

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

147

LICENCE NO. 21 OF 2016

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. LGF-10, Vasant Square Mall, Plot-A, Sector B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 for development of Group Housing Colony on the additional land measuring 0.19375 acres in the revenue estate of village Sukhrali, Sector 28, District Gurgaon of Gurgaon-Manesar Urban Complex.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.
3. The Licence is granted subject to the following conditions:-
  - a) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced 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.
  - b) That licensee shall lay out the Group Housing Colony in confirmation to the approved Building plans and development works are executed according to the designs and specifications shown in the approved plans.
  - c) That licensee shall submit 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 Building Plans, you 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.
  - d) That licensee shall comply with the conditions of the agreement already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder.
  - e) That licensee shall maintain and upkeep all roads, open spaces, public parks 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 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.
  - f) That licensee shall construct at their own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any Institution including a local

  
D.C.P. (Hr)

Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

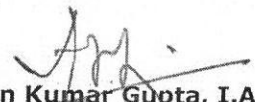
- g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA.
- i) That licensee understands that development/construction cost of 24/18 m wide internal circulation roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
- j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.
- k) That licensee shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- m) That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- n) That licensee shall provide rain water harvesting system at site as per guidelines/ notifications/norms of Central Ground Water Authority /Haryana Govt., as applicable.
- o) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- p) That licensee shall use only LED lamps fittings for internal as well as for campus lighting.
- q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.
- r) That licensee shall arrange power connection from HVPN/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- s) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank.

This account shall only be utilized by you towards meeting the cost of internal development works in the colony.

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- t) That 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.
- u) That licensee shall keep pace of construction atleast in accordance with the sale agreements with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- v) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- w) That licensee shall permit the Director or any other officer 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 licence granted.
- x) That licensee shall not create third party rights/pre-launch before approval of building plans.
- y) That licensee shall obey all the directions issued by this Department from time to time in public interest.
- z) That you shall not transfer the licence/create beneficial interest without approval of Director General, Town & Country Planning Department, Haryana.

4. The licence is valid up to 16/11/2021.

  
(Arun Kumar Gupta, I.A.S.)

Director General, Town & Country Planning  
Haryana, Chandigarh

Place: Chandigarh

Dated: 17/11/2016

Endst.No.LC-224(F)-PA(SN)-2016/ 25547

Dated: 18-11-2016

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

- 1. ✓ Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. LGF-10, Vasant Square Mall, Plot-A, Sector B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 alongwith copies of agreement/bilateral agreement and schedule of land.
- 2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
- 3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
- 4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.

5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith copy of agreement and the zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement and the zoning plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.



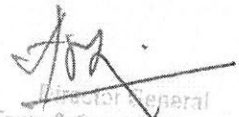
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh



To be read with Licence No. 21 of 2016

Detail of land owned by Moonlight Continental Pvt. Ltd., District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	8/2	1-11
Total			1-11 or 0.19375 acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh.  
Jaswan (Jaswan)

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

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LICENCE NO. 22 OF 2016

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. Suncity Business Tower, 2<sup>nd</sup> Floor, Golf Course Road, Sector 54, Gurgaon for development of Group Housing Colony on the additional land measuring 1.75 acres in the revenue estate of village Sukhrali, Sector 28, District Gurgaon of Gurgaon-Manesar Urban Complex.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.

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

- a) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced 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.
- b) That licensee shall lay out the Group Housing Colony in confirmation to the approved Building plans and development works are executed according to the designs and specifications shown in the approved plans.
- c) That licensee shall submit 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 Building Plans, you 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.
- d) That licensee shall comply with the conditions of the agreement already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder.
- e) That licensee shall maintain and upkeep all roads, open spaces, public parks 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 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.
- f) That licensee shall construct at their own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any Institution including a local

  
D.G.T.C.P. (HM)

Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA.
- i) That licensee understands that development/construction cost of 24/18 m wide internal circulation roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
- j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.
- k) That licensee shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- m) That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- n) That licensee shall provide rain water harvesting system at site as per guidelines/ notifications/norms of Central Ground Water Authority /Haryana Govt., as applicable.
- o) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- p) That licensee shall use only LED lamps fittings for internal as well as for campus lighting.
- q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.
- r) That licensee shall arrange power connection from HVPN/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- s) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank.

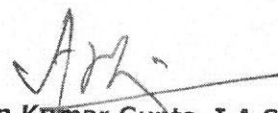
This account shall only be utilized by you towards meeting the cost of internal development works in the colony.

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- t) That 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.
  - u) That licensee shall keep pace of construction atleast in accordance with the sale agreements with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
  - v) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
  - w) That licensee shall permit the Director or any other officer 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 licence granted.
  - x) That licensee shall not create third party rights/pre-launch before approval of building plans.
  - y) That licensee shall obey all the directions issued by this Department from time to time in public interest.
  - z) That you shall not transfer the licence/create beneficial interest without approval of Director General, Town & Country Planning Department, Haryana.
4. The licence is valid up to 16/11/2021.

Place: Chandigarh

Dated: 17/11/2016

  
(Arun Kumar Gupta, I.A.S)  
Director General, Town & Country Planning  
Haryana, Chandigarh

Endst.No.LC-224(G)-PA(SN)-2016/ 25562

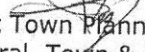
Dated: 18-11-2016

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

1. ✓ Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. Suncity Business Tower, 2<sup>nd</sup> Floor, Golf Course Road, Sector 54, Gurgaon alongwith copies of agreement/bilateral agreement and schedule of land.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.




6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith copy of agreement and the zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement and the zoning plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.

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

To be read with Licence No. 22 of 2016

Detail of land owned Sh. Ranbir Singh S/o Tek Chand (1/5 share) & Sh. Ajay S/o Ranbir Singh (4/5 share), District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	18/1	7-0
		23/2	7-0
		<b>Total</b>	<b>14-0 or 1.75 acres</b>

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Hewari Patwari

**FORM LC-V**  
(See Rule-12)  
**Haryana Government**  
**Town and Country Planning Department**


**157**

Licence No. 32 of 2009

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to The Indian Airlines Pilots Cooperative House Building Society Ltd. c/o M/s Essel Housing Projects (P) Ltd. for setting up of Group Housing Colony at village Sukhrali, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licensee shall construct the portion of road which shall form part of the licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licensee shall derive permanent access from the existing colony.
6. That the licensee will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
7. That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 10-7-2013

Dated Chandigarh

The 11-7-2009

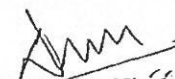
  
(T.C. Gupta, IAS),  
Director

Town and Country Planning,  
Haryana, Chandigarh

Dated:- 13-7-09

Endst No. DS-2009/ 6875

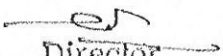
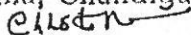
- A copy is forwarded to the following for information and necessary action:-
1. The Indian Airlines Pilots Cooperative House Building Society Ltd., C/o M/s Essel Housing Projects (P) Ltd., N-49, First Floor, Connaught Place, New Delhi-110001 along with copy of agreement LC-IV and bilateral agreement.
  2. Chief Administrator, HUDA, Panchkula.
  3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
  4. Addl. Director Urban Estates, Haryana, Panchkula.
  5. Administrator, HUDA, Gurgaon.
  6. Chief Engineer, HUDA, Panchkula.
  7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
  8. Land Acquisition Officer, Gurgaon.
  9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
  10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
  11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
  12. District Town Planner, Gurgaon along with a copy of agreement.
  13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
(Devendra Nimbkar),  
District Town Planner (Hq)  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO. 32 OF 2009

Detail of land owned by The Indian Airlines Pilots Cooperative House Building Society Ltd., Village Sukhrali, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area K-M
Sukhrali	18	20	8-0
		21	8-0
		Total	16-0or 2.00 acres

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  




**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

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**Regd.**

To

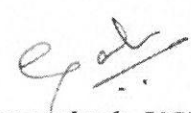
The Indian Airlines Pilots Cooperative Housing Building Society Ltd.  
In collaboration with Essel Housing Project Pvt. Ltd.  
Suncity Business Tower,  
2nd Floor, Golf Course Road,  
Sector 54, Gurugram-02.

Memo No. LC-697-PA(B)/2017/20244 Dated: 18-8-2017

Subject: **Renewal of licence No. 32 of 2009 dated 11.07.2009.**

Please refer to your application dated 03.07.2017 on the matter cited as subject above.

2. Licence No. 32 of 2009 dated 11.07.2009 granted for setting up of group housing colony on the land measuring 2.00 acres in Sector 28, Gurugram Manesar Urban Complex is hereby renewed upto **10.07.2019** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of IDW shall be got revalidated before 30 days of expiry of the same.


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

Endst. No. LC-697-PA(B)/2017/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner (P), Gurugram.
- v. Chief Account Officer of this Directorate.

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

**FORM LC-V**  
(See Rule-12)  
**Haryana Government**  
**Town and Country Planning Department**

**160**

Licence No. 33 of 2009

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to The Indian Airlines Pilots Cooperative House Building Society Ltd. c/o M/s Essel Housing Projects (P) Ltd. for setting up of Group Housing Colony at village Sukhrali, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licensee shall construct the portion of road which shall form part of the licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licensee shall derive permanent access from the existing colony.
6. That the licensee will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
7. That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 10-7-2013

Dated Chandigarh

The 11-7-2009

(T.C. Gupta, IAS),

Director

Town and Country Planning,  
Haryana, Chandigarh.

Dated: 17-7-09

Endst No. DS-2009/ 6888

1. A copy is forwarded to the following for information and necessary action:-
  1. The Indian Airlines Pilots Cooperative House Building Society Ltd., C/o M/s Essel Housing Projects (P) Ltd., N-49, First Floor, Connaught Place, New Delhi-110001 along with copy of agreement LC-IV and bilateral agreement.
  2. Chief Administrator, HUDA, Panchkula.
  3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
  4. Addl. Director Urban Estates, Haryana, Panchkula.
  5. Administrator, HUDA, Gurgaon.
  6. Chief Engineer, HUDA, Panchkula.
  7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
  8. Land Acquisition Officer, Gurgaon.
  9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
  10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
  11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
  12. District Town Planner, Gurgaon along with a copy of agreement.
  13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar),


District Town Planner (Hq)

For Director, Town and Country Planning,  
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO. 33 OF 2009

Detail of land owned by The Indian Airlines Pilots Cooperative House Building Society Ltd., Village Sukhrali, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area K-M
Sukhrali	35	2/2	5-0
		9	8-0
		Total	13-0 or 1.625 acres

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
*Chandigarh*

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh  
Phone:0172-2549349; e-mail:tcphry@gmail.com  
http://tcpharyana.gov.in

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**Regd.**

To

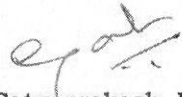
The Indian Airlines Pilots Cooperative Housing Building Society Ltd.  
In collaboration with Essel Housing Project Pvt. Ltd.  
Suncity Business Tower,  
2nd Floor, Golf Course Road,  
Sector 54, Gurugram-02.

Memo No. LC-458-PA(B)/2017/22117 Dated: 6-9-17

Subject: **Renewal of licence No. 33 of 2009 dated 11.07.2009.**

Please refer to your application dated 03.07.2017 on the matter cited as subject above.

2. Licence No. 33 of 2009 dated 11.07.2009 granted for setting up of group housing colony on the land measuring 1.625 acres in Sector 28, Gurugram Manesar Urban Complex is hereby renewed upto **10.07.2019** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of IDW shall be got revalidated before 30 days of expiry of the same.

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

Endst. No. LC-458-PA(B)/2017/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner (P), Gurugram.
- v. Chief Account Officer of this Directorate.

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



BR-III  
(See Rule 44)  
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

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Memo No. ZP-20-Vol-II/SD (BS) /2013/ 49322 Dated:- 23/8/13.

To

The Indian Airlines Co-operative House Building Society Ltd.  
C/o Essel Housing Project Pvt. Ltd.  
N-49, 1<sup>st</sup> Floor, Cannaught Place,  
New Delhi.

Subject:- Approval of revised building plans of blocks -Q1, Q2, Primary School & Nursery School in Group Housing Scheme measuring 34.575 acres (Licence No. 48 of 1995 dated 20.12.1995, Licence No. 61 of 2004 dated 01.06.2004, Licence No. 32 of 2009 dated 11.07.2009 & Licence No. 33 of 2009 dated 11.07.2009) in Sector-28 Gurgaon Manesar Urban Complex being developed by The Indian Airlines Pilots Co-operative House Building Society Ltd.

Reference your application received on 28.03.2013 for permission to re-erect the buildings blocks -Q1, Q2, Primary School & Nursery School in Group Housing Colony measuring 34.575 acres (Licence No. 48 of 1995 dated 20.12.1995, Licence No. 61 of 2004 dated 01.06.2004, Licence No. 32 of 2009 dated 11.07.2009 & Licence No. 33 of 2009 dated 11.07.2009) in Sector-28, Gurgaon Manesar Urban Complex, in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 44264 dated 28.06.2013 for the purpose of inviting objections/suggestions. Vide memo no. 515 dated 19.08.2013, STP, Gurgaon has informed that no objection has been received from any allottee in respect of the amendments made in the building plans by you. Further vide letter dated 22.08.2013 you have also confirmed that no objection from any allottee has been received in your office. Hence, permission for construction for subject cited plans approved provisionally vide above memo is hereby granted subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder alongwith special reference to the following conditions:-

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

Further that:-

- a) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safely from earthquake of the intensity expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.

- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

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

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director General.

4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
6. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
11. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

12. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:

- (i) Structural stability certificate duly signed by the recognized Structural Engineer.
- (ii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.

13. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

14. WATER SUPPLY:

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under: -

Sr. No.	Name of Building	Capacity of Tank of Domestic Use	Up Pipe in mm.	Down Pipe in mm.
1.	Block-Q1, Q2 (Dom)	2x130000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	2x7000 Ltrs.	50mm	65/50/40/32/25/20mm.
2.	Primary School (Dom)	1x30000 Ltrs.	50mm	50/40/32/25/20mm
3.	Nursery School	1x10000 Ltrs.	32mm	40/32/25/20mm.
	RCC UGT (Dom)	200 KL		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be solely responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
- (iv) All F.T. shall be 75 mm dia.
- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (vi) All pipes from waste water stack to I.C. and I.C. to manhole shall be 100 mm dia as shown on the plans.

- (vii) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.

**16. STORM WATER DRAINAGE:**

- (i) You have provided twin level basement except Nursery School and Primary School. for services and parking only. For draining out the wash water/rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by the you by providing pumps of 350 LPM capacity at 15.00 meters head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
- (iii) All rainwater stack pipe shall be 100/150 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

**17. GENERAL: -**

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall provide the minimum open able aperture of  $1/8^{\text{th}}$  of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (iv) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) The community centre/centres shall form part of the common areas and facilities of the group housing colony as defined under the Apartment Ownership Act and the same shall be defined as such in the deed of declaration to be filed under the Apartment Ownership Act. Such community centre/centres shall be for the exclusive use of residents of this group housing colony only. You shall submit an undertaking in the form of an affidavit to the above effect within a period of ten days from the issuance of this approval.
- (vii) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.



- (viii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (ix) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.
- (x) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (xi) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (xii) The replacement water shall be disposed off by you by using the same for watering of landscaped area in their colony or the same is disposed off into the rain water harvesting system.
- (xiii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It is clarified to you that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (xiv) No cross connection between recycled water system and potable water system shall be made.
- (xv) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes. Marker taps of red colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (xvi) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured / taped sleeve shall be used.
- (xvii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xviii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xix) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest in the Government.
- (xx) That the eligibility criteria, guidelines for scrutiny of application and construction /occupation of EWS flats shall be governed by the EWS policy of the Department dated 08.07.2013. Accordingly, the complete scheme for allotment of EWS flats shall be floated within 4 months from issuance of part occupation certificate of EWS flats.
- (xxi) You shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HUDA, Gurgaon in compliance of Order dated

16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.

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

DA/One set of Building Plans



(Sanjay Kumar)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Memo No. ZP-20-Vol-II/SD (BS) /2013/

Date:-

A copy is forwarded to the following for information: -

1. Deputy Commissioner, Gurgaon.
  2. Commissioner, Municipal Corporation, Gurgaon.
  3. Administrator, HUDA, Gurgaon w.r.t. his office Memo. No. 17273 dated 04.10.2012.
  4. Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay No.55-58, Sector-2, Panchkula.
  5. Additional Director (IA), IA-Division, Ministry of Environment & Forest, Paryavaran Bhawan, CGO Complex, New Delhi.
  6. Senior Town Planner, Gurgaon, along with one set of building plans.
  7. Superintending Engineer (HQ) HUDA.
  8. District Town Planner, Gurgaon.
  9. District Town Planner (Enf.), Gurgaon
- Encl: as above



(Sanjay Kumar)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

From

Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana6@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

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To

Indian Airlines Pilot Co-operative House Building Society Ltd. & others,  
C/o Essel Housing Projects Pvt. Ltd.  
Suncity Business Park Tower, 2<sup>nd</sup> Floor, Golf Course Road,  
Sector-54, Gurugram -122002.

Memo No. ZP-20-Vol-III/SD(BS)/2017/ 28746 Dated: - 13-11-2017

Subject:

Approval of revised building plans of Block-Q1, Q2, proposed building plan of Block-R1, R2, R3, R4, Block-S1, S2 & EWS Block (Licence No. 48 of 1995 dated 20.12.1995, Licence No. 61 of 2004 dated 01.06.2004, Licence No. 32-33 of 2009 dated 11.07.2009 & Licence No. 21-22 of 2016 dated 17.11.2016) falling in Group Housing Colony measuring 36.51875 acres in Sector-28, Gurugram being developed by Indian Airlines Pilot Co-operative House Building Society Ltd. & Sh. Ranbir Singh & Sh. Ajay and Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd.

Reference:

Your letter received in this office on 22.11.2016 and PSTCP memo no. Misc-2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

The revised building plans is approved in-principle with the following conditions: -

- I. That you shall invite objections from the existing allottees regarding the said amendment in the building plans through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- II. Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of building plans within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Gurugram.
- III. A copy of the earlier approved building plans and the revised building plans being approved in principle shall be hosted on your website and site office for information of all such existing allottees.
- IV. That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the revised building plans showing changes in the earlier approved plan on the website of the licensee.
- V. To display the revised building plans showing changes from the approved building plans at your site office.
- VI. That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the original building plans as well as the revised layout plan/building



- plans shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Gurugram for reference of the general public.
- VII. The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to the colonizer and objector to explain their position regarding revised building plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the building plans, which shall be binding upon the coloniser.
- VIII. That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- IX. That you shall not give the advertisement for booking/sale of flats and shall not book any flat till the final approval of revised building plans.

Further it is also clarified that no additional benefit of FAR will be given under Haryana Building Code, 2017.

(Devendra Nimbokar)  
Senior Town Planner(M)HQ,  
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Endst. No. ZP-20-Vol-III/SD(BS)/2017/ \_\_\_\_\_

Dated: - \_\_\_\_\_

A copy is forwarded to the Senior Town Planner, Gurugram with the request that at the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in buildings. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same to enable final decision on the matter.

(Devendra Nimbokar)  
Senior Town Planner(M)HQ,  
Member Secretary,

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

Endst. No. ZP-20-Vol-III/SD(BS)/2017/ \_\_\_\_\_

Dated: - \_\_\_\_\_

A copy is forwarded to Nodal Officer, website updation for information and further action regarding hosting such cases on the website of the Department.

(Devendra Nimbokar)  
Senior Town Planner(M)HQ,  
Member Secretary,

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

प्रेषक

उपायुक्त, गुडगांव।

सेवा में,

Sh. Navneet Kumar  
M/s Essel Housing Projects Pvt. Ltd.  
N-49, 1<sup>st</sup> Floor Connaught Place,  
New Delhi-110001

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क्रमांक 76 /एम.बी. दिनांक 04/1/13

विषय:-

**Residential Group Housing Colony at Sector-28, village Sukhrali Tehsil District Gurgaon License No. 48 of 1995 & License No. 32 & 33 of 2009 through Director General, Town and Country Planning, Haryana Chandigarh regarding Aravali clearance and Forest NOC as required.**

उपरोक्त विषय पर आपके प्रार्थना के सन्दर्भ में।

विषयोक्त मामले में कार्यालय द्वारा उक्त प्रार्थना पत्र पर तहसीलदार, गुडगांव व उप-वन संरक्षक, गुडगांव से रिपोर्ट प्राप्त की गई है। जो निम्न प्रकार है:-


1. तहसीलदार, गुडगांव :- तहसीलदार, गुडगांव ने अपनी रिपोर्ट में लिखा है कि पटवारी की रिपोर्ट अनुसार नम्बरान खसरा 18//19-20-21-22/1-22/2, 35//2/2-9 मौजा सुखराली में दी इन्डियन ऐयर लाईन्स पायलेट्स कोर्पोरेटिव हाउस बिल्डिंग सोसायटी मालिक है उपरोक्त नम्बरान खसरा में गैर मुमकिन पहाड, राडा, बीहड, बंजर, बीड, जोहड नहीं है। उपरोक्त नम्बरान खसरा अरावली ऐरिया से बहार है। उपरोक्त नम्बरान खसरा शामिलत देह की भूमि नहीं है उपरोक्त नम्बरान खसरा साल 1992 से पहले चाही थी व हाल 18//19-20-21-22/1-22/2, 35//2/2-9 गैर मुमकिन कालोनी दर्ज है।
2. Deputy Conservator of Forest, Gurgaon की रिपोर्ट अनुसार उनके कार्यालय के पत्र क्रमांक 652 दिनांक 06.07.12 तथा क्रमांक 1534 दिनांक 25.10.12 के द्वारा प्रयोक्ता ऐजेंसी को स्पष्टता पत्र जारी किया जा चुका है। जो निम्न प्रकार है **M/s Essel Housing Projects Pvt. Ltd., N-49, 1st Floor Connaught Place, New Delhi** vide letter No. Nil Dated 25-05-12 made a request in connection with land measuring 3.625 Acres having Rect. NO. 18 Killa No. 20,21 Rect No. 35 Killa No. 2/2,9 land Located at village Sukhrali District Gurgaon Applicant made a proposal to use this land for **Group Housing Colony** Purpose. In continuation of report submitted by RFO, Gurgaon vide letter No. 261-G dated 26-06-12 and approved from C.F. South Circle, Gurgaon vide letter no. 600 dated 04-07-12 and **M/s Essel Housing Projects Pvt. Ltd., N-49, 1st Floor Connaught Place, New Delhi** vide letter No. Nil Dated 23-07-12 made a request in connection with land measuring 2.00 Acres having Rect. NO. 18 Killa No. 19,22/1,22/2 land Located at village Sukhrali District Gurgaon Applicant made a proposal to

use this land for **Group Housing Colony** Purpose. In continuation of report submitted by RFO, Gurgaon vide letter No. 397-G dated 09-08-12 and approved from C.F. South Circle, Gurgaon vide letter no. 3081 dated 12-10-12, it is made clear that:

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- A Above said land is not part of notified/closed area under IFA 1927/FCA/1980/specific section 4 & 5 of PLPA 1900/WLPA 1972/or any other forest land.
- B It is clarified that by the Notification No. S.O.121/PA.2/1900/S.4/97 dated 28-11-1997, all revenue estate of Gurgaon District is notified u/s 4 of PLPA 1900 and s.o. 113/PA.2/1900/S.3/97 dated 17-11-1997 u/s 3 of PLPA. 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 Forests 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 Essel Housing Projects Pvt. Ltd., N-49, 1st Floor Cannaught Place, New Delhi**, must obtained clearance and approaches the Divisional Forest officer, Gurgaon for the permission under Forest Department Act. 1980.
- D As per record with the Forest Department, Gurgaon, the area does not fall under Aravali Project Plantation done by the Forest Department.
- E All other statutory clearance mandated under the Environment Protection Act, 1986 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- F The project proponent shall ensure that Judicial orders/Pronouncements issued by the Hon'ble Supreme Court/High Courts.
- G It is clarified that the Hon'ble Supreme Court has issued various Judgment dated 07-05-02, 29-10-02, 16-12-02, 18-03-04 etc. Pertaining to Aravali region in Haryana, since the proposed site falls within 5 KM. of Delhi boundary Surajkund & Badkhal Lake the permission from the Mining Department. Department of Town & Country Planning Haryana and Other appropriate authorities must be obtained who is under obligation to follow the directions in the various Hon'ble Supreme Court judgments while granting permission.

अतः तहसीलदार, गुडगांव तथा उप-वन संरक्षक, गुडगांव की रिपोर्ट अनुसार वर्णित खसरा व किला न0 अरावली क्षेत्र में नहीं है। रिपोर्ट आपकी सेवा में आगामी आवश्यक कार्यवाही हेतु प्रेषित है।

  
For Deputy Commissioner  
Gurgaon



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भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

No. AAI/RH/INR/ATM/NOC/2016/114/682-84

Date: 21-06-2016

Valid Upto: 21-06-2021

Essel Housing Projects Pvt Ltd

2nd floor, Suncity Business Tower,  
Golf Course Road, Sector 54,  
Gurgaon 122002, Haryana

### No Objection Certificate for Height Clearance

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 for Safe and Regular Aircraft Operations.

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

NOC ID :	PALM/NORTH/B/060316/128746
Applicant Name :	Meenakshi Kapur
Site Address :	Rectangle No 18, Kila No 18/1, 19, part of 20, part of 21, 22,23/2
Site Coordinates :	77 04 20.88-28 28 34.49, 77 04 21.34-28 28 30.46, 77 04 25.15-28 28 32.12, 77 04 26.66-28 28 30.48, 77 04 26.66-28 28 34.43,
Site Elevation in mtrs AMSL as submitted by Applicant:	235.69 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	320.69

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

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 may be initiated by the concerned Airport Operator

b. The Structure height 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 - Site Elevation.

c. 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.

d. No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 320.69 M, as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

Page 1/2

राजीव गांधी भवन

Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003

Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950

Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

g. 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

h. 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.

i. 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)

j. 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 to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

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

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

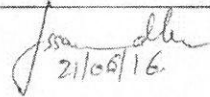
Designated Officer

Region Name: NORTH

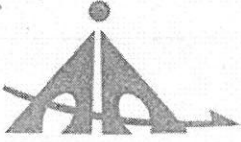
Address: General Manager Airports  
Authority of India. Regional  
Headquarter, Northern Region,  
Operational Offices, Gurgaon  
Road, New Delhi-110037

Email ID: [noc\\_nr@aai.aero](mailto:noc_nr@aai.aero)

Contact No: 011-25653551

  
21/06/16

जे. एस. सन्धु / J.S. Sandhu  
महाप्रबंधक (वायु यातायात प्रबन्धन), उत्तर-  
General Manager (ATM), NR  
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India  
प्रचालन कार्यालय, गुडगाँव रोड, नई दिल्ली-110037  
Operational Offices, Gurgaon Road, New Delhi-110037



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA 174

File No. AAI/RHQ/NR/ATM/NOC/2016/114/682-84

Copy to:

1. The Vice Chairman , Delhi Development Authority , I.N.A, Vikas Sadan, New Delhi-110023.
2. The Chief Executive Officer, Delhi International Airport, New Uddan Bhawan, I.G.I Airport Terminal -3, New Delhi-110037.
3. Guard file.

Permit No. 1784

w.e.f 07.04.2017 to 06.09.2017

Standard for permits for the grant of permission for disposal of mineral extracted incidental to developmental activities

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Whereas M/s Essel Housing Projects Pvt. Ltd. Through Sh. Navneet Kumar R/o Suncity Business Tower, IInd Floor, Golf Course Road, Sector 54, Gurugram, has applied for the grant of a Short Term Permit under rule 27 to 35 of the Haryana Minor Mineral Concession, Stocking & Transportation of Minerals and Prevention of Illegal Mining Rules - 2012, for disposal of 61905 M.T. of Ordinary Clay excavated / removed from their site under license No. 22 of 2016 <sup>and 32 of 2009</sup> situated in Sector 28, village Sukhrali, Gurugram (having total additional area of 1.75 Acres) for digging of foundation/basement. The applicant has paid the due royalty in advance Rs. 271146/- vide D.D.No. 032980 dt. 04.04.2017, application fees Rs. 500/- vide D.D. No. 032979 dt. 04.04.2017 and security is Rs. 135573/- vide D.D. No. 032981 dt. 04.04.17. (50% of the amount of royalty).

- 2 The permission is hereby granted for disposal of 61905 MT of Mineral Ordinary Clay excavated /removed from the aforesaid area subject to the conditions that the permit holder will abide by the safety guards for such excavation or removal.
3. The permit holder shall transport/dispose off the Ordinary Clay/ Earth from the site of the excavation, only by issuing a Mineral Transit Pass.
4. The amount of security deposit shall entail no interest. The security amount shall be refunded within a period of three months in case the same is not forfeited or required to be detained for any other purpose under this permit.
5. Any sum due from the permit holder shall be recovered from him as an arrear of land Revenue.

The permission shall be valid up to 06.09.2017

Memo No. 619

Dated

5/4/17

Assistant Mining Engineer  
Deptt. of Mines & Geology  
Gurugram, Nuh

प्रेषक,

उपायुक्त, गुडगांव।

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सेवा मे

M/S Essel Housing Projects Pvt. Ltd.

Suncity Business Tower,

2<sup>nd</sup> Floor Golf Course Road,

Sector-54, Gurgaon-122002.

क्रमांक 21 /एम.बी.

दिनांक 25-10-2016

विषय:-

Issue of clearance that our land is not falling under Aravali Notification dated 07-05-1992/Forest Area.

उपरोक्त विषय पर आपके प्रार्थना पत्र के संदर्भ में।

विषयोक्त मामले में इस कार्यालय द्वारा उप मण्डल अधिकारी (ना0) उत्तर, गुडगांव व जिला वन अधिकारी, गुडगांव से रिपोर्ट प्राप्त की गई। जो निम्न प्रकार है।

उप मण्डल अधिकारी (ना0), उत्तर, गुडगांव ने अपने कार्यालय के पत्र क्रमांक: 1134/रीडर दिनांक 17.10.2016 द्वारा तहसीलदार, गुडगांव की रिपोर्ट प्रेषित की है। रिपोर्ट अनुसार गांव सुखराली तहसील व जिला गुडगांव के आराजी किला न0 18//8/2(1-11), 18/1(7-0), 23/2(7-0) किता 3 रकबा 15 कनाल 11 मरला की मांगी गई रिपोर्ट बिन्दुवार निम्न अनुसार है:-

1. प्रार्थना पत्र मे वर्णित उपरोक्त किला नम्बरान दिनांक 07.05.1992 के अनुसार अरावली क्षेत्र मे नही है।
2. दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व व पश्चात मिसल हकीयत ता हाल कभी भी उपरोक्त आराजी की किस्म गैर मुमकिन पहाड, गैर मुमकिन राडा, गैर मु0 बीहड, बंजर बीहड व रुन्द्र नही रही है।
3. दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व किला न0 18//18/1, 23/2 व किला न0 18//8/2 मगदा व चाही व नोटिफिकेशन के पश्चात किला न0 18/18/1, 23/2 मगदा व चाही, गैर मुमकिन व किला न0 18//8/2 चाही व बंजर कदीम किस्म रही है।
4. उपरोक्त आराजी पर मिसल हकियत ता हाल कभी भी शामिलत देह, पचांयत देह, नगर पालिका, नगर निगम की मलकियत नहीं रही है।
5. उपरोक्त आराजी पर जमाबन्दी साल 2010-11के खाना कैफियत के अनुसार माननीय न्यायालय का कोई केस दर्ज नहीं है।



**Deputy Conservator of Forest, Gurgaon** ने अपने कार्यालय के पत्र क्रमांक: 2165-जी0 दिनांक 13.10.2016 द्वारा लिखा है कि **M/s Essel Housing Projects Pvt Ltd., Suncity Business Tower, 2<sup>nd</sup> Floor Golf Course Road, Land location Sukhrali, Gurgaon** के नाम के प्रस्तावित स्थल की **On-Line Clarification for setting up a development of group housing colony, Land Measuring 1.94375 (Acre) Rect. No. 18 Killa No. 18/1(7-0), 23/2(7-0), 8/2(1-11) following is made clear that:-**

- A) As per records available above said land is not part of notified Reserved Forest, protected Forest under Indian Forest Act, 1927 or any area closed under section 4 & 5 Punjab Land Preservation Act 1900.
- B) It is clarified that by the Notification No. S.O 8/P.A/2/1900/S 4/2013 dated 04-01-13 whole Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O 81/PA/2/1900S.3/2012 dated 19-12-12 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 user of Forest land for approach road is strictly prohibited. **M/s Essel Housing Projects Pvt Ltd.** whose land is located at **Sukhrali Distt. 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 Aravali project.
- E) All other statutory clearances mandated under the Environment protection Act 1986, as per the notification of Ministry of Environment and Forest, Government of India dated 07-05-1992 or any other Act/Order shall be obtained as applicable by the project proponents from the concerned authorities.
- F) The project proponent will not violate and 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 judgement dated 07-05-02, 29-10-02, 16-12-02, 18-03-2004, 14-05-2008 etc. pertaining to Aravali region in Haryana, which should be complied with.
- H) It shall be the responsibility of user agency/applicant to get necessary clearance/permissions under various Acts and Rules applicable if any, from the respective authorities department.
- I) As the area which clarification is fall within the notified Eco-sensitive Zone of sultanpur national park necessary permissions may be obtained from competent authority as per the notification no. S.O. 191 (E) Dated 27-01-2010 issued by MOEF, Govt. of India.

**It is subject to the following Conditions.**

1. Clarification is hereby issued.

अतः उप मण्डल अधिकारी (ना0) उत्तर, गुडगांव व उप वन संरक्षक, गुडगांव की रिपोर्ट अनुसार वर्णित किला नं. अरावली क्षेत्र में नहीं आते हैं।

कृते उप्रायुक्त, गुडगांव,  
Gurgaon



STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA  
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

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No. SEIAA/HR/2013/956

Dated: 15.12.2013

To

M/S ESSEL Housing Projects Pvt. Ltd.  
N-49, First Floor, Connaught Place,  
New Delhi- 110001

**Subject:** Environmental Clearance of namely "Essel Towers" Group Housing Complex at village- Sukhrali & Sarhau, Sec-28, Gurgaon, Haryana. Under Category 8(b) project.

Dear Sir,

This letter is in reference to your application no. Nil dated 30-04-2012 addressed to M.S. SEIAA, Haryana received on 30-04-2012 and subsequent letters dated 17-05-2012, 01-08-2012 and 22-03-2013 seeking prior Environmental Clearance, for the above project under the EIA Notification, 2006. 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, Form-1-A & Conceptual Plan, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 23.3.2012, in its meetings held on 31-05-2012, 21-11-2012 and 11-05-2013 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Expansion of Group Housing Complex at village- Sukhrali & Sarhau, Sec-28, Gurgaon, Haryana on a plot area of 139920.634 sqmt (Existing 122636.439 sqmt + Proposed 17284.195 sqmt). The total built up area shall be 413686.056 sqmt (Existing 370355.712 sqmt + Proposed 43330.344 sqmt). The Group Housing complex shall comprise of total 1220 dwelling units (Existing 1138 + Proposed 82), Primary School, EWS units, Nursery School Community building etc. The maximum height of the building shall be 57 meter. The total water requirement for the Expansion project shall be 166 KLD. The fresh water requirement for the Expansion project shall be 92 KLD. The waste water generation for the Expansion project shall be 109 KLD, which will be treated in the STP of 130 KLD capacity. The total power requirement shall be 1602.48 KVA which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 31.193% of project area (21.193% tree plantation + 10% landscaping). The Project Proponent proposed to construct 04 rain water harvesting pits under expansion project. The solid waste generation will be 406 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 276 ECS.

3

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its meeting held on 04-10-2013 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(b) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

✓ PART A-

SPECIFIC CONDITIONS:-

✓ Construction Phase:-

- [1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [4] All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.
- [7] The diesel generator sets to be used during construction phase should be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.

- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated residential standards.
- [10] Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] In view of the severe constraints in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [15] Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [16] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.

- [18] The Project Proponent as stated in the proposal shall construct 04 rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
- [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [20] The Project Proponent shall obtain assurance from the DHBVN for supply of 1602.48 KVA of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
- [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project as per prescribed by-laws. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
- [27] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.

- [28] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [29] The project proponent shall provide proper Rasta of proper width and proper strength for each project before the start of construction.
- [30] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [31] The project proponent shall adequately control construction dusts like silica dust, non-silica dust, wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [32] The project proponent shall ensure that the plinth level of the building block to be 1.5 meter above 100 years flood level of the said Najafgarh Jheel.
- [33] The project proponent shall obtain NOC from HUDA as well as Irrigation Department before the start of construction, regarding possible adverse effect of project proposal on the said Najafgarh Jheel.
- [34] The project proponent shall develop complete civic infrastructure of the Group Housing colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
- [35] The project proponent shall provide one refuse area till 24 meter, one till 39 meter and one after every 15 meter as per National Building Code.
- [36] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [37] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [38] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [39] The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.
- [40] The project proponent shall provide helipad facility as required under NBC norms and shall seek permission of helipad from AAI accordingly.
- [41] The project proponent shall submit revised water calculation @ 5 persons for EWS and revised water balance diagram before the start of construction.



#### Operational Phase:

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent shall be recycled. The installation of STP should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. Discharge of treated sewage shall conform to the norms and standards of HSPCB, Panchkula. Project Proponent shall implement such STP technology which does not require filter backwash.
- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 10 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.
- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets should be in the basement as promised by the project proponent with appropriate stack height i.e. above the roof level as per the CPCB norms. The diesel used for DG sets should be ultra low sulphur diesel (0.05% sulphur), instead of low sulphur diesel.
- [f] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Residential Complex.
- [g] The project proponent as stated in the proposal should maintain at least 31.193% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulates matter. The open spaces inside the project should be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing

efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.

- [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k] There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be utilized.
- [l] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [m] Energy conservation measures like installation of LED for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [n] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- [o] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology at the site earmarked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [p] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [q] The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points

- from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [r] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
  - [s] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of sale.
  - [t] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it should be disposed of to only registered and authorized dismantler / recycler.
  - [u] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
  - [v] Water supply shall be metered among different users of utilities.
  - [w] The project proponent shall ensure that the stack height of DG sets is as per the CPCB guide lines and also ensure that the emission standards of noise and air are within the CPCB prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
  - [x] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
  - [y] The project proponent shall use only treated water instead of fresh water for DG cooling. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance, as well as optimal integrated point load value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
  - [z] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
  - [aa] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-water under any meteorological conditions.

- [ab] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.

✓ PART-B. GENERAL CONDITIONS:

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- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- [ii] Six monthly compliance reports should be submitted to the HSPCB and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the SEIAA, Haryana.
- [iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- [vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- [ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x] The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GOI OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.
- [xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise

expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.

- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.
- [xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- [xvi] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.

Vijal Singh  
Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.

Endst. No. SEIAA/HR/2013

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MOEF, GOI, CGO Complex, Lodhi Road, New Delhi.
2. The Regional office, Ministry of Environment & Forests, Govt. of India, Sector 31, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, Pkl.

Member Secretary,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula





**HARYANA STATE POLLUTION CONTROL BOARD**  
**C-11, SECTOR-6, PANCHKULA**

Website - [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail - [hspcb.pkl@sifymail.com](mailto:hspcb.pkl@sifymail.com)

Telephone No. - 0172-2577870-73

188

No. HSPCB/Consent/ : 2821214GUNOCTE328617

Dated:03/02/2014

To

M/s : Expansion of ESSEL TOWER

Village Sukhrali & Sarhaul, Sec-28, Gurgaon, Haryana.

GURGAON

122001

**Sub. : Issue of Consent to Establish from pollution angle .**

Please refer to your Consent to Establish application received in this office on the subject noted above. Under the Authority of the Haryana State Pollution Control Board vide its agenda Item No. 47.8 dated 28.04.83 sanction to the issue of "Consent to Establish" with respect to pollution control of Water and Air is hereby accorded to the unit Expansion of ESSEL TOWER, for manufacturing of /Expansion of Essel Residential Tower at Rect No. 18 Khasra No. 19 (8-0),22/1(5-12),22/2(2-8),20(8-0),21(8-0) Rect No. 35 Khasra No. 2/2(5-0) & 9(8-0) total area 4.271 Acres. with the following terms and conditions:-

1. The industry has declared that the quantity of effluent shall be 109 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 109 KL/Day for Domestic and the same should not exceed .
2. The above "Consent to Establish" is valid for two years 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 construct the proper septic tank as per Bureau of Indian Standards.
10. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
11. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
12. 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.
13. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
14. 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.
15. 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.
16. 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.
17. 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.
18. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
19. Green belt of adequate width shall be provided by the unit before commissioning.
20. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
21. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
22. This Consent to Establish would be invalid if it is established in the non-conforming area.
23. That the unit will take all other clearances from concerned agencies, whenever required.
24. That the unit will obtain consent under Water & Air Acts & authorization under HWTM Rules from the Board before coming into production.
25. That the unit will not change its process without the prior permission of the Board.
26. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area.
27. 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.
- ✓ 28. That the unit will submit an affidavit 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.
29. That unit will obtain EIA from MoEF, if required at any stage.

#### Specific Conditions

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**Other Conditions :**

1. The unit will take trial consent to operate before the occupation of the project.
2. The unit will install STP alongwith the main project.
3. The unit will install the project only on the land for which Town and Country Planning Department has given licence.
4. The unit will comply all the terms and conditions of the Environmental Clearance granted by the SEIAA, Haryana.
5. Unit will obtain prior NOC/Permission from central Ground Water Authority in case under ground water resource is used.
6. The unit will achieve Zero effluent Discharge as proposed by unit.
7. The NOC is valid only for such land within this project which is under ownership of project proponent and for which report regarding Aravali area has been issued by DC, Gurgaon.
8. The unit will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules, 1986.
9. The unit will install the adequate sewage treatment plant to meet the standards prescribed under EP Rules 1986.
10. The NOC will become invalid in case the project is found violating the provisions of notification no. S.O.191(E) dt. 27.01.2010 issued by MoEF Government of India regarding Eco-sensitive Zone of Sultanpur National park.

*Senior Environmental Engineer II, HQ*

*For and on behalf of chairman*

*Haryana State Pollution Control Board*

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**HARYANA STATE POLLUTION CONTROL BOARD  
C-11, SECTOR-6, PANCHKULA**

Website – [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail – [hspcb.pkl@sifymail.com](mailto:hspcb.pkl@sifymail.com)

Tele Fax No. – 0172-2577870-73

No. HSPCB/Consent/ : 2821216GUNOCTE2794977

Dated:15/03/2016

To.

M/s : Expansion of ESSEL TOWER  
Village Sukhrali & Sarhaul, Sec-28, Gurgaon, Haryana.  
GURGAON NORTH  
122002

**Sub : Extension in the validity period of NOC case of – M/s Expansion of ESSEL TOWER**

Kindly refer to your application for extension in validity of NOC received in this office on 2016-01-25 on the subject noted above.

The matter has been examined by the board and as per the decision, the validity period of Consent to Establish already granted vide letter No. dt. 15/03/2016 is hereby extended for further period i.e. from 03/02/2016 to 02/02/2017 with the same usual terms and conditions as mentioned in the previous NOC.

**General Deficiencies :**

**Regional Officer, HQ**

*For and on behalf of chairman*

*Haryana State Pollution Control Board*

2



**HARYANA STATE POLLUTION CONTROL BOARD  
C-11, SECTOR-6, PANCHKULA**

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Tele Fax No. – 0172-2577870-73

No. HSPCB/Consent/ : 2821216GUNOCTE3425594

Dated:30/11/2016

To.

M/s : Expansion of ESSEL TOWER  
Village Sukhrali & Sarhaul, Sec-28, Gurgaon, Haryana.  
GURGAON NORTH  
122002

**Sub : Extension in the validity period of NOC case of – M/s Expansion of ESSEL TOWER**

Kindly refer to your application for extension in validity of NOC received in this office on 2016-10-14 on the subject noted above.

The matter has been examined by the board and as per the decision, the validity period of Consent to Establish already granted vide letter No. dt. 30/11/2016 is hereby extended for further period i.e. from 03/02/2017 to 10/07/2017 with the same usual terms and conditions as mentioned in the previous NOC.

**Conditions :**

**Other Conditions :**

**Regional Officer, HQ**  
For and on behalf of chairman  
Haryana State Pollution Control Board

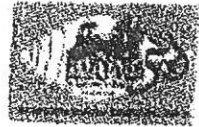
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**HARYANA STATE POLLUTION CONTROL  
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Tele Fax No.: 0172-2577870-73



193

No. HSPCB/Consent/ : 329962317GUNOCTE4072256

Dated: 09/06/2017

To.

M/s : Expansion of ESSEL TOWER  
Village Sukhrali & Sarhaul, Sec-28, Gurgaon, Haryana.  
GURGAON NORTH  
122002

**Sub : Extension in the validity period of NOC case of M/s Expansion of ESSEL TOWER**

Kindly refer to your application for extension in validity of NOC received in this office on 2017-04-05 on the subject noted above.

The matter has been examined by the board and as per the decision, the validity period of Consent to Establish already granted vide letter No. dt. 09/06/2017 is hereby extended for further period i.e. from 10/07/2017 to 14/10/2020 with the same usual terms and conditions as mentioned in the previous NOC.

**Conditions :**

**Other Conditions :**

The period of consent to establish from 10.07.2017 to 14.10.2020, (the date of validity of EC) is extended with the conditions applicable.

Jai Bhagwan

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Date: 2017.06.09 12:34:03 +05'30'

**Regional Officer, HQ**

*For and on behalf of chairman*

*Haryana State Pollution Control Board*



-194

**HARYANA STATE POLLUTION CONTROL BOARD  
C-11, SECTOR-6, PANCHKULA**

*Website – www.hspcb.gov.in E-Mail - hspcb.pkl@sifymail.com*

*Tele Fax No. – 0172-2577870-73*

No. HSPCB/Consent/ : 2821216GUNOCTE2794977

Dated: 15/03/2016

To.

M/s : Expansion of ESSEL TOWER  
Village Sukhrali & Sarhaul, Sec-28, Gurgaon, Haryana.  
GURGAON NORTH  
122002

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**General Deficiencies :**

*Regional Officer, HQ  
For and on be'half of chairman  
Haryana State Pollution Control Board*

2



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No. HSPCB/Consent/ : 2821216GUNOCTE3425594

Dated:30/11/2016

To.

M/s : Expansion of ESSEL TOWER  
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**Conditions :**

**Other Conditions :**

**Regional Officer, HQ**  
For and on behalf of chairman  
Haryana State Pollution Control Board

3

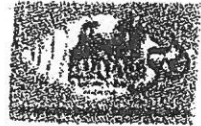


**HARYANA STATE POLLUTION CONTROL  
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Tele Fax No.: 0172-2577870-73



196

No. HSPCB/Consent/ : 329962317GUNOCTE4072256

Dated: 09/06/2017

To.

M/s : Expansion of ESSEL TOWER  
Village Sukhrali & Sarhaul, Sec-28, Gurgaon, Haryana.  
GURGAON NORTH  
122002

Sub : Extension in the validity period of NOC case of M/s Expansion of ESSEL TOWER

Kindly refer to your application for extension in validity of NOC received in this office on 2017-04-05 on the subject noted above.

The matter has been examined by the board and as per the decision, the validity period of Consent to Establish already granted vide letter No. dt. 09/06/2017 is hereby extended for further period i.e. from 10/07/2017 to 14/10/2020 with the same usual terms and conditions as mentioned in the previous NOC.

Conditions :

Other Conditions :

The period of consent to establish from 10.07.2017 to 14.10.2020, (the date of validity of EC) is extended with the conditions applicable.

Jai Bhagwan

Digitally signed by Jai Bhagwan  
Date: 2017.06.09 12:34:03 +05'30'

Regional Officer, HQ

For and on behalf of chairman

Haryana State Pollution Control Board

**Directorate of Town & Country Planning, Haryana**

SCO- 71-75, 2<sup>nd</sup> Floor, Sector 17C, Chandigarh

Phone: 0172-2549349 e-mail:tcphry@gmail.com

website:-http://tcpharyana.gov.in

To

The Indian Airlines Pilots Cooperative House Colony,  
C/o Essel Housing Project Pvt. Ltd.  
N-49, First Floor, Cannaught Place,  
New Delhi.

Memo No.LC-458 (VA)-2014

3/12

Dated:

10/2/14

197

Subject:

**Approval of Service Plan/Estimates for RESIDENTIAL GROUP HOUSING COLONY on the land measuring 4.50 acres falling in the license no. 32-33 of 2009 dated 11.09.2009 and license no. 48 of 1995 dated 20.12.1995 in Sector 28, Distt. Gurgaon-Essel Housing Projects Pvt. Ltd. in collaboration with Indian Airlines Pilots Co-operative House Building Society Ltd.**

Ref.


Your letter dated 24.01.2014 on the subject noted above.

The service plan/estimates of Group Housing Colony on the land 4.50 acres falling in the license no. 32-33 of 2009 dated 11.09.2009 and license no. 48 of 1995 dated 20.12.1995 in Sector 28, Gurgaon being developed by you, has been checked and corrected wherever necessary by Chief Administrator, HUDA, Panchkula (copy enclosed) and are hereby approved subject to the following terms & conditions:

1. You will have to pay the proportionate cost of external development charges for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross acreage basis as and when approved by the Director. These charges are modifiable as and when approved by the Government and modified charges will be binding upon the colonizer.
2. You are liable to maintain the estate developed by you as per HUDA norms till such time the colony is taken over by the Local Authority/State Govt.
3. The wiring system of the street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL.
4. That appropriate provision for fire fighting as required in the NBC/ISI code should also be provided by you and a fire safety certificate will be obtained by you from the competent authority before undertaking any construction. You will be sole responsible for fire safety arrangements. You will not make connection with the master services without prior approval of the competent authority.
5. You will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HUDA and all link connections with the external system will be done by you at your own cost. You will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services laid/to be laid by HUDA/State Govt. in this area as per your scheme. In case pumping is required the same will be done by you at their own cost.




6. The correctness of the levels of the colony will be sole responsibility of the colonizer for integrating the internal sewer/storm water drainage of the colony by gravity with the master services.
7. It is made clear that roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain shall be made by you.
8. The estimate do not include the provision of electrification of the colony, therefore the supervision charges and O & M charges shall be paid by the you directly to the HVPN.
9. You will be responsible for the construction of various structures such as RCC under ground tank etc. according to the standard specifications, good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
10. In case some additional structures are required to be constructed and decided by the Director/HUDA at a later stage, the same will be binding upon you.
11. You will not make the connection with the master services i.e. water supply, sewerage, storm water drainage without getting its approval from the competent authority.
12. Levels/extent of the services to be provided by the HUDA i.e. water supply, sewerage will be proportionate of EDC as and when made available by HUDA till that you will make its own arrangement.
13. You will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates.
14. A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Engineer, HUDA, Panchkula under intimation to this office.

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

Endst. No. LC-458-JE (VA)-2014/

Dated

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No. 75 dated 03.01.2014 for information and necessary action please.

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

SUB:- Approval of service plan /estimate for Block Q1-Q2, Primary School Nursery School and Block-P (EWS) falling in additional license No. 32 & 33 of 2009 dated 11.9.2009 & part of license No. 48 of 1995 dated 20.12.1995 in Group Housing Scheme measuring 34.575 acres at Sec-28, Gurgaon Manesar Urban Complex being developed by the M/S. Essel Housing Projects Pvt.Ltd. in collaboration with Indian Airlines Pilot Co-Operative House Building Society Ltd.

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**Technical note and comments:-**

1. All detailed working drawings would have to be prepared by the colonizer for Integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HUDA and further shall also confirm to such directions, as issued by Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HUDA. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HUDA from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HUDA. All link connections with the State Government/ HUDA system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR underground tanks quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.
7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.

C.E. No. 75

Dated:- 31/11/14

200

8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.
9. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HUDA.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

Executive Engineer (W),  
For Chief Administrator, HUDA,  
Panchkula

*Addl.* **GROUP HOUSING SCHEME FOR INDIAN AIRLINES PILOTS CO-OP  
HOUSE BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT.  
GURGAON, HARYANA**

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**ESTIMATE  
FOR  
PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER  
DRAINAGE, ROADS, HORTICULTURE, STREET LIGHTING &  
FIRE SERVICE  
IN  
ADDITIONAL GROUP HOUSING SCHEME BEING DEVELOPED  
BY  
INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD.  
VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA**

Area = ~~4.50~~ /  
4.50 Acres

**AUGUST 2013**

ARCHITECTS:

**SAHA AND ASSOCIATED**  
D-22, PAMPOSH ENCLAVE, NEW DELHI- 110 148  
TEL: 2642 6755, 2646 1121 FAX: 91-11-2642 6755

SERVICES CONSULTANTS:

**KRIM ENGINEERING SERVICES PVT. LTD.**  
B-140, FREEDOM FIGHTERS' ENCLAVE, IGNOU ROAD  
NEB SARAI, NEW DELHI - 110 068  
TEL : 2953 4163 / 64 / 65 FAX: 91-11-2953 4166  
E-mail : mail@krimens.com

**ESTIMATE FOR PROVIDING EXTERNAL DEVELOPMENT WORK IN  
ADDITIONAL GROUP HOUSING SCHEME FOR INDIAN AIRLINES PILOTS CO-OP  
HOUSE BUILDING SOCIETY LTD. VILLAGE SUKHALI, SECTOR - 28,  
GURGAON, HARYANA- AREA MEASURING 4.5 ACRES (PART OF 34.575 ACRES)**

**202**

**1. INTRODUCTION**

Gurgaon Town is an important town of Haryana State situated on Delhi – Jaipur Highway at a distance of approximately 30 Kms. from Delhi. Being in the National Capital Region, the town has fast developing tendency and potential. Further it has also started sharing the growing industrial load of Delhi and Faridabad. In order to relieve the growing pressure of population in Delhi, it has been decided by the Haryana Govt. to establish various sectors in Gurgaon. Keeping in view, the above facts, a group housing was planned and developed during 2002-05 in Sector-28, Gurgaon.

Now a new group housing has been planned on an additional 4.5 acres area licensed subsequently.

**2. WATER SUPPLY**

At present the sources of water supply in the existing group housing are tubewells and HUDA supply. For the additional development, the tubewells and HUDA supply connections in the operational surrounding development would act as water source. It has been proposed to construct 1 no. underground tank of capacity 150 KL, for domestic purposes and 100 KL as static storage for fire fighting purposes. The underground tanks will be filled up from the existing tubewell and the water will be pumped into the tanks proposed on the terrace of each building.

**3. DESIGN**

The scheme has been designed for approximately 1470 persons considering 5 persons for each apartment, 2 persons for each servant room and 5 persons for each EWS. The rate of water supply has been taken as 172.50 litres per capita per day (lpcd). Besides the above, necessary provisions for water requirement for Community Buildings like Club and commercial complex, Grassy Lawns and Road side plantations, Road washing etc. have also been taken into consideration.

**4. PUMPING EQUIPMENT**

It has been proposed to install a pumping station next to underground tank. At pumping station, there would be two pumping systems each comprising two pumps, one working and one standby. The provision for Diesel Generating set as a stand-by source of power in case of any electricity failure has also been made. Provision is also made for chlorination of water before distribution.

**5. SEWERAGE SCHEME**

The sewerage network of the Group Housing Complex shall be connected to the proposed Sewage Treatment plant (STP). The treated effluent will be used for landscape irrigation. Surplus effluent will be discharged into the sewerage system being planned by HUDA on the Sector Road.

The sewerage system has been designed for 3 times of average DWF. It has been assumed that 75% of domestic water supply shall find its way into the proposed sewer. All the sewer upto 400 mm dia. have been designed to run half-full. Necessary design statement for the entire sewerage system has been prepared and attached. Sewer lines have been designed for a minimum self cleansing velocity of 0.75 M/sec. S.W. pipes will be used for sewer lines. All the manholes and related appurtenances shall be constructed as per standard design.



## 6. STORM WATER DRAINAGE

The design rainfall intensity has been considered as  $\frac{1}{2}$ " per hour for the proposed development. The average co-efficient of run-off has been considered as 0.5 for the proposed development. Pipe drains formed of minimum 400 mm dia R.C.C. NP3 pipe has been proposed for the storm water drainage. Road Gully Chambers will collect the storm water from the surface and discharge into the manholes through 300 mm dia. R.C.C. NP3 pipes. The internal storm water drains shall be connected to the proposed storm water drainage system of the surrounding plotted development, which ultimately gets connected to peripheral departmental storm water drainage system on sector road. The velocity of water in the pipe has been considered as a minimum of 0.60 M/sec. all the pipes are considered as running full. Necessary design statement for the entire storm water drainage system has been prepared and attached.

## 7. SPECIFICATIONS

The work will be carried out in accordance with the standard specification of P.H. Department as laid down by Haryana Govt. /HUDA.

## 8. RATE

The estimate has been based on the present market rates with escalation.

## 9. COST

The total cost of the scheme, including cost of all services works out of Rs. ~~400.00~~ <sup>372.50</sup> Lacs including 3% contingencies and 49% Departmental Charges, *unforeseen, price escalation* <sup>439.75</sup>

*Adm. Charges.*

**REPORT ON DESIGN CALCULATION FOR ADDITIONAL GROUP HOUSING  
INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE  
SUKHRALI, DISTT. GURGAON, HARYANA- AREA MEASURING 4.5 ACRE (PART  
OF 34.575 ACRE)**

**Details of Phased Development**

License No.	48 of 20.12.1995	=	29.794 Acre
License No.	61 of 2004	=	4.02 Acre
		=	33.814 Acre
Delicensed Area		=	3.02 Acre
		=	30.794 Acre
License No.	32 of 2009	=	2.00 Acre
License No.	33 of 2009	=	1.625 Acre
		=	34.419 Acre

**New Area to be Developed**

Group Housing (Block Q1 and Q2)	=	2.675 Acre
Nursery and Primary School	=	1.20 Acre
EWS	=	0.625 Acre
	=	4.50 Acre

**Layout Approvals**

- (i) Old Area – 29.754 Acre (Layout Approved vide DTCP No. 11869 date 23/08/2002)
- (ii) Old Area – 4.02 Acre (Layout Approved vide DTCP No. 2276 date 4/3/2005)
- (iii) Revised Area (As at present) - 34.575 Acre (Layout Approved vide DTCP No. 44264 dated 28/6/2013) <sup>provisionally</sup> *dt. 23/8/2013* <sub>ei No. ZP-20-VOL-B/SD(B3)/2013/49322</sub>

**Details of Dwelling Units and Water Requirement**

(i)	<u>Main Du</u>	<u>Service Personal</u>	<u>EWS</u>
First time =	1051 Nos.	120 Nos.	196 Nos.
Second time =	124 Nos.	60 Nos.	-----
	1175 Nos.	180 Nos	196 Nos.

**First Scheme**

Tower – A,B,C,D,E,F,G,H, I<sub>1</sub>,I<sub>2</sub>,I<sub>3</sub>,I<sub>4</sub>, J<sub>1</sub> to J<sub>3</sub>, K<sub>1</sub> To K<sub>3</sub>, L, N<sub>1</sub> To N<sub>3</sub>, P<sub>1</sub> To P<sub>3</sub>  
 Population =  $1051 \times 5 + 120 \times 2 + 196 \times 5 = 6475$  Person

Water Requirement =  $(5255 + 240 + 980) = 6475$  @ 200 LPCD

= 1295000 Liters

Nursery School

Say 1295 KL

= 20 KL

Total

= 1315 KL

Requirement for Road and Park Area

= 242.50 KL

UGT required = 12 Hrs. Storage = 658 KL

Under ground water tank =  $(550 \text{ KL} + 150 \text{ KL})$  Domestic +  $(440 \text{ KL})$  Fire = 1140 KL has already been proposed in the approved service plan estimate for 29.754 Acre.

**Second Scheme**

Tower - O<sub>1</sub> to O<sub>6</sub>

Population =

124 Nos. @ 5 Person = 620 Person

60 Nos. @ 2 Person = 120 Person

= 740 Person @ 172.50 KL = 127650 Liters

Community Centre

= 50000 Liters

Swimming Pool

= 10000 Liters

= 187650 Liters

Say 188 KL

Requirement for Horticulture and Roads

= 18 KL

UGT required = 12 Hrs. Storage =  $188 \times 12/24 = 94 \text{ KL}$   
 Say 100 KL

Underground tank 100 KL Domestic + 100 KL Fire = 200 KL has already been proposed in the approved service plan estimate for 4.26 Acres separately

**Details of Dwelling Units after Delicensing of 3.02 Acre**

	<u>Main Du</u>	<u>Service Personal</u>	<u>EWS</u>
First Scheme	1051 Nos.	120 Nos.	196 Nos.
Less due to De- Licensing (Block F and EWS had been Abolished)	(-) 37 Nos.	(-) 37 Nos.	(-) 196 Nos.
	1014 Nos.	83 Nos.	-
Second Scheme	124 Nos.	60 Nos.	-
	1138 Nos.	143 Nos.	

**REPORT ON DESIGN CALCULATION FOR ADDITIONAL GROUP HOUSING  
INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE  
SUKHRALI, DISTT. GURGAON, HARYANA- AREA MEASURING 4.5 ACRE (PART  
OF 34.575 ACRE)**

**A. DAILY REQUIREMENT OF WATER**

S.NO.	Building Name	New Building	Old Building	Total
I a)	APARTMENT BUILDINGS ( Q1 & Q2)	58 Nos.	1138 Nos.	1196 Nos.
	Total of dwelling units.			
	Population @5 person per dwelling unit, Total Population	58X5 290 Persons	1138x5=5690 Persons	-
	Total water requirement @ 172.5 ipcd	290X172.5 50,025 litres/day 50 KL/DAY	5690 Persons @200 LPCD =1138000 Litres Say= 1138 KL	-
b)	EWS HOUSING			
	Total No. of dwelling units.	236 Nos.	EWS Unit has been abolished due to De-licenced area	-
	Population @5 person per dwelling unit, Total Population	236X5 1180 Persons	-	-
	Total water requirement @ 172.5 ipcd	1180X172.5 2,03,550 litres/day 204 KL/DAY		-
	Service Personal	2 Nos. x 2 = 4 @172.50 690 Litres	143No.@ 2 Persons =286 Persons 286.@ 172.50 49335 Litres., Say 50 KL	
II	NURSERY SCHOOL- 1 NO.@10KLD PER NS	10 KL/DAY	20 KL, N.S.	
III	PRIMARY SCHOOL- 1 NO.@ 25KLD PER PS	25 KL/DAY		
	COMMUNITY CENTRE		50 KL	
	SWIMMING POOL		10 KL	
			80 KL	
	TOTAL		1138+50+80 1268 KL	
IV	HORTICULTURE REQUIREMENT	0.75 Acres 18.75 KL/Day Say 20 KLD	260 KL Road and Horticulture	
V	ROAD WASHING	0.90 Acres 0.9x5 4.5 kL/Day		
	Total Road area (approx.) Water requirement for road washing @ 5 KL/Acre			

Hence, total daily requirement	I+II+III 50+204+10+25.. = 290 KL		Grand total = 290+20+1268+260 1838 KL
Capacity of underground tank	290x 12/24 =145		1838/18X16
Domestic requirement	KL, Say 150 KL		= 6.38 Nos.
ADD 10% standby			0.64 Nos.
Total water required (Domestic) except Horticulture	290+ 1268 = 1558 KL		
Capacity of UGT. 12 Hrs. Storage	1558X12/24 779 KL Say 800 KL		

#### V. STATIC STORAGE FOR FIRE FIGHTING SYSTEM:

Static storage as per National Building code- 2005.

The height of the proposed buildings is not exceeding 60 M in height. Hence, as per National Building Code if falls under category I-c) 4) – Apartment houses above 45 m in height but not exceeding 60 m. The required underground static storage reservoir of 75 KL.

#### B. TUBEWELL

Assumed discharge of each tubewell = 18 KL/Hour  
 Total No. of tubewell required considering  
 16 hours of pumping every day =  $\frac{1838}{18 \times 16}$   
 = 6.38  
 Add 10% standby = 0.64  
 Total = 7.02 Nos.  
 Say 7 Nos.

50% are required = 4 Nos.

Provision for 4+2 (6 Nos.) T. W. has already been taken in approved estimates for 29.794 Acres and 4.26 Acre Group Hosing area. Hence there is no necessity for additional tube wells in the new additional area.

#### C. UNDERGROUND TANK

Total daily domestic water requirement = 800 KL  
 Water Requirement for Fire Fighting = 275 KL\*  
 = 1075 KL  
 Say = 1100 KL

\*100 x Sq. root (Population in thousand = 100 x Square. root (7.45)  
 = 275 KL

Provision for 1140 KL (700 KL Domestic + 440 KL Fire) has already been taken in the approved estimate for 29.794 Acre and provision for 200 KL (100 KL Domestic +100 KL Fire) has also been taken in approved estimate for 4.26 Acres Group Housing area.



Total capacity of UGT =  $1140 + 200 = 1340$  KL against 1100 KL has already been provided for in the approved estimates. Hence, there is no need to provide new UGT for additional area.

Although there is no need to provide new UGT for additional area still for operational reason a new UGT of 150 KL (Domestic) and 100 KL (Fire) is being proposed for the additional Group Housing area of 4.5 Acre.

D. Design of Rising Mains for UG Tanks from Colony Supply Main has already been taken in approved Estimate

E. PUMPING MACHINERY FOR BOOSTING WATER TO OVERHEAD TANK

It is proposed a ring main on the periphery of the Apartment buildings. The details of pumping machinery for buildings is given as below:

I) FOR FRESH WATER SUPPLY:

Pumping Machinery for Apartment Buildings (Q1 & Q2), EWS, P.S. and N.S.

Daily demand for Apartment Buildings = 290,000 litres  
(67%)

Fresh water demand for Apartment Buildings =  $\frac{2}{3}^{\text{rd}}$  of total domestic water demand  
= 493333 litres  
194300

i) Pumping rate assuming 8 hours of pumping per day

$$= \frac{493333 \text{ } 194300}{8 \times 60 \times 60}$$

$$= 6.71 \text{ litres per second.}$$

ii) Pumping head

a) Suction head	=	0.0 M (positive suction)
b) Static head	=	68.0M
c) Residual head	=	5.0 M
d) Frictional head loss	=	15.0 M

Total = 88.0 M

Hence, provide a pump with a discharge of 6.71 litres per second at 88.0 M head.

BHP of Motor =  $\frac{88 \times 6.71}{0.6 \times 0.9 \times 76.04}$

= 44.38 14.46  
Say = 15 B.H.P

II) FOR RECYCLED WATER SUPPLY FOR FLUSHING:

Pumping Machinery for Apartment Buildings (Q1 & Q2), EWS, P.S. and N.S.

Daily demand for Apartment Buildings = 290,000 litres

Fresh water demand for Apartment Buildings =  $\frac{1}{3}^{\text{rd}}$  of total domestic water demand  
 (33%) =  $\frac{96,667}{3}$  litres  
 95700

iii) Pumping rate assuming 8 hours of pumping per day  
 =  $\frac{96,667 \times 95700}{8 \times 60 \times 60}$   
 = 3.36 litres per second.

iv) Pumping head

a) Suction head = 0.0 M (positive suction)  
 b) Static head = 68.0 M  
 c) Residual head = 5.0 M  
 d) Frictional head loss = 15.0 M

**Total = 88.0 M**

Hence, provide a pump with a discharge of 3.36 litres per second at 88 M head.

BHP of Motor =  $\frac{88.0 \times 3.36}{0.6 \times 0.9 \times 76.04}$   
 = 7.20  
 Say = 7.50 B.H.P

F.

#### PUMPING MACHINERY FOR FIRE FIGHTING SYSTEM

i) **Pumping Machinery** — As per National Building Code 2005, the pumping capacity given below:

- |    |                            |   |  |
|----|----------------------------|---|--|
| a) | Electric Fire Hydrant pump | - | Discharge 2280 LPM with 3.5 Kg/cm <sup>2</sup> pressure available at the terrace of the building - 1 No. |
| b) | Electric Jockey Pump       | - | Discharge 180 LPM with 3.5 Kg/cm <sup>2</sup> pressure available at the terrace of the building - 1 No.  |
| c) | Diesel Standby pump        | - | Discharge 2280 LPM with 3.5 Kg/cm <sup>2</sup> pressure available at the terrace of the building - 1 No. |

Fire pumps are provided in the pumproom beside the underground reservoir (but away from the blocks) so that always flooded suction is available for the pumps. The pumps are designed to cater for the flow and pressure requirement at any point of the fire fighting system.

#### ii) Pumping head

a)	Height of building (Maximum height of block)	=	58.8 M
b)	Depth upto pump room	=	5.0 M
c)	Required Minimum Pressure at terrace. (As per NBC)	=	35.0 M
d)	Frictional head loss	=	15.0 M

**Total = 113.8 M**  
**Say 115 M**

Hence, provide one main pump with a discharge of 38.0 litres per second and one jockey pump with a discharge of 3 litres per second at 115.0 M head.

$$\begin{aligned}
 \text{BHP of Motor (for main pump)} &= \frac{115.0 \times 38}{0.6 \times 0.9 \times 76.04} \\
 &= 106.42 \\
 \text{Say} &= 120 \text{ B.H.P}
 \end{aligned}$$

And

$$\begin{aligned}
 \text{BHP of Motor ( for jockey Pump)} &= \frac{115.0 \times 3}{0.6 \times 0.9 \times 76.04} \\
 &= 8.40 \text{ BHP} \\
 \text{Say} &= 10 \text{ B.H.P}
 \end{aligned}$$

ADDITIONAL GROUP HOUSING FOR INDIAN AIRLINES PILOTS CO-OP HOUSE  
BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA-  
MEASURING 4.50 ACRES IN SECTOR-28 GURGAON, HARYANA

FINAL ABSTRACT OF COST

SUB WORK NO. I	WATER SUPPLY	Rs. <del>110.00</del> 102.28 <del>86.97</del> LACS
SUB WORK NO. II	SEWERAGE	Rs. <del>59.70</del> ✓ <del>68.74</del> LACS
SUB WORK NO. III	STORM WATER SEWERAGE	Rs. <del>35.60</del> ✓ <del>33.18</del> LACS
SUB WORK NO. IV	ROAD & FOOTPATHS	Rs. <del>81.80</del> 93.20 <del>78.13</del> LACS
SUB WORK NO. V	STREET LIGHTING	Rs. <del>8.70</del> 10.36 <del>6.91</del> LACS
SUB WORK NO. VI	HORTICULTURE	Rs. <del>2.10</del> 1.90 <del>1.90</del> LACS
SUB WORK NO. VII	MAINTENANCE CHARGES for 10 years including resurfacing of roads after 1 <sup>st</sup> 5 years & 2 <sup>nd</sup> 5 years m/c. (as per HUDA norms)	Rs. <del>102.50</del> 136.68 <del>106.87</del> LACS
		<u>Rs. 372.50 LACS</u> 439.72
		<u>400.00</u>
		Say 372.50 Lacs
		439.75

400.00 439.75  
Dev cost = 372.50 Lacs  
4.50 Acres  
~~89.00~~  
= 82.78 Lacs per gross acre  
97.72 ✓

*hms*  
Executive Engineer  
Huda, Div. No. I  
Gurgaon

Checked subject to comments  
in form 75  
Dt. 21/11/14 and notes attached  
with the estimate

*21/11/14*  
Executive Engineer  
for Chief Engineer  
HUDA Panchkula  
*A*

① *marcan*  
Superintendent  
HUDA Circle, Gurgaon  
*3* *c/s B*

*11*  
Director General  
Town and Country Planning,  
Haryana, Chandigarh

ADDITIONAL GROUP HOUSING FOR INDIAN AIRLINES PILOTS CO-OP HOUSE  
BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA-  
MEASURING 4.50 ACRES IN SECTOR-28 GURGAON, HARYANA

ABSTRACT OF COST OF SUB-WORK NO. I (WATER SUPPLY)

SUB HEAD NO. I	HEAD WORKS	Rs.	<del>14.00</del> 5.25 Lacs
SUB HEAD NO. II	PUMPING MACHINERY	Rs.	25.50 Lacs
SUB HEAD NO. III	DISTRIBUTION SYSTEM FOR FRESH WATER SUPPLY AND FLUSHING/irrigation	Rs.	<del>12.50</del> 41.99 Lacs 14.35
SUB HEAD NO. IV	FIRE RING	Rs.	<del>12.80</del> 42.54 Lacs
<del>SUB HEAD NO. V</del>	<del>RECYCLED DISTRIBUTION SYSTEM FOR IRRIGATION</del>	<del>Rs.</del>	<del>7.00</del> <del>1.42 Lacs</del>
		Rs.	<del>72.00</del> 66.65
ADD : 3% Contingencies & P.E. Charges		Rs.	<del>56.67</del> Lacs
		Rs.	2.00 ✓ 4.70 Lacs
		Rs.	<del>74.00</del> 68.65
ADD : 49% Departmental Charges, Price escalation, unforeseen, Administration Charges		Rs.	<del>36.00</del> 33.63 <del>28.60</del> Lacs
		Rs.	<del>110.00</del> Lacs.
		Rs.	<del>86.97</del> Lacs 102.28

(TOTAL C.O TO SUMMARY)

## SUB WORK NO. I

## WATER SUPPLY

## SUB HEAD NO. I

## HEAD WORKS

## AMOUNT (RS.)

S.No.	Description	Qty.	Unit	Rate	Amount
1.	Boosting Machinery				
	i) 2 Nos. 6.75 LPS at 88 mtrs head- 15 BHP (For Fresh Water supply)	2	No.	1,50,000	3.00 Lacs <del>3,00,000/-</del>
	ii) 2 Nos. 3.36 LPS at 88 mtrs head- 7.50 BHP (For Flushing Water supply)	2	No.	100,000	2,00,000/-
2.	Const. of UGT. in addition of Existing	250 KL	Per KL	3500/- P. KL	875000/-
3.	Provision for Carriage for material and other unforeseen items	LS			25,000/-
					<hr/>
					Rs. 5,25,000/- 14,00,000/-
					Say 5.25 Lacs 14.00

(C.O. TO ABSTRACT OF COST SUB WORK NO. I)



## SUB WORK NO. I

## WATER SUPPLY

## SUB HEAD NO. II

## PUMPING MACHINERY

S.No.	Description	Qty.	Unit	Rate	Amount
1.	Provision and installing pumping set 1620 LPM cap. Of 95 mtrs head for fire protection and 180 LPM cap at 105m head as per NBC				
	Electrical driven 2280 LPM at 115M head-120HP	1	No	7,50,000	7,50,000/-
	Diesel driven 2280 LPM at 115M head - 120HP	1	No	10,00,000	10,00,000/-
	Electrical driven 180 LPM at 115 M head- 15HP	1	No	2,00,000	2,00,000/-
2.	Providing for chlorination plant complete in all respect		L.S.		1,00,000/-
3.	Provision for making foundations and erection of pumping machinery.		L.S		50,000/-
4.	Provision for pipes valves and specials inside the pump chamber and boosting chambers		L.S		1,00,000/-
5.	Provision for electric services connection including electric fittings for tubewells chambers and boosting chamber etc.		L.S.		3,00,000/-
6.	Provision for carriage of materials and other unforeseen items.		L.S.		50,000/-

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 Rs. 25,50,000/-
 

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Say 25.50 Lacs

(C.O. TO ABSTRACT OF COST SUB WORK NO. I)

## SUB WORK NO. I

## WATER SUPPLY

## SUB WORK NO. III

DISTRIBUTION SYSTEM  
FOR FRESH WATER SUPPLY AND FLUSHING

S.No.	Description	Qty.	Unit	Rate	Amount
1.	Providing, laying, jointing and testing C.I./DI Pipe lines including cost of excavation, specials etc. complete in all respect				
	C.I. PIPE				
	100 mm i/d	468+349 M = 817 M	820 Mtr.	@ 1250/- 1200 P. Mtr.	10.25 lacs 9,84,000/-
2.	Providing and fixing sluice including cost of surface boxes & masonry chambers etc. complete				
	100 mm i/d	3+2 = 5	5 No.	Nos. 12,000/- each	60,000/-
3.	Providing and fixing scour valves and including cost of bricks masonry chamber	3+2 = 5	5	No. 10,000/- each	50,000/-
4.	Providing and fixing indicating plates for sluice valves and air valves	3+2 = 5	5	No. 1000	5000/-
5.	Provision for carriage of material		LS		50,000/-
6.	Provision for cutting of roads & making good to its original conditions as unforeseen items.		L.S.		10,000/- 50,000/- 1.00 lacs
7.	Provision for Garden Hydrants line complete in all respect. (2.5)				Rs. 11,99,000/- 12,49,000/- 14.35 lacs
(C.O. TO ABSTRACT OF COST SUB WORK NO. I)					Say 11.99 Lacs 12.50 lacs

## SUB WORK NO. I

## FIRE RING MAIN

## SUB HEAD NO.IV

S.No.	Description	Qty.	Unit	Rate	Amount
1.	Providing, laying, jointing and testing M.S. Pipes including cost of excavation complete				
	150 mm i/d	611	M	1575/-	9,62,325/-
	80 mm i/d	33	M	1000/- <i>P. mtr</i>	33,000/-
2.	Providing and fixing fire hydrants with chambers and indication plate	13	No.	10,000/- <i>each</i>	1,30,000/-
3.	Provision for carriage of materials.	L.S.			50,000/-
4.	Provision for fixing sluice valve i.e cost of surface box and masonry chamber complete with indicating plates	L.S.			50,000/-
5.	Provision for cutting of roads and maintaining good to the original cost.	L.S.			50,000/-

Rs. 12,75,325/-  
42,50,325/-

Say Rs. 12.54 Lacs

*12.80 Lacs.*

(C.O. TO ABSTRACT OF COST SUB WORK NO. I)

## SUB WORK NO. I

## RECYCLED WATER SUPPLY

## SUB WORK NO. V

## DISTRIBUTION SYSTEM FOR IRRIGATION

S.No.	Description	Qty.	Unit	Rate	Amount
1.	Providing, laying, jointing and testing HDPE lines including cost of excavation, specials etc. complete in all respect				
	HDPE PIPE CONNECTED WITH FLUSHING LINE				
	<del>32 mm dia</del> <sup>75</sup> 700 mtr. @ Rs. 850/- P.mtr.				
	<del>20 mm dia</del>				
		L.S.	@		5,95,000/-
					<del>50,000/-</del>
2.	Providing and fixing sluice including cost of surface boxes & masonry chambers etc. complete				
	65 mm i/d	3	No.	7500/- <del>6,000</del> each	22,500/- <del>18,000/-</del>
3.	Providing and fixing QRCV (Quick Release Coupling Valves) with chambers	23	No.	2,000/- each.	46,000/-
4.	Providing and fixing scour valves and including cost of bricks masonry chamber	3	No.	7,000/-	21,000/- <del>15,000/-</del>
5.	Providing and fixing indicating plates for sluice valves and air valves	3	No.	1000/-	3000/-
6.	Provision for carriage of material	LS			10,000/-
					Rs. <del>1,42,000/-</del>
					697,500/-

Say 1.42 Lacs

7.00 Lacs

(C.O. TO ABSTRACT OF COST SUB WORK NO. I)

## SUB WORK NO. II

SEWERAGE  
(INTERNAL SEWER)

S.No.	Description	Qty.	Unit	Rate	Amount
1.	Providing, lowering, jointing & cutting salt glazed stone ware pipe and spls. Into trenches including cost of excavation, bed concrete, cost of manholes, etc. complete in all respect.				
i)	200 mm dia i/d S.W. pipes Av. Depth upto 2 M	439	M	1250/-	5,48,750/-
ii)	200 mm dia i/d S.W. pipes Av. Depth upto 3.0 M	59	M	1500/-	88,500/-
2.	Provision for providing oblique junction etc.	L.S.			50,000/-
3.	Provision for temporary timbering etc.	L.S.			50,000/-
4.	Provision for lighting watching etc.	L.S.			50,000/-
5.	Provision for cutting the road and carriage of materials etc. and other unforeseen charges	L.S.			100,000/- <del>50,000/-</del>
6.	Provision for 225 KLD STP or 0.23 MLD	L.S.			30,00,000/-
Add 3% Contingencies & P.E. Charges		Rs. 38.88 lacs		Rs. <del>38,27,250/-</del>	3887250/-
		Rs. 1.17 lacs		Rs. <del>1,14,818/-</del>	116618/-
Add 49% Departmental Charges, Price escalation unforeseen, administration charge		Rs. 40.05 lacs		Rs. <del>39,420,88/-</del>	4003868/-
		Rs. 19.62 lacs		Rs. <del>49,31,613/-</del>	1961895/-
		Rs. 59.67 lacs		Rs. <del>58,73,681/-</del>	5965763/-
(C.O. TO FINAL ABSTRACT OF COST)				Say 58.74 Lacs	
				Rs. 59.70 lacs	
				59.70 lacs	

## SUB WORK NO. III

STORM WATER DRAIN  
RCC PIPE DRAIN

## STORM WATER R.C.C. PIPE DRAIN

S.No.	Description	Qty.	Unit	Rate	Amount
1.	Providing lowering, cutting and jointing RCC NP3 pipes and specials into trenches, including cost of excavation, bed concrete, cost of manholes etc. complete in all respects				
a)	400 mm dia i/e R.C.C. Pipe AV. Depth Upto 2 M	678	M	1750/-	11,86,500/-
2.	Provision for <sup>Double</sup> road gullies with 300 mm dia pipe connection @ 20 mtr. c/c = $678/20 = 34$ Nos. @ Rs. 7500/- each				255000/- <del>4,00,000/-</del>
3.	Rain Water Harvesting Pit for 4.5 acres @ Rs.1.50 lac per acre				6,75,000/-
4.	Provision for lighting, watching and temporary diversion	L.S.			1,00,000/-
5.	Provision for cutting of roads and carriage of materials etc. and other unforeseen items	L.S.			1,00,000/-

Add 3% contingencies &amp; P.E. Charges,

Rs. ~~21,61,500/-~~ 2316500/-  
Rs. ~~64,845/-~~ 69495/-

Add 49% Departmental Charges, Price Escalation  
Unforeseen, Administration Charges

Rs. ~~22,26,345/-~~ 2385995/-  
Rs. ~~40,90,909/-~~ 1169138/-

Rs. ~~33,17,254/-~~ 35,55,133/-

Say Rs. 33.18 Lacs

35.60 Lacs.

(C.O. TO FINAL ABSTRACT OF COST)



## SUB WORK NO. IV

## ROADS

## AMOUNT (RS.)

1. Provision for leveling and earth filling as per site conditions  
4.5 Acres @ 100000/- per acre L.S. Rs. 4,50,000/-
2. GSB = 300 MM  
~~stone aggregate 250 mm~~ WM 300mm  
50 mm thick DBM.....  
20 mm thick M.S.S. SDBC  
4700 sq. m. @ Rs. 850/- per sq. m.  
4930 1000/-  
Rs. ~~39,95,000/-~~  
49.30 Lacs
3. Providing for Kerbs & Channels of C. Conc. 1 : 1 1/2 : 3 with base concrete and pointing etc.  
780  
743 @ Rs. 600/- P.mtr.  
Rs. 4.68 Lacs  
Rs. ~~4,45,800/-~~
4. Provision for cement concrete payment 1:2:4 with base concrete 1:8:16 complete in all respects L.S. Rs. 100000/-  
~~50,000/-~~
5. Provision for Indicator Board, Guide Map. Rs. 0.25 Lacs  
Rs. ~~50,000/-~~
6. Provision for demarcation burji, carriage of material & unforeseen items Rs. 1,00,000/-

ADD: 3% Contingencies &amp; P.E. Charges

Rs. 60.73 Lacs Rs. ~~50,90,800/-~~ 53.27800/-Rs. 1.82 Lacs Rs. ~~1,52,724/-~~ 159834/-ADD: 49% Departmental Charges, Price escalation  
Unforeseen, Administration Charges.Rs. 62.55 Lacs Rs. ~~52,43,524/-~~ 5487634/-Rs. 30.65 Lacs Rs. ~~25,60,327/-~~ 2688941/-Rs. 93.20 Lacs Rs. ~~78,128,541/-~~ 8176575/-

Say Rs. 78.13 Lacs

81.80 Lacs.

(C.O. TO FINAL ABSTRACT OF COST)

## SUB WORK NO. V

## STREET LIGHTING

## AMOUNT (RS.)

Providing street lighting with underground on roads as per standard H.S.E.B. Specifications (with CFL)

Total Area : 4.5 Acres

4.5 acres @ Rs. ~~4,00,000/-~~ <sup>125000/-</sup> per acre  
1.50

ADD: 3% contingencies & P.E. Charges

ADD: 49% Departmental Charges, Price escalation  
Unforeseen, Administration Charges

(C. O. TO FINAL ABSTRACT OF COST)

	<del>562500/-</del>	
Rs.	<del>4,50,000/-</del>	6.75 Lac
	<del>16875/-</del>	
Rs.	<del>43,500/-</del>	0.20 Lac
	<del>6.95 Lac</del>	
Rs.	<del>4,63,500/-</del>	<del>579375/-</del>
Rs.	<del>2,27,115/-</del>	<del>283894/-</del>
	<del>10.36</del>	
Rs.	<del>6,90,615/-</del>	<del>863269/-</del>

Say Rs. ~~6.91 Lac~~

10.36  
8.70 Lac

## Sub work No VI

## Plantation and road side trees

## Amount (Rs)

- 1) development of lawn areas
  - a) trenching of ordinary soil up to a depth of 60cms i/c removal and stacking of serviceable material and disposing by spreading and leveling within a lead of 50 m and making up the trench area for proper levels by filling with earth or earth mixed with manure before and after flooding trench with water. i/c cost of imported earth and manure.
  - b) Rough dressing of turf area.
  - c) Grassing with "DOOB GRASS" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in row 7.5cm part in either direction.

0.75 acres organized green @ 1.00/acre

Rs. 75,000/-

- 2) providing and planting trees along boundary @ 12m interval  
no of trees = 65 trees

780 65  
 $780/12 = 65$  Nos.  
 Say 65 Nos.

cost details: -

excavation = 30/-  
 manure = 60/-  
 tree planting = 60/-  
 Tree guard 600 = 600/- 750/-  
 Total 750 = 750/-  
 900/- 900/-

65 trees @ 750/tree

750

Total

Add 3% contingencies and PH charges

Total

Add 49% departmental charges price  
 Escalation and other unforeseen charges

Grand total

C.O. to final abstract of cost

Rs. 58500/- 48750  
 Rs. 48,750/- 123750/-  
 Rs. 1,23,750/- 3712.00  
 Rs. 4005/- 127462.00  
 Rs. 3,713/- 137505/-  
 Rs. 1,27,463/- 62457.00  
 Rs. 67377/- 189919.00  
 Rs. 62,457/- 204882/-  
 Rs. 1,89,920/-

Say Rs. 1.90 Lacs

2.10 lacs

\$ 1.90 Lacs

(C.O. TO FINAL ABSTRACT OF COST)

## MAINTENANCE OF SERVICES

## AMOUNT (RS.)

1. Provision for maintenance charges for water supply, sewerage, drainage, roads, street light, horti-culture etc. complete including operation and establishment charges as per HUDA norms after completion

4.5 acres @ Rs.5,00,000/- per acre Rs. 22,50,000/-

2. Provision for resurfacing of roads after five years of Ist Phase

4930 ~~4920~~ 600/- 2958000/-  
4700 sq.m @ Rs. 400/- per sq.m. Rs. 18,80,000/-

3. IInd Phase after five years of Ist Phase

One layer of 10mm thick 53 to 22.4 mm guage complete of 75 mm thick WBM specification and aggregate to MOT specification, Table 500-9 and Table 400-6, Grading Number 3 with 20 mm thick pre-mix carpet.

4930 ~~4920~~ 300/-  
4700 sq. m. @ Rs. 600/- per sq.m. Rs. 28,20,000/-

Add : Contingencies @ 3%

Rs.	89.06	68,50,000/-	6678000/-
Rs.	2.67	2,08,500/-	200340/-

Add : Departmental Charges @ 49%

Rs.	91.73	71,58,500/-	6878340/-
Rs.	44.95	35,07,665/-	3370387/-

price escalation, unforeseen  
Admin. charges.

Rs.	136.68	106,66,165/-	1,02,48,727/-
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Say 106.67 Lacs

102.50 lacs

(C.O. TO FINAL ABSTRACT OF COST)

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA  
- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

SUBHEAD : SEWERAGE SCHEME

DESIGN CALCULATION

DESIGN STATEMENT OF SEWERAGE SYSTEM

Sl. No	Line References	Length (M)	POPULATION SERVED			Water Consumption @ 172.5/LPCD (KLD)	Water Consumption for PS & Nursery School (KLD)	Total Water Consumption including PS & NS (KLD)	Total Water Consumption (KLD)	Average Discharge in Cusec @ 75% of Daily Demand	Peak Discharge @ 3DWF in cusec	Size Of the Pipe (mm)	Gradient	Velocity (M/Sec)	Carrying Capacity (Cusec)	Fall in Line (meter)	AT START		AT END	
			Self	Branch	Total												F.G.L	I.L (-)	F.G.L	I.L (-)
1.	N1 - N2	66	590		590	101.78		101.78	101.78	0.031	0.094	200	1 / 145	0.75	0.412	0.46	235.60	234.70	235.60	234.24
2.	N2.1 - N2	46	590		590	101.78		114.28	114.28	0.035	0.105	200	1 / 145	0.75	0.412	0.32	235.60	234.70	235.60	234.38
3	N2 - N3	71	0	1180	1180	203.55	12.50	228.55	228.55	0.070	0.210	200	1 / 145	0.75	0.412	0.49	235.60	234.24	235.60	233.76
4	N3.1 - N3	19		0	0	0.00		5.00	5.00	0.002	0.005	200	1 / 145	0.75	0.412	0.13	235.50	234.60	235.50	234.47
5	N3 - N4	20		1180	1180	203.55	30.00	233.55	233.55	0.072	0.215	200	1 / 145	0.75	0.412	0.14	235.50	233.76	235.50	233.62

DESIGN STATEMENT OF SEWERAGE SYSTEM

Sl. No	Line References	Length (M)	POPULATION SERVED			Water Consumption @ 172.5/LPCD (KLD)	Water Consumption for PS & Nursery School (KLD)	Total Water Consumption including PS & NS (KLD)	Total Water Consumption (KLD)	Average Discharge in Cusec @ 75% of Daily Demand	Peak Discharge @ 3DWF in cusec	Size Of the Pipe (mm)	Gradient	Velocity (M/Sec)	Carrying Capacity (Cusec)	Fall in Line (meter)	AT START		AT END	
			Self	Branch	Total												F.G.L	I.L (-)	F.G.L	I.L (-)
6	N4.1 - N4	19				0.00	5.00	5.00	5.00	0.002	0.005	200	1 / 145	0.75	0.412	0.13	235.50	234.60	235.50	234.47
			N.S		N.S		5.00													(C.L.)
7	N4 - N5	128	290	1180	1470	253.58		288.58	288.58	0.088	0.265	200	1 / 145	0.75	0.412	0.88	235.50	233.62	235.50	232.73
				PS NS	PS NS		35.00													
8	N5 - STP	59	0	1470	1470	253.58		288.58	288.58	0.088	0.265	200	1 / 145	0.75	0.412	0.41	235.50	232.73	235.60	232.33
				PS NS	PS NS		35.00													



PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA  
- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

SUBHEAD : STORM WATER DRAINAGE SCHEME

DESIGN CALCULATION

DESIGN STATEMENT OF STORM WATER DRAINAGE SCHEME

Sl. No.	Line References	CATCHMENT AREA			Design Discharge with C = 0.5 and 1/2" Rainfall Intensity (Cusec)	Size Of the Pipe (mm)	Gradient	Velocity (M/Sec)	Carrying Capacity (Cusec)	Length (M)	Fall in Line (m)	F.G.L	BED LEVEL	
		Self (Acre )	Branch (Acre )	Total (Acre )									U/E(M) ( - )	L/E(M) ( - )
1	N1 - N2	0.350		0.350	0.088	400	1/420	0.65	3.05	78	0.19	235.60	234.60	234.41
2	N2.1 - N2	0.500		0.500	0.126	400	1/420	0.65	3.05	51	0.12	235.60	234.60	234.48
3	N2 - N3	0.200	0.850	1.050	0.265	400	1/420	0.65	3.05	55	0.13	235.60	234.41	234.28
4	N3.1 - N3	0.200		0.200	0.050	400	1/420	0.65	3.05	60	0.14	235.60	234.60	234.46
5	N3 - N4	0.350	1.250	1.600	0.403	400	1/420	0.65	3.05	43	0.10	235.60	234.28	234.18
6	N4.1 - N4	0.300		0.300	0.076	400	1/420	0.65	3.05	31	0.07	235.50	234.50	234.43
7	N4-OUTFALL	0.100	1.900	2.000	0.504	400	1/420	0.65	3.05	20	0.05	235.50	234.18	234.13
8	N5 - N6	1.000		1.000	0.252	400	1/420	0.65	3.05	112	0.27	235.50	234.50	234.23

DESIGN STATEMENT OF STORM WATER DRAINAGE SCHEME

Sl. No.	Line References	CATCHMENT AREA			Design Discharge with C = 0.5 and 1/2" Rainfall Intensity (Cusec)	Size Of the Pipe (mm)	Gradient	Velocity (M/Sec)	Carrying Capacity (Cusec)	Length (M)	Fall in Line (m)	F.G.L	BED LEVEL	
		Self (Acre)	Branch (Acre)	Total (Acre)									U/E(M)	L/E(M)
9	N6 - N7	0.750	1.000	1.750	0.441	400	1/420	0.65	3.05	96	0.23	235.50	234.23	234.00
10	N7.1 - N7	0.900		0.900	0.227	400	1/420	0.65	3.05	112	0.27	235.50	234.50	234.23
11	N7-OUTFALL	0.200	2.650	2.850	0.718	400	1/420	0.65	3.05	20	0.05	235.50	234.00	233.96

S. No.	Line References	Catchment Area		Design Discharge with C = 0.5 and 1/2" Rainfall Intensity (Cusec)		Size of Pipe in M. M.	Gradient	Velocity (M/Sec)	Existing Capacity (Cusec)	Length (M)	Fall in Line (M)	F.G.L.	BED LEVEL	
		Self (Acre)	Total (Acre)	Existing	New								U/E(M)	L/E(M)
12	E1-E	1.42	2.39	3.81	0.961	0.504	1:420	0.7	2.52	135	0.32	235.35	233.56	233.24
13	F-G	0.10	15.12	15.22	3.80	0.718	1:525	0.7	6.55	30	0.06	235.00	233.19	233.12
14	G-H	0.70	16.57	17.23	4.32	0.718	1:525	0.7	6.55	70	0.13	234.75	233.12	232.95
15	H-J	0.20	21.05	21.25	5.31	0.718	1:630	0.7	6.55	55	0.09	234.75	232.94	232.85
16	J-Outfall	1.12	22.74	23.90	5.98	0.718	1:630	0.7	9.78	85	0.13	234.00	232.85	232.72

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA

- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

SUBHEAD : WATER SUPPLY SCHEME

HYDRAULIC STATEMENT FOR FRESH WATER SUPPLY

Sl. No	Line References	Nos. Of Dwelling Unit			Total Population @ 5 Persons per Dwelling Unit & EWS persons per service personals	Daily Water Requirement @ 172.5 Ltrs. Per Person Per Day	Requirement of Club, N.S and Shops (KLD)	TOTAL WATER REQUIREMENT (KLD)	TOTAL FRESH REQUIREMENT (2/3RD OF Total Water Requirement) (KLD)	Peak Water Requirement @ 3 Times Of Daily Demand (KLD)	Size Of the Pipe (mm)	Loss Of Head in 1000 M	Length (M)	Loss Of Head in Line (M)	Formation Level At Lower End	Hydraulic Level		Head At Lower End (M)
		Self	Branch	Total												Upper End	Lower End	
1	Exist point 4 - 3	236		236	1180	203.55		203.55	135.70	407.1	100	7.900	100	0.79	236.60	281.30	280.51	43.91
2	Exist point 2 - 1							25.00	16.67	50.0	100	0.050	19	0.00	236.60	281.30	281.30	44.70
3	Exist point 6 - 5		236	236	1180	203.55	35.0	238.55	159.03	477.1	100	9.750	31	0.30	236.60	281.60	281.30	44.70
4	8 - 7	29		29	145	25.01		25.01	16.68	50.0	100	0.160	60	0.01	236.50	324.47	324.46	87.96
5	UGR-8	29	29	58	290	50.03		50.03	33.35	100.1	100	0.600	58	0.03	236.50	324.50	324.47	87.97

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA

- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

SUBHEAD : WATER SUPPLY SCHEME

HYDRAULIC STATEMENT FOR RECYCLED (FLUSHING) WATER WATER SUPPLY

Sl. No	Line	Refera nces	Nos. Of Dwelling Unit			Total Population @ 5 Persons per Dwelling Unit & EWS and 2 persons per service personals	Daily Water Requirement @ 172.5 Ltrs. Per Person Per Day	REQUIRE MENT OF Club, N.S and Shops (KLD)	TOTAL REQUIRE MENT (KLD)	TOTAL RECYCLED (FLUSHING ) REQUIRE MENT ( 1/3RD OF Total Water Requiremen t. ( KLD)	Peak Water Requirement @ 3 Times Of Daily Demand ( KLD)	Size Of the Pipe (mm)	Loss Of Head in 1000 M	Length (M)	Loss Of Head in Line (M)	Formatio n Level At Lower End	Hydraulic Level		Head At Lower End (M)
			Self	Branch	Total												Upper End	Lower End	
1	2 - 1		236 (EWS)		236	1180	203.55		203.55	67.85	203.6	100	2.000	90	0.18	236.60	323.89	323.71	87.11
2	2 - 3		PS		PS			25.0	25.00	8.33	25.0	100	0.010	50	0.00	236.60	323.89	323.89	87.29
3	4 - 2			236 PS	236 PS	1180	203.55	25.0	228.55	76.18	228.6	100	2.400	31	0.07	236.50	323.96	323.89	87.39
4	5 - 4		NS	236 PS	236 NS PS	1180	203.55	35.0	238.55	79.52	238.6	100	2.700	96	0.26	236.50	324.22	323.96	87.46
5	6 - 5		29	236 NS PS	265 NS PS	1325	228.56	35.0	263.56	87.85	263.6	100	3.200	47	0.15	236.50	324.37	324.22	87.72
6	STP - 6		29	265 NS PS	294 NS PS	1470	253.58	35.0	288.58	96.19	288.6	100	3.700	35	0.13	236.50	324.50	324.37	87.87

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE  
SUKHRALI, DISTT. GURGAON, HAYYANA

- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

SUBHEAD : SEWERAGE SCHEME

MATERIAL STATEMENT SEWERAGE

Sl. No.	Line References	200 mm		
		0 to 1.50 m	0 to 3.00 m	0 to 4.50 m
1.	N1 - N2	66		
2.	N2.1 - N2	46		
3	N2 - N3		71	
4	N3.1 - N3	19		
5	N3 - N4		20	
6	N4.1 - N4	19		
7	N4 - N5		128	
8	N5 - STP			59
9	STP - EXISTING MANHOLE	70		
	TOTAL	220 mtr	219 mtr	59 mtr

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING  
SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HAYYANA

231

- REVISED BUILDINGS Q1, Q2, EWS, N.S, & P.S

SUBHEAD : STORM WATER DRAINAGE SCHEME

MATERIAL STATEMENT STORM WATER DRAINAGE

Sl. No.	Line Referances	400 mm (M)	
		0 to 1.50 m	0 to 3.00 m
1	N1 - N2	78	
2	N2.1 - N2	51	
3	N2 - N3	55	
4	N3.1 - N3	60	
5	N3 - N4	43	
6	N4.1 - N4	31	
7	N4-OUTFALL	20	
8	N5 - N6	112	
9	N6 - N7	96	
10	N7.1 - N7	112	
11	N7-OUTFALL	20	
	TOTAL	678 mtr	



PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD.  
VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA  
- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

232

SUBHEAD : WATER SUPPLY DISTRIBUTION FOR FRESH WATER SUPPLY

MATERIAL STATEMENT FOR DOMESTIC WATER SUPPLY PIPE  
( FRESH WATER SUPPLY)

Sl. No.	Line References	100 mm (M)	Sluice Valve (No.)	80 mm (M)	Sluice Valve (No.)
1	Exist point 4-3	100			
2	Exist point 2-1	19			
3	Exist point 6-5	31			
4	8-7	60			
5	UGR- 8	58	1		
6	FROM EXISTING TUBEWELLS	100	1		
7	FROM EXISTING SERVICE CONNECTION IN THE COLONY	100	1		
TOTAL		468	3	0	0

TOTAL LINE = DOMESTIC + FLUSHING  
100 MM = 468 + 349 = 817 Meter  
Say 820 Meter

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE  
SUKHRALI, DISTT. GURGAON, HARYANA 4.50 ACRE (ADDITIONAL AREA)

233

- REVISED BUILDINGS Q1, Q2, EWS, N.S, & P.S

SUBHEAD : WATER SUPPLY DISTRIBUTION FOR FLUSHING WATER SUPPLY

MATERIAL STATEMENT FOR RECYCLED WATER SUPPLY PIPE ( FOR FLUSHING)

Sl. No.	Line Referances	100 mm (M)	Sluice Valve (No.)
1	2 - 1	90	
2	2 - 3	50	
3	4 - 2	31	1
4	5 - 4	96	
5	6 - 5	47	
6	STP - 6	35	1
TOTAL		349 mb	2

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD.  
VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA

234

- REVISED BUILDINGS Q1, Q2, EWS, N.S, & P.S

SUBHEAD : RECYCLED WATER SUPPLY DISTRIBUTION FOR IRRIGATION

MATERIAL STATEMENT FOR RECYCLED WATER SUPPLY PIPE ( FOR IRRIGATION)

Sl. No.	Line Referances	75 mm (OD) (M)	Sluice Valve (No.)
1.	6-5	93.0	1.0
2.	7-5	62.0	
3.	5-4	93.0	
4.	4-1	162.0	
5.	4-3	75.0	
6.	3-2	116.0	1.0
7.	2-1	36.0	
8.	STP Plant -1	20.0	
9.	TOTAL	657.0	3.0

connected to the Flushing  
line

QRCV

692 mtr.  
= 23 Nos.  
Say 700 mtr.

PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD.  
VILLAGE SUKHRALI, DISTT. GURGAON, HAYYANA

235

- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

SUBHEAD : FIRE RING MAIN

MATERIAL STATEMENT FOR FIRE RING MAIN

Sl. No.	Line Referances	150 mm (M)
1	Exist line 2-2	8
2.	2-3	99
3.	3-6	27
4	6-2	72
5	4-3	61
6	5-4	24
7	2-7	53
8	9-10	50
9	10-11	60
10	11-3	52
11	8-9	95
11	PUMP ROOM - 12	10
TOTAL		611 mtr

NO. OF EXTERNAL HYDRANTS = 13 NOS.

**SUB:-** Approval of service plan /estimate for additional Group Housing Colony on the land measuring 4.50 acres area part of 34.575 acres ( Block-Q1-Q2, Primary School Nursery School and Block-P-EWS) falling in additional license No. 32 & 33 of 2009 dated 11.9.2009 & part of license No. 48 of 1995 dated 20.12.1995 in Group Housing Scheme measuring 34.575 acres at Sec-28, Gurgaon Manesar Urban Complex being developed by the M/S. Essel Housing Projects Pvt.Ltd. in collaboration with Indian Airlines Pilot Co- Operative House Building Society Ltd.

**Technical note and comments:-**

1. All detailed working drawings would have to be prepared by the colonizer for Integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HUDA and further shall also confirm to such directions, as issued by Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HUDA. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HUDA from time to time. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HUDA. All link connections with the State Government/ HUDA system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR underground tanks quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.
7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.

SFI  
↓  
b6  
EECW 2/1/14  
e 1/1/14

8. Only C.I./D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.
9. A minimum 100 i/d C.I./D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt.or HUDA.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

For  
Executive Engineer (W),  
Chief Administrator, HUDA,  
Panchkula

21/1/14  
11/1/14



PROJECT : INDIAN AIRLINES PILOTS CO-OP HOUSE BUILDING SOCIETY LTD. VILLAGE SUKHRALI, DISTT. GURGAON, HARYANA

238

- REVISED BUILDINGS Q1, Q2, EWS, N.S. & P.S.

SUBHEAD : DETAILS OF LENGTH OF THE ROAD

Road No.	Length in M (6 M wide)	REMARKS
1.	67	124-57=67 (57 Meter Road already taken in earlier approved estimate)
2.	66	
3.	54	
4.	72	
5.	33	
5A.	54	
6.	40	
7.	75	
8.	67	
9.	100	
10.	80	
TOTAL	708	
Add 8% for 10% curves	71.00 35.4	
TOTAL	743	

779.00

Say 780 mtr.

Road Width (M)	Length in M (6 M wide)	Mettalled width (M)	Mettalled width (Sq.m)	kerb & Channels Fixing	No. of Trees
6 m wide road	780 743	6	4680 4460.40	One side 743	-62-65
TOTAL				743 180	-62

780

Say 65 Nos.

Surface car parking = 18 Nos.

Area =  $18 \times 2.50 \times 5.50 = 247.50$  sq. m.

Total =  $4460.40 + 247.50 = 4707.90$  sq.m. *4918 sqm*

4680

Say 4700 sq.m.

4927.50

4920 sqm.

BR-III

(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com  
Website www.tcpharyana.gov.in

Memo No. ZP-20 Vol-II/JD(BS)/2010/ 16231

Date:- 18-11-10

To

The President  
Indian Airlines Pilots Coop. House Building Society Ltd.  
Opposite Private Hospital, Near Petrol Pump,  
Mehrauli Road, P.O.-D.L.F.I.  
Gurgaon Haryana.

Subject:- Approval of building plans of Nursery School, Primary School and EWS Block in the Group Housing Scheme area measuring 34.575 acres in Sector-28, Gurgaon Manesar Urban Complex being developed by The Indian Airlines Pilots Cooperative Housing Building Society Ltd.

Reference your application dated 31.05.2010 for permission to erect the buildings in Group Housing Scheme measuring 34.575 acres in Sector-28, Gurgaon Manesar Urban Complex, in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder along with special reference to following conditions:-

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

Further that:-

- a) A certificate from a recognized Structural Engineer shall be submitted to the department within 60 days of issue of this letter that the structural design of the building is designed as per the provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake of the intensity expected under zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.

- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

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

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director.

- 4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
- 5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
- 6. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.

7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
11. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
12. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
  - (I) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (II) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.
13. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.
14. WATER SUPPLY:
  - (I) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under: -

Sr. No	Name of Building Block	Capacity of tank for Domestic uses (In Liters.)	Up pipe (In MM)	Down pipe (In MM)
1.	Nursery School	1x15000	25mm	50/40/32/25/20mm
2.	Primary School	1x20000	50mm	65/50/40/32/25/20mm m
3.	EWS (Dom)	1x35000	50mm	80/65/50/40/32/25/ 20mm
	U.G.T. (Domestic)	Already exists		

- (II) In let pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (III) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.
- (IV) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

#### 15. SEWERAGE:

- (I) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (II) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (III) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
- (IV) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (V) All F.T. shall be 75 mm dia.
- (VI) All pipes from waste water stack to I.C. and I.C. to manhole shall be 100 mm dia as shown on the plans.
- (VII) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.

#### 16. Storm Water Drainage:

- (i) You have provided single level basement under Nursery School & Primary School for Scooter parking only. For draining out the wash water/ rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 200 LPM capacity at 5.00 meters head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
- (iii) All rainwater stack pipe shall be 100/150 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

17. GENERAL: -

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall provide the minimum openable aperture of  $1/8^{\text{th}}$  of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (iv) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 Issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.



- (vii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (viii) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.
- (ix) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (x) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.

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

DA/One set of Building Plans

*H. Sharma*  
(Hitesh Sharma)

District Town Planner (HQ),  
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Endst. No:- ZP-20 Vol-II/JD(BS)/2010/\_\_\_\_\_

Date:-\_\_\_\_\_

A copy is forwarded to the following for information: -

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Commissioner, Municipal Corporation, Gurgaon.
3. Senior Town Planner, Gurgaon alongwith one set of building plans.
4. Superintending Engineer (HQ) HUDA.
5. Distt. Town Planner, Gurgaon.
6. Distt. Town Planner (Enf.), Gurgaon.

Encl: as above

*H. Sharma*  
(Hitesh Sharma)

District Town Planner (HQ),  
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.



BR-III

(See Rule 44)

DIRECTORATE OF TOWN &amp; COUNTRY PLANNING, HARYANA

SECTOR-18, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)Memo No. ZP-20-Vol-II/SD (BS) /2013/ 49322 Dated:- 23/8/13.

To

The Indian Airlines Co-operative House Building Society Ltd.  
C/o Essel Housing Project Pvt. Ltd.  
N-49, 1<sup>st</sup> Floor, Cannaught Place,  
New Delhi.

Subject:- Approval of revised building plans of blocks -Q1, Q2, Primary School & Nursery School in Group Housing Scheme measuring 34.575 acres (Licence No. 48 of 1995 dated 20.12.1995, Licence No. 61 of 2004 dated 01.06.2004, Licence No. 32 of 2009 dated 11.07.2009 & Licence No. 33 of 2009 dated 11.07.2009) in Sector-28 Gurgaon Manesar Urban Complex being developed by The Indian Airlines Pilots Co-operative House Building Society Ltd.

Reference your application received on 28.03.2013 for permission to re-erect the buildings blocks -Q1, Q2, Primary School & Nursery School in Group Housing Colony measuring 34.575 acres (Licence No. 48 of 1995 dated 20.12.1995, Licence No. 61 of 2004 dated 01.06.2004, Licence No. 32 of 2009 dated 11.07.2009 & Licence No. 33 of 2009 dated 11.07.2009) in Sector-28, Gurgaon Manesar Urban Complex, in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 44264 dated 28.06.2013 for the purpose of inviting objections/suggestions. Vide memo no. 515 dated 19.08.2013, STP, Gurgaon has informed that no objection has been received from any allottee in respect of the amendments made in the building plans by you. Further vide letter dated 22.08.2013 you have also confirmed that no objection from any allottee has been received in your office. Hence, permission for construction for subject cited plans approved provisionally vide above memo is hereby granted subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder alongwith special reference to the following conditions:-

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

Further that: -

- a) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safely from earthquake of the intensity expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.

- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

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

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director General.

4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
6. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
11. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

12. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:

- (i) Structural stability certificate duly signed by the recognized Structural Engineer.
- (ii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.

13. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

14. WATER SUPPLY:

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under: -

Sr. No.	Name of Building	Capacity of Tank of Domestic Use	Up Pipe in mm.	Down Pipe in mm.
1.	Block-Q1, Q2 (Dom)	2x130000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	2x7000 Ltrs.	50mm	65/50/40/32/25/20mm.
2.	Primary School (Dom)	1x30000 Ltrs.	50mm	50/40/32/25/20mm
3.	Nursery School	1x10000 Ltrs	32mm	40/32/25/20mm.
	RCC UGT (Dom)	200 KL		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be solely responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
- (iv) All F.T. shall be 75 mm dia.
- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (vi) All pipes from waste water stack to I.C. and I.C. to manhole shall be 100 mm dia as shown on the plans.

- (vii) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.

#### 16. STORM WATER DRAINAGE:

- (i) You have provided twin level basement except Nursery School and Primary School for services and parking only. For draining out the wash water/rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by the you by providing pumps of 350 LPM capacity at 15.00 meters head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
- (iii) All rainwater stack pipe shall be 100/150 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

#### 17. GENERAL:-

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall provide the minimum open able aperture of  $1/8^{\text{th}}$  of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (iv) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) The community centre/centres shall form part of the common areas and facilities of the group housing colony as defined under the Apartment Ownership Act and the same shall be defined as such in the deed of declaration to be filed under the Apartment Ownership Act. Such community centre/centres shall be for the exclusive use of residents of this group housing colony only. You shall submit an undertaking in the form of an affidavit to the above effect within a period of ten days from the issuance of this approval.
- (vii) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.

- (viii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (ix) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.
- (x) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (xi) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (xii) The replacement water shall be disposed off by you by using the same for watering of landscaped area in their colony or the same is disposed off into the rain water harvesting system.
- (xiii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It is clarified to you that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (xiv) No cross connection between recycled water system and potable water system shall be made.
- (xv) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes. Marker taps of red colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (xvi) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured / taped sleeve shall be used.
- (xvii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xviii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xix) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest in the Government.
- (xx) That the eligibility criteria, guidelines for scrutiny of application and construction /occupation of EWS flats shall be governed by the EWS policy of the Department dated 08.07.2013. Accordingly, the complete scheme for allotment of EWS flats shall be floated within 4 months from issuance of part occupation certificate of EWS flats.
- (xxi) You shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HUDA, Gurgaon in compliance of Order dated

16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.

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

DA/One set of Building Plans



(Sanjay Kumar)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.



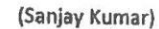
Memo No. ZP-20-Vol-II/SD (BS) /2013/

Date:-

A copy is forwarded to the following for information: -

1. Deputy Commissioner, Gurgaon.
2. Commissioner, Municipal Corporation, Gurgaon.
3. Administrator, HUDA, Gurgaon w.r.t. his office Memo. No. 17273 dated 04.10.2012.
4. Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay No.55-58, Sector-2, Panchkula.
5. Additional Director (IA), IA-Division, Ministry of Environment & Forest, Paryavaran Bhawan, CGO Complex, New Delhi.
6. Senior Town Planner, Gurgaon, along with one set of building plans.
7. Superintending Engineer (HQ) HUDA.
8. District Town Planner, Gurgaon.
9. District Town Planner (Enf.), Gurgaon

Encl: as above



(Sanjay Kumar)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.



# Annexure - B

प्रेषक

जिला राजस्व अधिकारी,  
गुडगांव।

प्रेषित

M/s Essel Housing Projects Pvt.Ltd.

क्रमांक 2504 / एस.के.2 दिनांक 14-10-16

विषय :

**Verification of Ownership/Certificat indicating that No. Further Sale of land in Rect. No. 18, Kila No. 18/1(7Kanal-0Marla, 23/2(7Kanal 0 Marla & Rect No. 18 Killa No. 8/2(1Kanal 11Marla in village Sukhrali, Sector-28, District Gurgaon.**

यादि,

उपरोक्त विषय पर आपके द्वारा इस कार्यालय में अराजी भूमि मौजा सुखराली तहसील व जिला गुडगांव की मलकीयत रिपोर्ट देने बारे अनुरोध किया है। अपने पत्र के साथ महानिदेशक नगर एवं योजनाकार, हरियाणा चण्डीगढ़ के कार्यालय का पत्र क्रमांक एल.सी.-224(जी)-पी.ए.(एस.एन)-2016/20025 दिनांक 22.09.2016 व पत्र क्रमांक एल.सी.-224(जी)-पी.ए.(एस.एन)-2016/20030 दिनांक 22.09.2016 साथ सलग्न किया है के अनुसार।

विषयाधीन मामले में इस कार्यालय का पत्र क्रमांक 2495/एस0के02 दिनांक 10.10.2016 तहसीलदार गुडगांव को विस्तारपूर्वक नियमानुसार आवश्यक कार्यवाही एवं रिपोर्ट हेतु भेजा गया।

तहसीलदार गुडगांव ने अपने कार्यालय के पत्र क्रमांक 2199/ओ.के. दिनांक 13.10.2016 द्वारा इस कार्यालय को रिपोर्ट की है कि मौजा सुखराली, तहसील व जिला गुडगांव के अराजी किला नं0 18//8/2(1कनाल-11मरला) के मै0 मूनलाईट कोन्टीनेन्टल प्रा0लि0 व किला नं0 18/1(7-0), 23/2(7-0) किला 2 रकबा 14 कनाल के रणबीर सिंह पुत्र टेकचन्द पुत्र धर्मसिंह 1/5 भाग व अजय पुत्र रणबीर सिंह 4/5 भाग के ताहाल मालिक है।

रिपोर्ट प्रेषित है।

जिला राजस्व अधिकारी,  
गुडगांव।



प्रेषक

उपायुक्त, गुडगांव।

सेवा में,

Sh. Navneet Kumar  
M/s Essel Housing Projects Pvt. Ltd.  
N-49, 1<sup>st</sup> Floor Connaught Place,  
New Delhi-110001

क्रमांक 76 /एम.बी. दिनांक 04/11/13

विषय:-

**Residential Group Housing Colony at Sector-28, village Sukhrali Tehsil District Gurgaon License No. 48 of 1995 & License No. 32 & 33 of 2009 through Director General, Town and Country Planning, Haryana Chandigarh regarding Aravali clearance and Forest NOC as required.**

उपरोक्त विषय पर आपके प्रार्थना के सन्दर्भ में।


विषयोक्त मामले में कार्यालय द्वारा उक्त प्रार्थना पत्र पर तहसीलदार, गुडगांव व उप-वन संरक्षक, गुडगांव से रिपोर्ट प्राप्त की गई है। जो निम्न प्रकार है:-

1. तहसीलदार, गुडगांव :- तहसीलदार, गुडगांव ने अपनी रिपोर्ट में लिखा है कि पटवारी की रिपोर्ट अनुसार नम्बरान खसरा 18//19-20-21-22/1-22/2, 35//2/2-9 मौजा सुखराली में दी इन्डियन ऐयर लाईन्स पायलेट्स कोपरेटिव हाउस बिल्डिंग सोसायटी मालिक है उपरोक्त नम्बरान खसरा में गैर मुमकिन पहाड, राडा, बीहड, बंजर, बीड, जोहड नहीं है। उपरोक्त नम्बरान खसरा अरावली ऐरिया से बहार है। उपरोक्त नम्बरान खसरा शामलात देह की भूमि नहीं है उपरोक्त नम्बरान खसरा साल 1992 से पहले चाही थी व हाल 18//19-20-21-22/1-22/2, 35//2/2-9 गैर मुमकिन कालोनी दर्ज है।
- 2 Deputy Conservator of Forest, Gurgaon की रिपोर्ट अनुसार उनके कार्यालय के पत्र क्रमांक 652 दिनांक 06.07.12 तथा क्रमांक 1534 दिनांक 25.10.12 के द्वारा प्रयोक्ता ऐजेंसी को स्पष्टता पत्र जारी किया जा चुका है। जो निम्न प्रकार है M/s Essel Housing Projects Pvt. Ltd., N-49, 1st Floor Cannaught Place, New Delhi vide letter No. Nil Dated 25-05-12 made a request in connection with land measuring 3.625 Acres having Rect. NO. 18 Killa No. 20,21 Rect No. 35 Killa No. 2/2,9 land Located at village Sukhrali District Gurgaon Applicant made a proposal to use this land for Group Housing Colony Purpose. In continuation of report submitted by RFO, Gurgaon vide letter No. 261-G dated 26-06-12 and approved from C.F. South Circle, Gurgaon vide letter no. 600 dated 04-07-12 and M/s Essel Housing Projects Pvt. Ltd., N-49, 1st Floor Cannaught Place, New Delhi vide letter No. Nil Dated 23-07-12 made a request in connection with land measuring 2.00 Acres having Rect. NO. 18 Killa No. 19,22/1,22/2 land Located at village Sukhrali District Gurgaon Applicant made a proposal to

use this land for **Group Housing Colony** Purpose. In continuation of report submitted by RFO, Gurgaon vide letter No. 397-G dated 09-08-12 and approved from C.F. South Circle, Gurgaon vide letter no. 3081 dated 12-10-12, it is made clear that:

- A Above said land is not part of notified/closed area under IFA 1927/FCA/1980/specific section 4 & 5 of PLPA 1900/WLPA 1972/or any other forest land.
- B It is clarified that by the Notification No. S.O.121/PA.2/1900/S.4/97 dated 28-11-1997, all revenue estate of Gurgaon District is notified u/s 4 of PLPA 1900 and s.o. 113/PA.2/1900/S.3/97 dated 17-11-1997 u/s 3 of PLPA. 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 Forests 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 Essel Housing Projects Pvt. Ltd., N-49, 1st Floor Cannaught Place, New Delhi**, must obtained clearance and approaches the Divisional Forest officer, Gurgaon for the permission under Forest Department Act. 1980.
- D As per record with the Forest Department, Gurgaon, the area does not fall under Aravali Project Plantation done by the Forest Department.
- E All other statutory clearance mandated under the Environment Protection Act, 1986 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- F The project proponent shall ensure that Judicial orders/Pronouncements issued by the Hon'ble Supreme Court/High Courts.
- G It is clarified that the Hon'ble Supreme Court has issued various Judgment dated 07-05-02, 29-10-02, 16-12-02, 18-03-04 etc. Pertaining to Aravali region in Haryana, since the proposed site falls within 5 KM. of Delhi boundary Surajkund & Badkhal Lake the permission from the Mining Department, Department of Town & Country Planning Haryana and Other appropriate authorities must be obtained who is under obligation to follow the directions in the various Hon'ble Supreme Court judgments while granting permission.

अतः तहसीलदार, गुडगांव तथा उप-वन संरक्षक, गुडगांव की रिपोर्ट अनुसार वर्णित खसरा व किला न0 अरावली क्षेत्र में नहीं है। रिपोर्ट आपकी सेवा में आगामी आवश्यक कार्यवाही हेतु प्रेषित है।

  
कृते: उपायुक्त, गुडगांव missioner  
06/11/13

**Acceptance Letter for TOR application**

**F.No.- 21-140/2017-IA-III**

Ministry of Environment, Forests and Climate Change  
Government of India

**Indira Paryavaran Bhawan**

Jor Bagh Road, Jor Bagh

New Delhi-110003

Dated: 25 Apr 2017

To,

ESSEL HOUSING PROJECTS PVT. LTD

, Gurgaon

Haryana , 122002

Subject : Expansion of Essel Tower

Sir,

This has reference to your proposal No. IA/HR/NCP/62566/2017 dated 16 Feb 2017 regarding grant of TORs for the above mentioned proposal.

2.0 This is to acknowledge that the proposal has been received in the Ministry along with Form 1 and pre-feasibility report. You are requested to submit a hard copy (signed) of the documents in the Ministry(at the address given below) within a week, along with email alert generated by the system(through speed post).

**Address:**

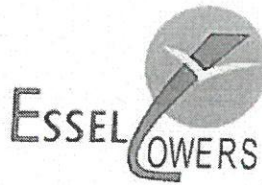
Section Officer, 3rd floor, Vayu wing, Indira Paryawaran Bhawan, Jor Bagh Road, Jor Bagh, New Delhi-110003

3.0 The proposal shall be included in the agenda for its consideration by the EAC for grant of TORs after receipt of the hard copy along with email alert. The hard copy of the same can also be submitted by hand in the Ministry in between 3PM to 4PM on each working day. You are requested to visit website of the Ministry at <http://environmentclearance.nic.in> to check its inclusion in the agenda. Once the proposal is included in agenda for a meeting, you may circulate hard copies of documents to the Chairman and Members of EAC within a week of uploading of agenda on Ministry's portal.

Yours Sincerely

Member Secretary





Enclosure :As Above

## ESSEL HOUSING PROJECTS PVT. LTD.

To,  
The Director,  
Town & Country Planning, Haryana  
SCO 71-75 (First to Third Floor),  
Sector-17C, Chandigarh.

Date :12.12.2017

**Subject :Request for Allocating FAR of 350 under Transit Oriented Development Policy 09.02.2016 for Group Housing Colony measuring 36.51875 acres (license No. 32-33 of 2009 dated 11.07.2009 & 21-22 of 2016 dated 17.11.2016 in sector 28, Gurugram by Indian Airline Co-operative House Building Projects Pvt. Ltd. & Ranbir Singh & Sh. Ajay and M/s Moonlight Continental Pvt. Ltd. in collaboration with M/s Essel Housing Projects Pvt. Ltd.**

Ref: Memo No. ZP-20-Vol -III/AD(RA)/2017/31683 dated 11.12.2017.

Dear Sir,

This is regarding the above mentioned subject and your letter under reference, it is most respectfully submit that our associate Company - UddarGagan Properties Pvt. Ltd. had submitted Rs. 8906.43416 Lakh on account of "EDC, IDC, License Fee, Scrutiny charges, Renewal charges" for grant of License No. 1081 to 1104 of 2006 dated 01.09.2006, License No. 1105 to 1124 of 2006 dated 02.09.2006, License no. 91 of 2012 dated 03.09.2012, License no. 96 of 2012 dated 07.09.2012 & License no. 99 of 2012 dated 07.09.2012.

In the judgment by Hon'ble Supreme Court in Civil Appeal No. 5072 of 2016 titled as "UddarGagan Properties Pvt. Ltd. & Ors. Vs. Sant Singh & Ors.", the expenses incurred by UddarGagan Properties Pvt. Ltd. for grant of license(s), are to be released in its favour.

It hereby requested to kindly adjust amount of Scrutiny Fee amounting to Rs. 2,79,500/- (Rupees Two Lakhs Seventy Nine Thousand Five Hundred Only) and 25% License Fee amounting to Rs. 39,44,000/- (Rupees Thirty Nine Lakh Forty Four Thousand Only) towards our application for allocating FAR of 350 under TOD Policy 09.02.2016 for License No. 32-33 of 2009 dated 11.07.2009 & 21-22 of 2016 dated 17.11.2016 from the aforesaid Funds.

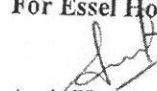
We are Enclosing NOC for said adjustment from UddarGagan Properties Pvt. Ltd.

Kindly acknowledge the receipt of it.

Thanking you,

Yours truly,

For Essel Housing Projects Pvt. Ltd.

  
Amit Kumar  
Authorized Signatory

