



AAI/NOC/2008/54/471-473

5324 1026 Mts

27/4/09

भास्तीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA

Dated:- 17-04-2009

✓ M/s Pioneer Urban Land & Infrastructure Ltd.,
Paras Downtown Centre,
Floor 5 & 7, Sector-Road,
Sector-53, Gurgaon-122002.

SUBJECT:- NO OBJECTION CERTIFICATE - (FOR HEIGHT CLEARANCE ONLY)

Sir,

Please refer to your letter no NIL dated NIL on the subject mentioned above.

This office has no objection to the construction of the proposed Group Housing by M/s Pioneer Urban Land & Infrastructure Ltd. herein after referred to as the applicant(s) at location Sector-62, Village Ghata, Tehsil Sohna, Gurgaon (Co-ordinates 28 24 54 N, 77 05 15 E) for a height of 126 Mts. (in figure) One hundred twenty six meters (in words) above ground level so that the top of the proposed structure when erected shall not exceed 236 Mts. (site elevation) plus (+) 126 Mts. (height of structure) = 362 Mts. above mean sea level.

This no objection certificate is being issued on the express understanding that the site elevation (height above mean sea level) viz 236 Mts. relative location of the proposed building/structure & its distances and bearings from ARP/ Runway ends, as tendered by the applicant(s) are correct. If, however, at any stage it is established that the said data as tendered & which could adversely effect aircraft operations, the structure or part(s) thereof in respect of which this 'No Objection Certificate' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The Applicant(s) are therefore advised in his /their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

The issue of this 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time and under which also the applicant may be called upon by the Airports Authority of India (National Airports Division) to demolish in whole or in part the structure now being authorized vide this 'No Objection Certificate'.

The use of electric fire or oil fired furnace is obligatory.

This certificate is valid for a period of five years from the date of issue. if the building /structure /chimney is not constructed & completed within the above mentioned period of five years, you will be required to obtain a fresh 'No Objection Certificate' from the Airports Authority of India (National Airports Division) and/or the General Manager, Aerodromes, Northern Region. The date of completion of the building/ structure/chimney should be intimated to the Airports Authority of India and/or the General Manager, Aerodromes, Northern Region.

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.

Day & Night markings with secondary power supply may be provided as per ICAO Standard.

"The permissible top elevation/height includes height for superstructures(eg. Wireless, TV antennas, munties, lift machine room, overhead water tank cooling towers etc.)"

Gulshan
23/4/09

(GULSHAN KUMAR)
SR. MANAGER (NOC)
FOR GENERAL MANAGER (AERO)
NORTHERN REGION

**M/s Pioneer Urban Land & Infrastructure Ltd,
Housing Project at Village Ghatta,
Sector - 62, Gurgaon. (24.606 acres)**

- 11 That the project shall use the treated effluent for horticulture/Green belt and give undertaking to recycle the treated effluent and remaining with treatment, if any can be discharged into public sewer and obtain permission of the authority concerned.
- 12 Green belt of adequate area (approx 30%) including tree plantation shall be provided by the project before commissioning.
- 13 Project Proponent should adopt water conservation measures to ensure minimum recycling consumption of water in their Process. Ground water based proposals of new projects should get clearance from Central Ground Water Authority for conservation of precious resource.
- 14 This "Consent to Establish" would be invalid if it is established in the non-conforming area or any area where such activities are prohibited.
- 15 That the unit will take all other clearances from concerned agencies when ever required.
- 16 The above "Consent to Establish" is further subject to the conditions that the unit comply with all the laws/ rules/ decisions and competent directions of Govt. of India/State Government/ HSPCB in all respects before commissioning of the operation and during its actual working strictly.

Other specific conditions:

- 1 The unit will install Sewerage Treatment Plant (STP) of adequate capacity & submit adequacy report from independent expert agency of the Board before the project is commissioned for operation.
- 2 The unit will maintain proper log book of Water meter/sub meter before/after commissioning.
- 3 That there is no discharge directly or indirectly from the project or the process into any interstate river or Yamuna River or River Ghaggar or any other river or either through a direct flow or indirectly without any treatment.
- 4 The unit will use only non-ozone depleting substances in Air conditioning unit of the project.
- 5 That the project shall use the treated effluent for horticulture/Green belt and give undertaking to recycle the treated effluent within 30 days.
- 6 The unit will obtain permission from Forest Deptt. in case any area falls under Forest Area, or section 4/5 of Land Prevention Act & also for cutting of trees, if any before commencing construction of project.
- 7 In case the project is located in Aravali Areas of Gurgaon Distt, this 'Consent for Establish' would become invalid.
- 8 The unit will not obstruct natural drainage system and obtain permission from Irrigation Deptt in this regard.
- 9 The DG sets used shall conform to EPA Rules & comply with air/noise/standards and should have stack height of minimum 4 meters above the roof top.
- 10 The Solid Waste Generated shall be properly collected and segregated scientifically disposed of as per MSW Rules by using vermiculture composting method etc.
- 11 Solar panels shall be provided for illumination of common areas, lighting for gardens and street lights in addition to solar water heating and shall take all energy conservation measures.
- 12 R.O. will file complaint under section 19 read with section 15 of EP Act for past violation of EIA notification immediately, if any, and will submit compliance within 15 days.
- 13 The unit will install all required fire fighting systems of latest technology and ensure that fire fighting system is full proof and all facilities are in house within the premises and also obtain clearance from the concerned authorities in this regard before commissioning of the project.

**M/s Pioneer Urban Land & Infrastructure Ltd,
Housing Project at Village Ghatta,
Sector - 62, Gurgaon. (24.606 acres)**

- 14 The unit will comply with all the conditions of Environmental Clearance obtained from MOEF vide letter No. 21-1055/2007-IA.III dt. 4.6.08.
- 15 The unit will provide green belt/ tree plantation in 25-30 % of total area and submit scheme for the same within 30 days.
- 16 The unit will use fuel containing less than 2% of sulphur contents for DCG set and keep emissions within limit.
- 17 That the unit will use CFL (Compact fluorescent Lighting) and solar lighting system for internal building and campus lighting.
- 18 The unit will also install magnetic flow meter at the inlet and outlet of the STP.
- 19 The unit shall provide structurally adequate rain water harvesting system in their project in order to ensure rain water harvesting.
- 20 The unit shall provide adequate parking arrangement after assessing the total number of vehicle coming to the project site in order to ensure proper parking provisions.
- 21 The Board reserves the right to add any additional condition if required in future under national/Govt. of India/State Laws.
- 22 **That the unit will submit an affidavit to comply with all the general as well as specific conditions of the 'Consent to Establish' within 30 days.**

[Signature]
Scientist 'B' (HQ)
For Chairman

Endst.No. HSPCB/TAC(HQ)/2008/

Dated:

A copy of the above is forwarded to the following for information and necessary action please:

- 1 Director, Environment Department, Haryana, Sec-17, Chandigarh
- 2 The Director Town and Country Planning Department, Haryana- Chandigarh
- 3 The Chief Conservator of Forest (FC) Forest Department, Haryana
- 4 Secretary, MOEF, CGO Complex, Lodhi Road, New Delhi
- 5 The Regional Officer, Gurgaon.
- 6 The Executive Engineer, (OP) Division, DHBVN, Gurgaon.

[Signature]
Scientist 'B' (HQ)
For Chairman

OFFICE OF THE ADMINISTRATOR, HUDA, GURGAON.

To,

M/s Pioneer Urban Land & Infrastructure Ltd
Paras Downtown Centre Floor 5 & 7,
Golf Course Road, Sector-53
Gurgaon.

Memo No.

14443

Dated.

13-9-12

Subject:-

N.O.C. for the construction activity licensed No 268 Sector 62 U/E
Gurgaon.

Ref: -

Your application dated 04.09.2012 on the work cited under subject.

Vide application under reference you have revealed the source of water to be used for the construction purposes and you have undertaken not to use the underground water for construction purposes. Hence consequent upon your undertaking / affidavit and revealing the source of water to be used for construction purposes, you are hereby issued No Objection Certificate for carrying out the construction at site.

Administrator,
HUDA, Gurgaon.

Endst. No.

Dated.

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

1. The Director General Town & Country Planning, Sector-18, Gurgaon..
2. The Chief Administrator, HUDA, Panchkula./DC, Gurgaon
3. The Chief Engineer, HUDA, Panchkula.
4. The Superintending Engineer, HUDA, Circle No-I & II, Gurgaon/S.T.P, Gurgaon.
5. The Executive Engineer, HUDA, Division No-II, Gurgaon and with the concerned Executive Engineer,

Administrator,
HUDA, Gurgaon

From

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

To

M/S Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Centre, Floor 5 & 7,
Sector Road, Sector-53, Gurgaon-122002.

Memo No. DS-07/ 28/52

Dated: 2-11-07

Subject: Grant of licence for setting up of a group housing colony on the land measuring 24.606 acres at village Ghatta District Gurgaon in residential sector-62 of the Gurgaon-Manesar Urban complex.

-0-

Reference your application dated 21.7.2006 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a group housing colony on the land measuring 24.606 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-

INTERNAL DEVELOPEMNT WORKS.

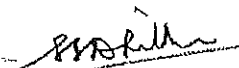
| | | |
|------|---|-------------------------|
| i) | Total Area under group housing development: | = 24.606 acres |
| ii) | Interim rate for IDW | = Rs. 25.00 lacs / acre |
| iii) | Cost of IDW | = Rs 615.15 lacs |
| iv) | Construction cost of one community building | = Rs. 89.40 lacs |
| iv) | Total cost of IDW | = Rs. 704.55 lacs |
| vi) | 25% bank guarantee required | = Rs. 176.1375 lacs |

EXTERNAL DEVELOPDMENT CHARGES

| | | |
|-------|--------------------------------------|-----------------------------|
| i) | Area under Group Housing development | = 24.483 acres. |
| ii) | Interim rates for EDC | = Rs.104.44 lacs/acre |
| iii) | Cost for EDC for G.H. area | = Rs.2557.01 lacs |
| iv) | Area under commercial use: | = 0.123 acres |
| v) | Interim rate of EDC | = 104.44 lacs/acre → 121.85 |
| vi) | Cost of EDC for commercial area | = Rs. 12.85 lacs → 1498753 |
| vii) | Total cost of EDC (v + vi) | = Rs.2569.86 lacs. |
| viii) | 25% bank guarantee required | = Rs. 642.46 lacs. |

26799753/-

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates


D.T.C.P. Hr.

according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV A on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.

5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will 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.

6. To deposit an amount of Rs. 1, 62, 82,271/- (Rs. Two crore sixty two lacs eighty two thousand two hundred seventy one only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 24.483 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.123 acres, in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.

9. To furnish an undertaking that you shall derive permanent access from the 24 meters wide internal road and 24 meter wide service road along sector road.

10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.

11. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of competent authority shall be binding upon the colonizer.

12. To furnish an undertaking that you will construct the 24 meter wide internal road and 12 meter wide service road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.

13. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.

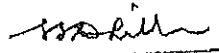

D.W.C.B. Hr.

14. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

15. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.

16. The unauthorized construction raised at site will have to be removed before the approval of demarcation plan.

17. The above demand for fee and charges is subject to audit and reconciliation of accounts.


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

Annexure-V

From: Deputy Conservator of Forests
Gurgaon, Haryana.

To, M/s. Pioneer Urban Land & Infrastructure Ltd.,
Paras Down Tower Center, 5th & 7th Floor,
Golf course road, Sector- 53,
Gurgaon, 122002.

No: - *D48*


Date:- *19/08/2011*

Sub.: Clarification regarding Applicability of forest laws on land Applied by M/s. Pioneer Urban Land & Infrastructure Ltd., Paras Down Tower Center, 5th & 7th Floor, Golf course road, Sector- 53, Gurgaon, 122002.

Applicant by M/s. Pioneer Urban Land & Infrastructure Ltd., Paras Down Tower Center, 5th & 7th Floor, Golf course road, Sector- 53, Gurgaon vide letter no. Nil dated 28.04.2011 made a request in connection with land measuring 24.606 Acres having Reel. No. 53// 23min, 24min. 55// 5/2/2/2min, 5/2/2/3min. 56// 1/2/1min, 1/2/2, 1/3, 2min, 3min, 6min, 7/1, 7/2, 8, 9, 10, 12, 13, 14/1, 14/2, 15, 16, 17, 18, 19, 22, 23, 24, 25. 57// 9/1min, 9/2min, 10/1min, 10/2, 10/3min, 11/1, 11/2, 12/1min, 12/2min, 19min, 20/1, 20/2, 21/1, 21/2, 22, 23min. 64// 1/1. 65// 4, 5. Land located at Village Ghata District Gurgaon. Applicant made a proposal to use this land for Residential Building Purpose. In continuation of report submitted by RFO, Gurgaon vide Letter No. 137-G dated 19.05.2011 and subsequently approved by Constituted Committee in meeting dated 08.08.2011, 09.08.2011 it is made clear that:-

- a) Above said land is not part of notified / closed area under IPA 1927/FCA1980/Specific section 4 & 5 of PLPA 1900/ WLPA1972/ or any other forest land.
- b) It is clarified that by the Notification No. S.O.121/PA.2/1900/S.4/97 dated 28th November, 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 17th November, 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.
- d) As per record with the Forest Department, Gurgaon, the area does not fall under Aravalli 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 specially in view of the Guidelines contained in Govt. of India's OM No. 3-11013/41/2006-IA-II (I) dated 02.12.2009.
- f) It is also clarified that if the project area falls within 5 km. of Delhi Ridge area on Haryana side, provisions contained in Hon'ble Supreme Courts Order dated 18.03.2004 will be applicable.
- g) The project proponent shall ensure that Judicial Orders/ Pronouncements issued by the Hon'ble Supreme Court/High Courts are strictly followed and all necessary clearance in this regard be obtained by them before the start of the execution of the said project.

Date. *19/08/2011*
Place. Gurgaon.

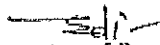

Dy. Conservator of Forests,
Gurgaon.

Endst.No.

Dated:

A copy is forwarded to:-

1. Conservator of Forests, Working Plan Circle, Gurgaon for information.
2. Guard File.


Dy. Conservator of Forests,
Gurgaon.

By Speed Post

No. 21-1055/2007-IA.III
Government of India
Ministry of Environment and Forests
(I A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110510
Dated: June 04, 2008

To

M/s. Pioneer Urban Land & Infrastructure Ltd.
Paras Downtown Centre, 5th & 7th Floor,
Sector-63, Gurgaon,
Haryana

Subject: Environmental Clearance for construction of proposed group housing project at Sector-62, Gurgaon, Haryana.

Dear Sirs,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form 1, Form 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 29th meeting held on April 25-26, 2008.

2. The project proponent is proposing to construct a group housing project at village Ghata, sector-62, Tehsil-Sohna, Gurgaon, Haryana. The project will comprise construction of 7 multistoried tower and 11 townhouse blocks. Total plot area is 99,605.0 sq.m. The total built up area as indicated is 2,97,320.95 sq.m. Total water requirement will be 1137 KLD including recycled water and 1023 KLD of wastewater will be generated. The STP will be installed for the treatment of sewage generated from the residential area. The treated wastewater will be used for cooling tower make up, flushing, and horticulture purpose. The solid waste generated (3,370 kg/day) will be segregated into biodegradable and non-biodegradable waste. The recyclable solid waste will be handed over to authorized vendors for recovery of recyclable material and biodegradable waste will be sent to Municipal Waste Disposal Site for proper disposal. The parking space proposed for parking of cars, both in the basement and at the ground level is 3,739 cars.

3. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords 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

I. Construction Phase

- i. Vehicles hired for construction activities should be operated only during non-peak hours.
- ii. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- iii. Ready mixed concrete shall be used in building construction.
- iv. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- v. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.
- vi. Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- vii. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- viii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- ix. 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 aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- x. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xi. All required sanitary and hygienic measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.
- xii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- xiii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xiv. Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- xv. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

- xvi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- xvii. Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xviii. The construction agencies shall use flyash based material products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
- xix. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- xx. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xxi. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the State Pollution Control Board.
- xxii. Under the provisions of the Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.
- xxiii. The diesel required for operating DG Set shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.
- xxiv. The approval of competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc. If any forest land is involved in the proposed site, clearance under The Forest Conservation Act shall be taken from the competent Authority.
- xxv. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.
- xxvi. All the internal road shall be of minimum 9 mt. width.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- 1. 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 DG Sets may be decided in consultation with State Pollution Control Board.

- xv. Adequate measures should be taken to prevent odor from solid waste processing plant as also from the STP

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the documents should be implemented in letter and spirit.
 - ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
 - iii) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
4. Officials from the Regional Office of MOEF, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the DCF, Regional office of MOEF Chandigarh.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
6. The Ministry reserves the right to modify/add additional environmental safeguards subsequently, if found necessary. Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.
7. Necessary permission shall be obtained from the State Fire Department for providing fire safety measures before allotment of premises for residential purpose in the township.
8. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991
9. The project proponent shall enter in to MOU with all buyers of the property, if any, to ensure operation and maintenance of the STP and other assets.
10. Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.

(K.C. RATHORE)
Additional Director (IA)

- ii. Ambient noise levels should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the proposed complex.
- iii. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.
- iv. The STP shall be installed for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be re-cycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Board shall be taken.
- v. Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
- vi. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
- vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.
- viii. The solid waste generated should be properly collected & segregated. Wet garbage should be sent for composting and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
- ix. The open spaces inside the plot should be preferably landscaped and covered with vegetation of indigenous variety. Green belt of adequate width and density will be provided all around the periphery of the plot suitably with local species to reduce noise and dust level.
- x. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- xi. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
- xii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.
- xiii. Energy conservation measures like installation of CFLs/FLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs & FLs should be properly collected and disposed off/sent for re-cycling as per the prevailing rules/guidelines of the regulatory authority to avoid Mercury contamination. Use of solar panels may be done to the extent possible.
- xiv. The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises.

100

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To

Pioneer Urban Land & Infrastructure
Ltd. Paras Downtown Centre, 7th Floor
Gaff College Road, Sec-53, Gurgaon

No.

756/UR

Dated

1-1-16

Sub:- Permission/ NOC for construction of Rain Water Harvesting Structure.

Please refer to your letter-----

Dated-----

Permission/ NOC for construction of 12 (twelve) Nos. of Rainwater Harvesting Structures at Site - Laxmi Housing Colony, Sector-62, Gurgaon


-----is granted with following terms and conditions:-

1. Boring activity is to be carried out for installation of Rainwater Harvesting Structure only by Hand Boring device.
2. The rain water Harvesting Structure should be constructed as per design attached herewith.
3. The rain water Harvesting may be carried out by collecting the rain water from roof top of the buildings/ open space in the recharge pit.
4. No contaminated water is allowed to enter in to the recharge pit.
5. Depth of injection well shall not exceed 20-30 meters as per design enclosed herewith.
6. You shall have to inform verification officer SE-II HUDA
Gurgaon immediately after completion of the structure for inspection.
7. At the time of digging & construction and there after all directions of Hon'ble Supreme Court of India (copy enclosed) has to be followed.
8. This permission is valid for two months from the date of issue.

For any violation of above terms and conditions, action will be taken under Environment (Protection) Act 1986.

Encl:-

- I. Design of Rain water Harvesting Structure.
- II. Directions of Hon'ble Supreme Court of India.


For Deputy Commissioner,
Gurgaon

Endst. No:-

Dated:-

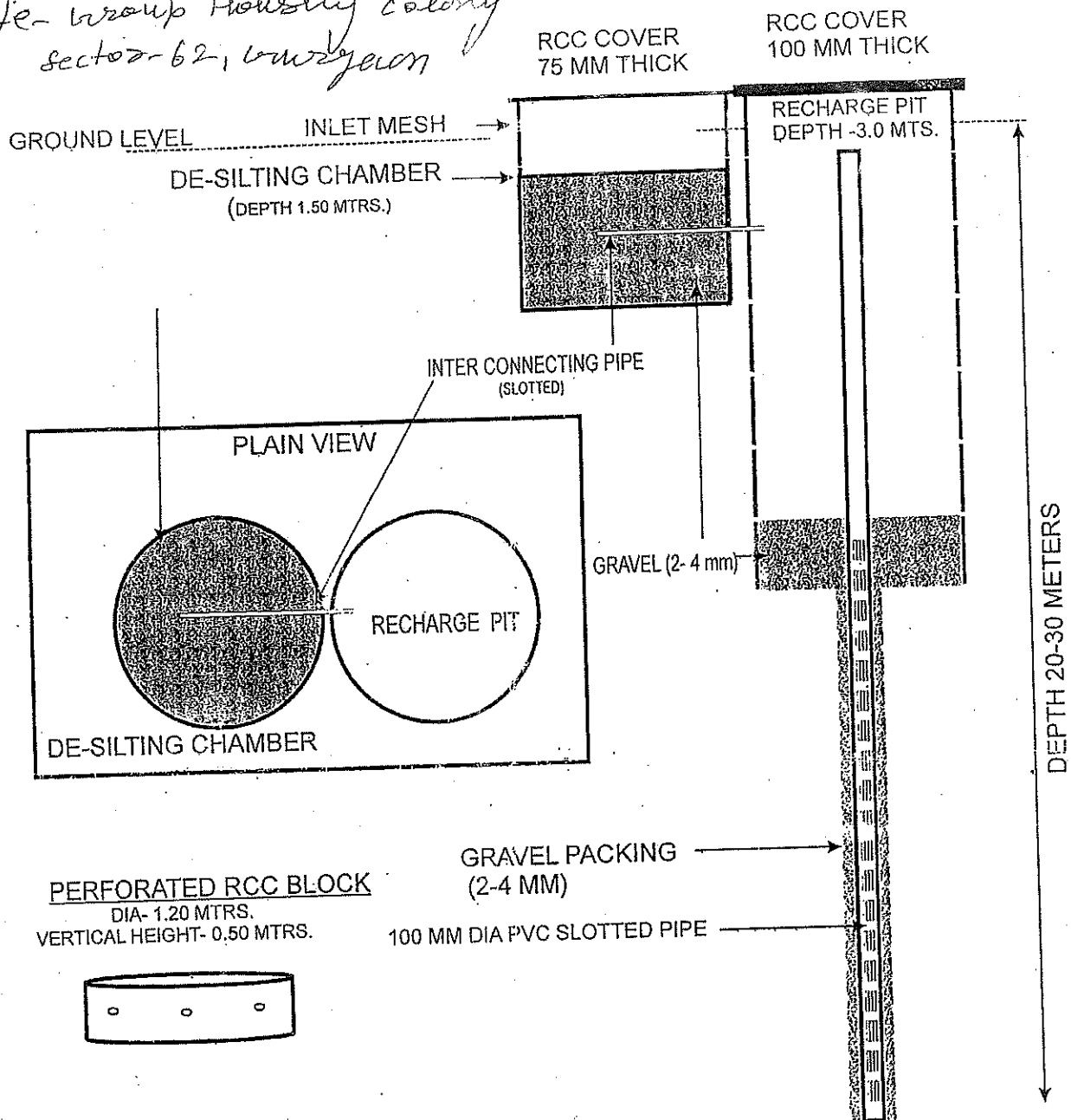
1-1-16

A copy is forwarded to SE-II HUDA, Gurgaon
-----for verification of the structure and report to this office after completion of the Rainwater Harvesting Structure.

For Deputy Commissioner,
Gurgaon

VERSATILE DESIGN OF RAIN WATER HARVESTING STRUCTURE

at site - Group Housing colony
sector-62, Gurgaon



[Signature]
Hydrologist
Ground Water Cell (Agri. Dept.)
Gurgaon

IN THE SUPREME COURT OF INDIA CIVIL ORIGINAL JURISDICTION WRIT PETITION NO 36 OF 2009

In Re: Measures for Prevention of Fatal Accidents of
Small Children due to their falling in to abandoned
Borewells and tubewells. V/S
Union of India & Others

Petitioner

Respondent

ORDER.

Heard the learn Amicus Curies and the learned Addl. Solicitor General appearing for the
Union of India.

It has been brought to the notice of this court that in a number of cases children had been trapped and falling in to borewells and tubewells or abandoned wells. These reports has been coming from various States. Accordingly, we took suo motu initiative and issued notice to the various States to take immediate measures to prevent such kind of incidents.

The Union of India has filed its counter affidavit giving certain guidelines to be followed by the States.

We have perused the affidavit and the guidelines suggested by the Union of India.

Having regard to the number of incidents that have taken place during the recent past and immediate need for preventing such incidents in future, we direct that the following safety measures/guidelines are to be observed by all the States:-

(i) "The owner of the land/premises, before taking any steps for constructing bore well/tubewell must inform in writing at least 15 days in advance to the concerned authorities in the area, i.e. District Collector/District Magistrate/Sarpanch of the Gram Panchayat / concerned officers of the Department of Ground Water /Public Health/Municipal Corporation, as the case may be, about the construction of borewell/tubewell.

(ii) Registration of all the drilling agencies, viz., Govt./Semi Govt./Private etc. should be mandatory with the district administration.

(iii) Erection of signboard at the time of construction near the well with the following details :-

(a) Complete address of the drilling agency at the time of construction/rehabilitation of well.

(b) Complete address of the user agency/owner of the well.

(iv) Erection of barbed wire fencing or any any other suitable barrier around the well during construction :

(v) Construction of cement /concrete platform measuring 0.50 x 0.50x0.60 meter (0.30 meter above ground level and 0.30 meter below ground level) around the well casing .

(vi) Capping of well assembly by welding steel plate or buy providing a strong cap to be fixed to the casing pipe with bolts & nuts.

(vii) In case of pump repair, the tubewell should not be left uncovered .

(viii) Filling of mud pits and channels after completion of works .

(ix) Filling up abandoned borewells by clay/sand/boulders/pebbles/drill cuttings etc. from bottom to ground (x) On the petition of the drilling operations at a particular location, the ground conditions are to be restored as before the start of drilling .

(xi) District Collector should be empowered to verify that the above guidelines are being followed and proper monitoring check about the status of boreholes /tubewells are being taken care through the concerned State/Central Govt. Agencies.

(xii) District /Block/Village wise status of bore wells/tubewells drilled viz. No. of wells in use, NO. of abandoned bore wells/tubewells found open, NO. of abandoned borewells /tubewells to be filled up to ground level is to be maintained at District Level .

In rural areas, the monitoring of the above is to be done through village Sarpanch and the Executive from the Agriculture Department

In case of urban areas, the monitoring of the above is to be done through Junior Engineer and the Executive from the concerned Department of Ground Water/Public Health/Municipal Corporation etc.

(xiii) If a borewell/tubewell is 'Abandoned' at any stage, a certificate from the concerned department of Ground Water /Public health/Municipal Corporation/Private contractor etc. must be obtained by the aforesaid agencies that the 'Abandoned' borewell/tubewell is properly filled upto the ground level . Random inspection of the abandoned wells is also to on all such data on the above are to be maintained in the District Collector/Block Development Office of the State .

The guidelines abovementioned shall be given wide publicity through the national television channels. A copy of this order be sent to the Chief Secretaries of all the States/Union Territories who shall forward the same to the District Collectors of all Districts of their respective state
For further directions post this matter after 12 months.

.....CJI

(Dr.B.S.CHAUHAN)

(C.K. PRASAD)

NEW DELHI
FEBRUARY 11, 2010

(4)

POINTS TO BE TAKEN IN CONSIDERATION FOR CONSTRUCTION AND MAINTANCE OF RAIN WATER HARVESTING STRUCTURE.

1. The installation of rainwater haversting structure is be undertaken by specialized agency and the drilling work must be done only by registered drilling agency.
2. Before onset of the monsoon all catchment area considered for recharge to be cleaned. The recharge structures are to be in operation during the monsoon season so as to avoid any contamination.
3. All the storm water drains are to be cleaned and necessary repair of the drains to be carried out whenever required.
4. No contaminated water to be diverted into the storm water drain.
5. A mesh may be provided on the mouth of the inlet to discard the debris entering in to the recharge structure.
6. Size and location of the recharge well may vary as per site condition.
7. After the first rain the desilting pit may be cleaned and subsequently on onset of next monsoon.
8. Necessary cover may be provided and the entire existing storm water drain is to be kept clean.
9. All the dimeptions in the enclose design are inner one



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

BY Regd Post

Revised Height

AAI/NOC/2012/332/2340

Date : 15th Oct, 2012

M/s Pioneer Urban Land & Infrastructure Ltd
Paras Downtown Centre,
Floor No 5 & 7 Golf Course Road,
Sector-53,
Gurgaon-122002

SUBJECT:- NO OBJECTION CERTIFICATE - (FOR HEIGHT CLEARANCE ONLY)

Sir,

Please refer to your letter no PULI/NOC/S-62/12 dated 17-9-2012 on the subject mentioned above.

This office has no objection to the proposed Construction of Group Housing (24.606 Acres) by M/s Pioneer Urban Land & Infrastructure Ltd herein after referred to as the applicant(s) at location Sector-62, Village-Ghatta Gurgaon, (Co-ordinates 28 24 21 N 77 05 15 E) for a height of 150.00 Mts. (in Figure) One Hundred Fifty Decimal Zero Meters (in words) above ground level so that the top of the proposed structure when erected shall not exceed 236.00 Mts. (in figure) Two Hundred Thirty Six Decimal Zero Meters (site elevation) plus (+) 150.00 Mts. (in figure) One Hundred Fifty Decimal Zero Meters (height of structure) = 386.00 Mts. (in figure) Three Hundred Eighty Six Decimal Zero Meters above mean sea level.

This no objection certificate is being issued on the express understanding that the site elevation (height above mean sea level) viz 236.00 Mts. relative location of the proposed building/structure & its distances and bearings from ARP/ Runway ends, as tendered by the applicant(s) are correct. If, however, at any stage it is established that the said data as tendered & which could adversely effect aircraft operations, the structure or part(s) thereof in respect of which this 'No Objection Certificate' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The Applicant(s) are therefore advised in his /their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

The issue of this 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time and under which also the applicant may be called upon by the Airports Authority of India (National Airports Division) to demolish in whole or in part the structure now being authorized vide this 'No Objection Certificate'.

The use of electric fire or oil fired furnace is obligatory.

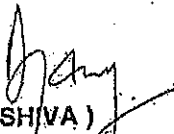
This certificate is valid upto 4-09-2017 from the date of issue. If the building /structure /chimney is not constructed & completed within the above mentioned date, you will be required to obtain a fresh 'No Objection Certificate' from the Airports Authority of India (National Airports Division) and/or the General Manager, Aerodromes, Northern Region. The date of completion of the building/ structure/chimney should be intimated to the Airports Authority of India and/or the General Manager, Aerodromes, Northern Region.

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.

Day & Night markings with secondary power supply may be provided as per ICAO Standard.

"The permissible top elevation/height includes height for superstructures (eg. Wireless, TV antennas, munties, lift machine room, overhead water tank cooling towers etc.)"

NOTE:- THE SITE IS EXAMINED W.R.T IGI AIRPORT AND SAFDARJUNG AIRPORT ONLY.


(AJAY SHIVA)

Jt. General Manager (ATM-NOC)/NR

- Copy to:-
1. The Chairman, Airports Authority of India, Rajiv Gandhi Bhawan, Safdarjung Airport, N.D.
 2. Chief Executive Officer, DIAL, New Uddan Bhawan, International T-3, Opp. ATS Complex, IGI Airport, New Delhi- 37.
 3. DTP, Gurgaon, Huda Complex, Sector-14, Gurgaon
 4. GM, Cato Airports Authority of India, Rajiv Gandhi Bhawan, Safdarjung Airport, N.D.

Jt. GENERAL MANAGER (ATM-NOC)/NR
क्षेत्रीय मुख्यालय, उत्तरी क्षेत्र, प्रचलित कार्यालय, गुडगाय रोड, नई दिल्ली-110 037 दूरभाष : 25652447 फेक्स : 25656451
Regional Headquarters, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037 Tele.: 25652447 Fax : 25656451
"हिन्दी पत्रों का स्वागत है।"

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector 18, Chandigarh

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

http://tcpharyana.gov.in

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Centre,
5th and 7th Floor, Golf Course Road,
Sector-53, Gurgaon.

Memo No. LC-1025(Vol-II)-JE(B)-2012/ 16111

Dated: 27/8/12

Subject: Approval of service plan estimates for Internal development works in respect of residential group housing colony being developed on area measuring 24.606 acres in Sector-62, Gurgaon - Manesar Urban Complex (License No. 268 of 2007 dated 03.12.2007).

Ref. Please refer your application on the subject noted above.

The service plan/ estimates of residential group housing colony being developed on area measuring 24.606 acres in Sector 62, Gurgaon - Manesar Urban Complex have been checked and corrected wherever necessary by the Chief Administrator, HUDA & are hereby approved subject to the following terms and conditions:-

1. That you will have to pay the proportionate cost of external development charges for setting up of residential plotted colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HUDA. These charges will be modifiable and modified charges will be binding upon you.
2. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
3. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
4. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc will be as per relevant standard of HVPNL.
5. You shall be fully responsible to meet the demand, to dispose of effluent and drain water till these services are provided by HUDA and all link connections with the external system shall be made 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 to be laid/ laid by HUDA/ State Govt. in this area as per scheme.
6. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority.
7. You shall be solely responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the HUDA services are made available as per the proposal of the town. All the link connections with the HUDA services shall be made by you at your own cost.
8. It is made clear that appropriate provision for fire fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
9. It is made clear that level/extent of external services to be provided by HUDA will be in accordance with EDC deposited.
10. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
11. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.

12. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
13. You shall be sole responsible for the construction of various structures such as RCC under ground tank etc according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
14. In case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you.
15. That you shall transfer the land under master plan road as well as service road to HUDA for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
16. Levels of services to be provided by HUDA i.e. Water Supply, Sewerage will be proportionate of EDC deposited.
17. In case it is decided by Govt. that HUDA/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
18. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
19. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
20. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
21. Solar water heating system shall be provided by you as per the norms approved by the Haryana Govt.
22. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified 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.
 - (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
 - (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.


To avoid any accidental use of recycled water for potable purposes all:-

 - (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
 - (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
 - (e) Huda will be supply recycle water for green belts, irrigation and parth only but not for flushing in houses, group housing, commercial areas. The developer himself from his STP, however will laid the system for recycle demand of his licensed colony within his premises.



23. It is clarified that release of water for external source will take about five years for the new licensed area subject to the following:-
- (i) Availability of litigation and encroachment free land.
 - (ii) Permission within reasonable period from forest and environmental department wherever required.
 - (iii) Till the water supply and other services made available by HUDA, the licensee will have to make their own arrangements. Tube well can be bored with permission from Central Ground Water Board and other concerned authority for the purposes.
 - (iv) HUDA shall supply the drinking water only to the license granted in the master plan area.
 - (v) HUDA shall provide water supply along NPR/SPR at the initial stage and various colonizer will have to take connection from this water supply main upto their site at their own expenses till the land of the master road encircling the licensed area is acquired and the area in between the licensed area and the NPR/SPR is further acquired by HUDA or licensees.
24. It is clarified that you shall liable to maintain the estate developed by you for 10 years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/estimates to the Chief Administrator, HUDA, Panchkula under intimation to this office.


(DEVENDRA NIMBOKAR)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh
dtg.hqdn.tcp@gmail.com

Endst. No. LC-1025(Vol-11)-JE(B)-2012/

Dated :

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his office Memo No. 9338 dated 20.07.2011 and 5782 dated 07.05.2012 for information and necessary action.

/

(DEVENDRA NIMBOKAR)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh
dtg.hqdn.tcp@gmail.com



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

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

Telephone No. - 0172-2577870-73

No. HSPCB/Consent/: 2821214GUNOCTE1130517

Dated:12/08/2014

To

M/s : Group Housing Colony 24.606 acre (PIONEER URBAN)
GH 24.606 AC, VILLAGE- GHATA, SECTOR-62. GURGAON
GURGAON
122002

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 Group Housing Colony 24.606 acre (PIONEER URBAN), for manufacturing of Group Housing Project with the following terms and conditions:-

1. The industry has declared that the quantity of effluent shall be 1023 KL/Day i.e. 0 KL/Day for Trade Effluent, 0 KL/Day for Cooling, 1023 KL/Day for Domestic and the same should not exceed .
2. The above "Consent to Establish" is valid for 24 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.

11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.

Specific Conditions

Other Conditions :

1. The unit will take trial consent to operate before the occupation of the project.
2. The unit will install the project only on the land for which Town and Country Planning Department has given licence.
3. The unit will comply all the terms and conditions of the Environmental Clearance granted by the SEIAA, Haryana.
4. Unit will obtain prior NOC/Permission from central Ground Water Authority in case under ground water resource is used.
5. The unit will achieve Zero effluent Discharge as proposed by unit.
6. 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.
7. 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.
8. The unit will install the adequate sewage treatment plant to meet the standards prescribed under EP Rules 1986.
9. 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*

---It is system generated certificate no signature is required---

From

Commissioner,
Municipal Corporation,
Gurgaon

To

**M/s Pioneer Urban Land & Infrastructure Ltd.
Paras Downtown Centre, Floor 5 & 7, Golf Course Road,
Sector- 53, Gurgaon- 122002.**

No. FS/MCG/2013/4875


Dated: 13/12/13

Sub : Approval of fire fighting scheme from the fire safety point of view of the Group Housing Colony meas. 14.42 acres out of 24.606 acres in Sector- 62, Village- Ghata, Gurgaon of M/s Pioneer Urban Land & Infrastructure Ltd.

Reference your letter no- PULIL/NOC/FIRE-ARAYA/2013/501 dated- 29/04/2013 & CFC application No 201305072260 Dated- 07-05-2013 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Gurgaon. The Fire fighting scheme is found as per the N.B.C. 1983 Part IV revised 2005/ guidelines. So that your proposed fire fighting scheme is hereby approved from the fire safety point of view with the following conditions:-

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.
- 5) The Malba generated during the construction of the building as well as after completion shall be carried to the designated malba dumping site of the Municipal Corporation Gurgaon.
- 6) If the Infringements of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such Infringements comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 7) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.


Sr. Fire Station Officer
For Commissioner
Municipal Corporation
Gurgaon

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-338-C/JD(BS)/2011/ 15378 Date:- 18/10/11

To

M/s Pioneer Urban Land & Infrastructure Ltd.,
Paras Down Town Centre, Floor 5 & 7,
Sector Road, Sector-53, Gurgaon.

Subject:- Approval of building plans of Group Housing Scheme measuring 14.42 acres out of 24.606 acres (Licence No. 268 of 2007 dated 03.12.2007) in Sector-62, Gurgaon Manesar Urban Complex being developed by M/s Pioneer Urban Land & Infrastructure Ltd.

Reference your application dated 19.04.2011 and subsequent letter dated 28.06.2011 for permission to erect the buildings in Group Housing Scheme measuring 14.42 acres in Sector-62, 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) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- b) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- c) 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 Block | Capacity of tank for Domestic uses (In Liters.) | Up pipe (In MM) | Down pipe (In MM) |
|--------|----------------------------------|---|-----------------|-----------------------------|
| 1. | Tower-F, G & H (3 No.) (Dom) | 3x27000 | 50mm | 100/80/65/50/40/32/25/20 mm |
| | Flush | 3x10,000 | 40mm | 80/65/50/40/32/25/20mm |
| 2. | Tower-J (Dom) | 1x23000 | 50mm | 100/80/65/50/40/32/25/20 mm |
| | Flush | 1x10000 | 40mm | 80/65/50/40/32/25/20 mm |
| 3. | EWS (Dom) | 1x8000 | 40mm | 65/50/40/32/25/20mm |
| | Flush | 1x4000 | 32mm | 50/40/32/25/20mm |
| 4. | Community Building & Shops (Dom) | 1x3000 | 40mm | 50/40/32/25/20mm |
| | Flushing | 1x2000 | 25mm | 32/25/20mm |
| | UGT (Dom) | 4,50,000 | | |

- (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 three level basement 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 placed and from where the pumping has been proposed by you by providing pumps of 160 LPM capacity at 25.00 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 1/8th of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
 - (iv) The community centre shall be included by you as a part of the common areas of the group housing colony while filling the declaration under the Apartment Ownership Act and such community centre shall be for the exclusive use of residents of this group housing colony only.

- (v) 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.
- (vi) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (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) 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 may be clarified to developer 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.
- (xiii) No cross connection between recycled water system and potable water system shall be made.
- (xiv) 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.
- (xv) 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.
- (xvi) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.

- (xvii) The replacement water shall be disposed off by the coloniser by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.
- (xviii) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community buildings shall be constructed within a period of three years. The time period of three years for construction of community sites shall start from the issuance of this sanction letter. In case of failure to construct within such three year period, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.
- (xix) That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of this sanction letter.

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

DA/One set of Building Plans



(Jitender Sihag)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

Endst. No:- ZP-338-C/JD(BS)/2011/_____ 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


(Jitender Sihag)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 268 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, sector road, sector-53, Gurgaon 122002 for setting up of a Group Housing Colony at village Ghatta in sector-62, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & 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 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 thereunder 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 the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licensed area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
5. That the portion of Sector/Master plan road which shall form part of the licensed 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.
6. That you will have no objection to the regularization of the boundaries of the licensed land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. 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.
8. That the developer will use only CFL fittings for internal lighting as well as for common lights in the group housing complex.
9. The licence is valid upto 2-12-2007.


(S.S. Dhillon)

Director,

Town & Country Planning,
Haryana, Chandigarh.

Dated:- 5-12-07


Dated: Chandigarh

The 3-12-2007

Enclat. No. DS-2007/ 30/07

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

1. M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, sector road, sector-53, Gurgaon 122002 alongwith a 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. Engineer-in-Chief, 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. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


District Town Planner (Hq) 12/
For Director, Town and Country Planning,
Haryana, Chandigarh. 12/

| | | |
|----|-------|-------------------------|
| | 23 | 3 - 6 |
| | 24 | 7 - 18 |
| | 25 | 8 - 0 |
| 57 | 21/1 | 3 - 0 |
| 63 | 4 | 3 - 10 |
| | 5 | 7 - 11 |
| 64 | 1/1 | 1 - 6 |
| 56 | 7/1 | 3 - 7 |
| | | K - M |
| | Total | 111 - 12 or 13.95 Acres |

3. Details of land owned by M/s Pioneer Profin Ltd. 5/6th share M/s Pioneer Urban Land and Infrastructure Ltd. 1/6th share

| Village | Rect. No. | Killa No. | Area |
|---------|-----------|-----------|--------------------------|
| Ghata | 56 | 7/2 | 4 - 13 |
| | | 14/2 | 7 - 0 |
| | 57 | 10/1min | 0 - 14 |
| | | 20/2 | 1 - 4 |
| | | | K - M |
| | | Total | 13 - 11 or 1.69375 Acres |


4. Details of land owned by M/s Pioneer Profin Ltd. 2/3th share and M/s Pioneer Urban Land and Infrastructure Ltd. 1/3th share

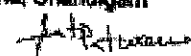
| Village | Rect. No. | Killa No. | Area |
|---------|-----------|-----------|------------------------|
| Ghata | 56 | 1/3min | 3 - 9 |
| | | | K - M |
| | | | 3 - 9 or 0.43125 Acres |

5. Details of land owned by M/s Pioneer Profin Ltd. 3/4th share and M/s Pioneer Urban Land and Infrastructure Ltd. 1/4th share

| Village | Rect. No. | Killa No. | Area |
|---------|-----------|-----------|-----------------------|
| Ghata | 56 | 6min | 2 - 16 |
| | | 15 | 8 - 0 |
| | | 16 | 8 - 0 |
| | | 17 | 8 - 0 |
| | | | K - M |
| | | | 26 - 16 or 3.35 Acres |

Grand Total 24.606 Acres


 Director
 Town & Country Planning,
 Haryana, Chandigarh



To be read with License No. 268 of 2007

1. Details of land owned by M/s Pioneer Urban Land and Infrastructure Ltd.

| Village | Rect. No. | Killa No. | Area |
|---------|-----------|-----------|-------------------------|
| Ghata | 57 | 10/2 | 2 - 11 |
| | | 9/2 | 0 - 19 |
| | | 10/3 | 0 - 9 |
| | | 11/1 | 3 - 0 |
| | | 11/2 | 5 - 0 |
| | | 12/1 | 4 - 5 |
| | | 12/2 | |
| | | 19min | 6 - 15 |
| | | 20/1 | 6 - 16 |
| | | 21/2 | 4 - 14 |
| | | 22 | 6 - 1 |
| | | 23min | 0 - 7 |
| | | 9/1min | 0 - 12 |
| | | K - M | |
| | | Total | 41 - 9 or 5.18125 Acres |

2. Details of land owned by M/s Pioneer Profit Ltd.

| Village | Rect. No. | Killa No. | Area |
|---------|-----------|------------|------------|
| Ghata | 53 | 23min | 1 - 16 |
| | | 24min | 2 - 2 |
| | 55 | 5/2/2/2min | 0 - 2 |
| | | 5/2/2/3min | 0 - 13 |
| | 56 | 1/2/1min | 0 - 2 |
| | | 1/2/2 | 0 - 4 |
| | | 2min | 5 - 3 |
| | | 3min | 1 - 11 |
| | | 8 | 8 - 0 |
| | | 9 | 8 - 0 |
| | | 10 | 8 - 0 |
| | | 12 | 8 - 0 |
| | | 13 | 8 - 0 |
| | | 14/1 | 1 - 0 |
| | | 18 | 7 - 18 |
| | | 19 | 8 - 0 |
| | | 22 | 5 - 1 |
| | | | Contd. ... |

[Signature]
D.T.C.P. Hr.
[Signature]

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana2@gmail.com

Regd.

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.
C/o Paras Down Town Centre,
5th & 7th Floor, Golf Course Road,
Sector-53, Gurgaon-122002
Email ID – info@pioneerurban.inn

Memo. No. LC-1025-II-PA(SN)-2016/

6645

Dated: 4/4/2016

Subject: - Renewal of license No 268 of 2007 dated 03.12.2007 granted for setting up of Group Housing Colony over an area measuring 24.606 acres in the revenue estate of village Ghatta, Sector 62, Gurgaon-Manesar Urban Complex -Pioneer Urban and Infrastructures Ltd.

Reference: Your application dated 02.11.2015 on the subject cited above.

1. Licence no. 268 of 2007 dated 03.12.2007 granted to you vide this office letter Endst. No. DS-2007/30107-118 dated 05.12.2007 for setting up of Group Housing Colony over an area measuring 24.606 acres in Sector 62 of GMUC, Distt. Gurgaon is hereby renewed up to **02.12.2017** on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall get electrical service plan estimates approved before grant of completion certificate.
4. You shall get the offence compounded for delay in allotment of EWS flats as per Departmental Policy parameters dated 16.08.2013/instruction dated 09.06.2014
5. You shall construct the community sites within the time frame as provided under the Haryana Development and Regulation of Urban Areas (Amendment) Act, 1975 amended on 03.04.2012.
6. You shall get the bank guarantee revalidate at least one month before its expiry.
7. You shall get the licences renewed till final completion of the colony is granted.
8. Original Licence no. 268 of 2007 dated 03.12.2007 is also returned herewith.

(Arun Kumar Gupta, IAS)

Director General,

Town & Country Planning Department,
Haryana, Chandigarh.

Endst no: LC-1025-II-PA(SN)-2016/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o DGTCP, Hr.
4. Senior Town Planner, Gurgaon.
5. District Town Planner, Gurgaon.
6. Website Administrator with request to update the status on website.

Assistant Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana, Chandigarh

Memo No. ZP-338-C/SD(BS)/2017/ 13357

Dated: - 18/6/12

To

Pioneer Urban Land and Infrastructure Pvt. Ltd,
Paras Down Town Centre, 7th Floor,
Golf Course Road, Sector-53,
Gurugram.

Subject: - Revalidation of building plans of Block-F, G, H, J, EWS, Community Building, Shops, Nursery School & Primary School in Group Housing Scheme measuring 14.42 acres out of 24.606 acres (Licence No. 268 of 2007 dated 03.12.2007) in Sector-62, Gurugram being developed by Pioneer Urban Land & Infrastructure Ltd.

Please refer to your letter dated 05.08.2016 & 29.03.2017 on the subject cited above.

The building plans of building plans of Block-F, G, H, J, EWS, Community Building, Shops, Nursery School & Primary School in Group Housing Scheme measuring 14.42 acres out of 24.606 acres (Licence No. 268 of 2007 dated 03.12.2007) in Sector-62, Gurugram are revalidated subject to the following conditions: -

1. That this revalidation of building plans of Block-F, G, H, J is for five years i.e. from 18.10.2016 to 17.10.2021 and EWS, Community Building, Shops, Nursery School & Primary School for four years from 18.10.2013 to 10.10.2017.
2. That this revalidation shall be without prejudice to construction in variation of sanctioned building plans, if any raised at site.
3. That this revalidation is subject to terms and conditions mentioned in this office letter no. 15378 dated 18.10.2011.
4. That this revalidation is co-terminus with the renewal of licence.


(Hitesh Sharma)


District Town Planner (HQ),
O/o Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-338-C/SD(BS)/2017/ _____

Dated: - _____

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. District Town Planner (Enf.), Gurugram.


(Hitesh Sharma)
District Town Planner (HQ),
O/o Director, Town and Country Planning

