
Height of stack(m) : 6.09 Mtr.  
Instrument calibration status : Calibrated  
Meteorological Condition : Clear Sky  
Ambient Temperature - Ta (°C) : 23.0  
Temperature of Stack Gases - Ts (°C) : 112.0  
Velocity of Stack Gases (m/sec.) : 7.42  
Flow rate of PM (LPM) : 22.0  
Flow rate of Gas (LPM) : 2.0  
Sampling condition : Isokinetic  
Protocol used : IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS 11255 (P-1) :2019	0.017	g/kw-hr	0.02
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.255	g/kw-hr	0.40
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/2023	0.038	g/kw-hr	0.19
4	Sulphur Dioxide (as SO2)	IS 11255 (P-2)	0.052	g/kw-hr	Not Specified
5	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.352	g/kw-hr	3.5





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Laboratory: Plot No. 82A, Sector - 5, IMT Manesar, Gurugram - 122051 (HR)  
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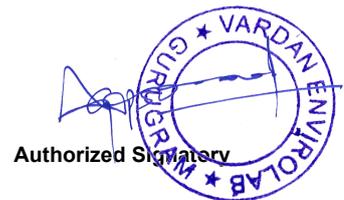
## Test Report

Page No. 2/2

Sample Number : VEL/AP/04

Report No. : VEL/AP/2512160027

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





## Test Report

Page No. 1/2

Sample Number : VEL/AP/05

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Report No. : VEL/AP/2512160028

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : Stack Emission Monitoring

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set Area  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Instrument Code : VEL/INS/ENV/SMK/01  
Date of Sampling : 14/12/2025  
Sampling duration (Minutes) : 41.0  
Stack attached to : DG Set (125 KVA)  
Make of stack : MS  
Type of Fuel Used : HSD  
Diameter of stack(m) : 0.10 Mtr.  
Height of stack(m) : 6.09 Mtr.  
Instrument calibration status : Calibrated  
Meteorological Condition : Clear Sky  
Ambient Temperature - Ta (°C) : 23.0  
Temperature of Stack Gases - Ts (°C) : 115.0  
Velocity of Stack Gases (m/sec.) : 7.95  
Flow rate of PM (LPM) : 20.0  
Flow rate of Gas (LPM) : 2.0  
Sampling condition : Isokinetic  
Protocol used : IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS 11255 (P-1) :2019	0.019	g/kw-hr	0.02
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.245	g/kw-hr	0.40
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/2023	0.032	g/kw-hr	0.19
4	Sulphur Dioxide (as SO2)	IS 11255 (P-2)	0.045	g/kw-hr	Not Specified
5	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.361	g/kw-hr	3.5





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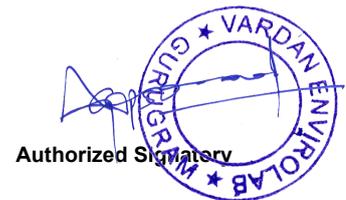
## Test Report

Page No. 2/2

Sample Number : VEL/AP/05

Report No. : VEL/AP/2512160028

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



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## Test Report

Page No. 1/2

Sample Number : VEL/AP/06

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Report No. : VEL/AP/2512160029

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : Stack Emission Monitoring

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set Area  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Instrument Code : VEL/INS/ENV/SMK/01  
Date of Sampling : 14/12/2025  
Sampling duration (Minutes) : 42.0  
Stack attached to : DG Set (180 KVA)  
Make of stack : MS  
Type of Fuel Used : HSD  
Diameter of stack(m) : 0.10 Mtr.  
Height of stack(m) : 6.09 Mtr.  
Instrument calibration status : Calibrated  
Meteorological Condition : Clear Sky  
Ambient Temperature - Ta (°C) : 23.0  
Temperature of Stack Gases - Ts (°C) : 145.0  
Velocity of Stack Gases (m/sec.) : 8.15  
Flow rate of PM (LPM) : 24.0  
Flow rate of Gas (LPM) : 2.0  
Sampling condition : Isokinetic  
Protocol used : IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS 11255 (P-1) :2019	0.017	g/kw-hr	0.02
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.236	g/kw-hr	0.40
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/2023	0.036	g/kw-hr	0.19
4	Sulphur Dioxide (as SO2)	IS 11255 (P-2)	0.051	g/kw-hr	Not Specified
5	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.375	g/kw-hr	3.5





# Vardan Envirolab LLP

Laboratory: Plot No. 82A, Sector - 5, IMT Manesar, Gurugram - 122051 (HR)  
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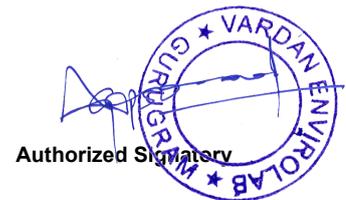
## Test Report

Page No. 2/2

Sample Number : VEL/AP/06

Report No. : VEL/AP/2512160029

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



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## Test Report

Sample Number : VEL/AP/07

Report No. : VEL/AP/2512160030

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Format No : 7.8 F-03

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : DG Noise

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set (58.5 KVA)

Sample Collected By : VEL Representative (Mr. Sudhir)

Sampling Equipment used : Sound Level Meter

Instrument Code : VEL/INS/ENV/SLM/04

Instrument Calibration Status : Calibrated

Meteorological condition during monitoring : Clear Sky

Date of Monitoring : 14/12/2025

Scope of Monitoring : Regulatory Requirement

Sampling & Analysis Protocol : IS 4758

Sampling duration (Minutes) : 30.0

Parameter Required : As Per Work Order

S.No.	Parameters	Test Method	Open the canopy of DG Set Results dB(A)	Close the canopy of DG Set (1.0 mtr. Distance) Result dB(A)	Insertion Loss
Discipline : Chemical					
1	Leq	IS: 4758	96.8	71.2	25.6
2	CPCB Limit in Leq dB (A)	--	--	75.0 (Max.)	25.0 (Min.)

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



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Authorized Signatory



## Test Report

Page No. 1/1

Sample Number : VEL/AP/08

Report No. : VEL/AP/2512160031

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Format No : 7.8 F-03

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : DG Noise

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set (82.5 KVA)

Sample Collected By : VEL Representative (Mr. Sudhir)

Sampling Equipment used : Sound Level Meter

Instrument Code : VEL/INS/ENV/SLM/04

Instrument Calibration Status : Calibrated

Meteorological condition during monitoring : Clear Sky

Date of Monitoring : 14/12/2025

Scope of Monitoring : Regulatory Requirement

Sampling & Analysis Protocol : IS 4758

Sampling duration (Minutes) : 30.0

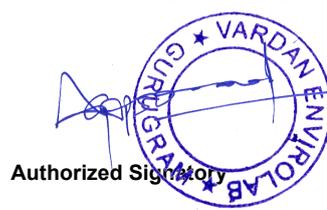
Parameter Required : As Per Work Order

S.No.	Parameters	Test Method	Open the canopy of DG Set Results dB(A)	Close the canopy of DG Set (1.0 mtr. Distance) Result dB(A)	Insertion Loss
Discipline : Chemical					
1	Leq	IS: 4758	98.7	72.2	26.5
2	CPCB Limit in Leq dB (A)	--	--	75.0 (Max.)	25.0 (Min.)

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



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## Test Report

Page No. 1/1

Sample Number : VEL/AP/09

Report No. : VEL/AP/2512160032

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Format No : 7.8 F-03

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : DG Noise

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set (125 KVA)

Sample Collected By : VEL Representative (Mr. Sudhir)

Sampling Equipment used : Sound Level Meter

Instrument Code : VEL/INS/ENV/SLM/04

Instrument Calibration Status : Calibrated

Meteorological condition during monitoring : Clear Sky

Date of Monitoring : 14/12/2025

Scope of Monitoring : Regulatory Requirement

Sampling & Analysis Protocol : IS 4758

Sampling duration (Minutes) : 30.0

Parameter Required : As Per Work Order

S.No.	Parameters	Test Method	Open the canopy of DG Set Results dB(A)	Close the canopy of DG Set (1.0 mtr. Distance) Result dB(A)	Insertion Loss
Discipline : Chemical					
1	Leq	IS: 4758	99.5	73.2	26.3
2	CPCB Limit in Leq dB (A)	--	--	75.0 (Max.)	25.0 (Min.)

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



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Authorized Signatory



## Test Report

Page No. 1/1

Sample Number : VEL/AP/10

Report No. : VEL/AP/2512160033

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Format No : 7.8 F-03

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Name of Sample : DG Noise

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set (180 KVA)

Sample Collected By : VEL Representative (Mr. Sudhir)

Sampling Equipment used : Sound Level Meter

Instrument Code : VEL/INS/ENV/SLM/04

Instrument Calibration Status : Calibrated

Meteorological condition during monitoring : Clear Sky

Date of Monitoring : 14/12/2025

Scope of Monitoring : Regulatory Requirement

Sampling & Analysis Protocol : IS 4758

Sampling duration (Minutes) : 30.0

Parameter Required : As Per Work Order

S.No.	Parameters	Test Method	Open the canopy of DG Set Results dB(A)	Close the canopy of DG Set (1.0 mtr. Distance) Result dB(A)	Insertion Loss
Discipline : Chemical					
1	Leq	IS: 4758	95.9	70.3	25.6
2	CPCB Limit in Leq dB (A)	--	--	75.0 (Max.)	25.0 (Min.)

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



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## Test Report

Page No. 1/4

Sample Number : VEL/W/01

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED

Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Report No. : VEL/W/2512160002

Format No : 7.8 F 03

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Sampling Date : 14/12/2025

Sampling Quantity : 5.0 Ltr. + 250 ml

Sampling Type : Grab

Name of Sample

: Drinking Water

Sample Group

: Water/Residues and contaminants in Water

Location

: Project Site

Sample Collected by

: VEL Representative (Mr. Sudhir)

Environmental Condition

: 25±2°C

Sampling and Analysis Protocol

: APHA & IS

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
Discipline : Chemical						
1	pH (at 25°C)	IS:3025 (Part 11):2022 (Using by Electrode)	7.65	--	6.5 to 8.5	No Relaxation
2	Colour,max	IS:3025 (Part-4) :2021 (Visual Comparison Method)	BLQ(LOQ-1.0)	Hazen	5	15
3	Turbidity,max	IS:3025:P-10: 2023 (Nephelometric)	<1.0	NTU	1	5
4	Odour	IS:3025 Part-5: 2018	Agreeable	--	Agreeable	Agreeable
5	Taste	IS 3025 (Part 8): 2023	Agreeable	--	Agreeable	Agreeable
6	Total Dissolved Solids (at 180°C ± 1°C),max	IS:3025:P-16: 2023 (Gravimetric Method)	152.00	mg/L	500	2000
7	Calcium (as Ca),max	IS:3025:Part-40: 1991 (EDTA Titrimetric Method)	17.45	mg/L	75	200
8	Alkalinity (as CaCO <sub>3</sub> )	IS:3025:Part 23:2023 (Indicator Method)	95.34	mg/L	200	600
9	Chloride (as Cl),max	IS:3025:Part-32:1988 (Argentometric Method)	36.51	mg/L	250	1000
10	Magnesium (as Mg),max	IS:3025:P-46:2023 (Volumetric method using EDTA)	7.68	mg/L	30	100





## Test Report

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Sample Number : VEL/W/01

Report No. : VEL/W/2512160002

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
11	Total Hardness (as CaCo3),max	IS:3025:P-21:2009 (EDTA Method)	75.24	mg/L	200	600
12	Sulphate (as SO4),max	IS:3025: (Part 24/Sec-1):2022(Turbidity Method)	5.31	mg/L	200	400
13	Fluoride (as F),max	APHA 4500 F-D: 24th Edition : 2023 (SPADNS Method)	BLQ(LOQ-0.2)	mg/L	1.0	1.5
14	Nitrate (as NO3),max	IS :3025 P-34/Sec1)2023: (Screening Method)	3.21	mg/L	45.0	No Relaxation
15	Iron (as Fe),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.01)	mg/L	1.0	No Relaxation
16	Aluminium (as Al),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.005)	mg/L	0.03	0.2
17	Boron (as B),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.01)	mg/L	0.5	2.4
18	Total Chromium (as Cr),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.05	No Relaxation
19	Phenolic Compounds (C6H5OH),max	Clause-6 of IS:3025 (P-43/Sec-1):2022, (With Chloroform Extraction Method)	BLQ(LOQ-0.001)	mg/L	0.001	0.002
20	Mineral Oil,max	IS 3025 (Part 39),Infrared Spectroscopic Method	BLQ(LOQ-0.5)	mg/L	1.0	No Relaxation
21	Anionic Detergents (as MBAS),max	IS:3025:P-68:2019 (Methylene Blue Method)	BLQ(LOQ-0.005)	mg/L	0.2	1.0
22	Zinc (as Zn),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.001)	mg/L	5.0	15.0
23	Copper (as Cu),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.05	1.5
24	Manganese (as Mn),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.001)	mg/L	0.1	0.3
25	Selenium (as Se),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.001)	mg/L	0.01	No Relaxation





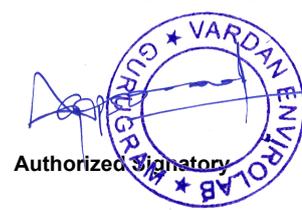
## Test Report

Page No. 3/4

Sample Number : VEL/W/01

Report No. : VEL/W/2512160002

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
26	Cadmium (as Cd),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.003	No Relaxation
27	Lead (as Pb),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.01	No Relaxation
28	Cyanide (as CN),max	IS 3025 (P-27/Sec1) :2021(Pyridine Barbituric Acid Method	BLQ(LOQ-0.02)	mg/L	0.05	No Relaxation
29	Arsenic (as As),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.005)	mg/L	0.01	No Relaxation
30	Mercury (as Hg),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.005)	mg/L	0.001	No Relaxation





## Test Report

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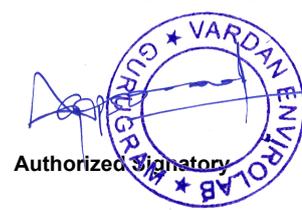
Sample Number : VEL/W/01

Report No. : VEL/W/2512160002

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
Discipline : Biological						
31	Total Coliform	IS 15185	Absent	/100 ml	Shall not be detectable in any 100 ml sample	--
32	E.coli	IS 15185	Absent	/100 ml	Shall not be detectable in any 100 ml sample	--

BLQ-Below Limit of Quantification, LOQ-Limit of Quantification.

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





## Test Report

Sample Number : VEL/PE/01

Name & Address of the Party : M/S PARDOS CRAFT HOMES PRIVATE LIMITED  
Village-Hayatpur, Sector-90, Gurugram Manesar Urban  
Complex, Haryana

Report No. : VEL/PE/2512160006

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 20/12/2025

Period of Analysis : 16/12/2025-20/12/2025

Receipt Date : 16/12/2025

Sampling Date : 14/12/2025

Sampling Quantity : 2.0 Kg

Sampling Type : Composite

Packing Status : Temp. Sealed

Name of Sample : SOIL  
Sample Group : Pollution & Environment  
Location : Project Site  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Environmental Condition : 25±2°C  
Parameter Required : As Per Work Order  
Sampling and Analysis Protocol : IS:2720 & STP

S.No.	Parameters	Test Method	Results	Units
Discipline : Chemical				
1	pH (at 25°C)	IS : 2720 (P-26)	7.45	--
2	Electrical Conductivity	IS :14767	0.366	mS/cm
3	Colour	VEL/EN/STP/67, Issue No.- 01, Issue date 01/11/2023	Brownish	--
4	Water holding capacity	VEL/EN/STP/86, Issue No.- 01, Issue date 01/11/2023	31.45	%
5	Bulk density	VEL/EN/STP/59, Issue No.- 01, Issue date 01/11/2023	1.52	gm/cc
6	Chloride (as Cl)	VEL/EN/STP/69, Issue No.- 01, Issue date 01/11/2023	195.34	mg/kg
7	Calcium (as Ca)	VEL/EN/STP/72, Issue No.- 01, Issue date 01/11/2023	145.23	mg/kg
8	Sodium (as Na)	VEL/EN/STP/62, Issue No.- 01, Issue date 01/11/2023	132.50	mg/kg
9	Potassium (as K)	VEL/EN/STP/61, Issue No.- 01, Issue date 01/11/2023	85.24	mg/kg
10	Organic Matter	IS 2720 (P-22)	0.51	%



Authorized Signatory



## Test Report

Sample Number : VEL/PE/01

Report No. : VEL/PE/2512160006

S.No.	Parameters	Test Method	Results	Units
11	Magnesium (as Mg)	VEL/EN/STP/72, Issue No.- 01, Issue date 01/11/2023	45.20	mg/kg
12	Available Nitrogen (as N)	IS:14684	261.45	kg. /hec.
13	Available Phosphours	VEL/EN/STP/73, Issue No.- 01, Issue date 01/11/2023	28.67	kg. /hec.
14	Total Zinc (as Zn)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	25.10	mg/kg
15	Total Manganese (as Mn)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	17.30	mg/kg
16	Total Chromium (as Cr)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	9.10	mg/kg
17	Total Lead (as Pb)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	4.12	mg/kg
18	Total Cadmium (as Cd)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	BLQ(LOQ-0.5)	mg/kg
19	Total Copper (as Cu)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	7.14	mg/kg
20	Soil Texture	VEL/EN/STP/64, Issue No.- 01, Issue date 01/11/2023	Sandy Loam	--

BLQ-Below Limit of Quantification, LOQ- Limit of Quantification

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



Authorized Signatory