

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/RHQ/NR/ATM/^{NOC}MS/REVALIDATION/2010/262/3270-73

Date: 24.08.2015

✓ To,
Sweta Estates Pvt Ltd,
21, Commercial Complex,
Malcha Marg, New Delhi-110021

Sub: Renewal/Revalidation of NOC letter no. AAI/NOC/2010/262/239-42 dated 13.01.2015 (Revised Height NOC)

Sir,
Reference may please be made to your letter dated 12.08.2015 regarding revalidation of NOC.

Ref: CHQ's Letter no. AAI/20012/11/2012-ARI(NOC) dated 15.01.2014 (Review Case)

The NOC issued by this office vide letter no. AAI/NOC/NOC/2010/262/239-42 dated 13.01.2015 (Revised Height NOC) for construction of Group Housing Building by M/s Sweta Estate Pvt. Ltd at Sector-48, Village Tikri, Gurgaon, Haryana is hereby extended upto 15.08.2018 under same terms and conditions as mentioned in the NOC (Revised Height NOC) letter no. AAI/NOC/2010/262/239-42 dated 13.01.2015.

The Validity will not be extended beyond 15.08.2018.

This issue with the approval of the competent Authority.

G.P. Singh
24-08-2015

(G.P. Singh)
Asstt. General Manager (ATC)
For General Manager (ATM) NR

Copy to:

1. The Executive Director (ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003.
2. The Chief Executive Officer, DIAL, New Uddan Bhawan, Terminal-3, IGI Airport, New Delhi-110037
3. The Distt Town Planner, Gurgaon, HUDA complex, Sector-14, Gurgaon (HR).
4. Guard File

ATTENTION : ADITYA SHARMA

1/3

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO-71-75, Sector -17C, Chandigarh

Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No. LC-427/DS(R)-2014/ 20268 Dated 27/8/14.

To

Sweta Estates Pvt. Ltd.,
Yale Engineering and Developers Pvt. Ltd.
Babson Engineers and Developers Pvt. Ltd.
Dartmouth Engineers and Developers Pvt. Ltd.
Harward Engineers and Developers Pvt. Ltd.
Cornell Engineers and Developers Pvt. Ltd.
C/o Sweta Estates Pvt. Ltd.,
21/48, Commercial complex,
Malcha Marg, Chanakya Puri,
New Delhi.

Subject: - Approval of the service plan/estimate for Group Housing Colony on land measuring 47.527 acres (Licence No. 2 of 1995, 35-37 of 1996 dated 17.04.1996 & 117-119 of 2004 dated 16.08.2004) in Sector-48, Gurgaon-Manesar Urban Complex- Sweta Estates Pvt. Ltd.

Reference: - Vide letter memo no. CE-I/EE(W)EE-20/2014/9640 dated 08/08/2014 of CA HUDA, Panchkula on the subject noted above.

The service plan/ estimates of the Group Housing Colony being developed on the land measuring 47.527 acres (Licence No. 2 of 1995, 35-37 of 1996 dated 17.04.1996 & 117-119 of 2004 dated 16.08.2004) in Sector-48, Gurgaon-Manesar Urban Complex have been checked and corrected wherever necessary by Chief Administrator, HUDA, Panchkula and hereby approved subject to the following terms and conditions:-

1. You shall pay the proportionate cost of external development charges for setting up of Group Housing colony, for the Services like Water Supply, Sewerage, Storm Water Drainage, Roads, Bridges, Community Buildings, Street Lighting and Horticulture etc. on gross acreage basis as and when determined by HUDA/Director. These charges are modifiable as and when approved by the Authority/Government and modified charges will be binding upon the colonizer.
2. The maintenance Charges for various services like water supply, sewerage, storm water drainage, roads, street lighting and Hort., etc. has been included by the firm in the Sub Work No. VII and the total cost of works out to Rs. 1027.70 lacs. It may be made clear to the colonizer that they are liable to maintain the estate developed by them for 10 years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.
3. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation/services only.
4. You shall make appropriate provision for fire fighting arrangement 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.


5. 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".
6. The wiring system of street lighting will be under ground and the specification of the street lighting fixture etc. will be as per relevant standard of HVPNL/DHBVNL.
7. The total height of the building and top of the water tank above ground level has not been defined/indicated on the plans. You shall be responsible for the violation of Air Traffic rules/regulations and height of the building.
8. You shall be fully responsible for making arrangement of disposals of sewerage and storm water drainage till such time these are made available by HUDA/ State Govt. and all link connection with the external system will be made by you at your own cost. You shall have to ensure that the sewer and 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.
9. You shall be solely responsible to lay the services up to the external services laid/to be laid by HUDA on sector dividing road at respective locations/points and correctness of the levels of the colony.
10. You shall use the recycled water 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.
11. 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. In case pumping is required the same will be provided & maintained by colonizer for all the time to come.
12. The separate distribution systems, independent of each other, will be adopted, one for potable water supply and second for recycled water, Home/office/business establishment will have access to two water pipe lines.
13. The rain harvesting system shall be provided by you as per norms and the same shall be kept operational/ maintained all the time. Arrangement for segregation of first rain not to be entered into the system shall also be made by you.
14. The estimates do not include the provision of electrification of the colony, therefore the supervision charges and O & M charges shall be paid by you directly to the HVPN.
15. You shall be solely responsible for the construction of various structures such as RCC underground tank etc. according to the standard

specifications good quality and its workmanship. The structural stability responsibility will entirely rest upon you.

16. In case, some additional structure are required to be constructed and decided by Haryana Urban Development Authority at a later stage, the same will be constructed by your company.
17. 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.
18. The level of the external services to be provided by the HUDA i.e. water supply sewerage will be proportionate to EDC deposited.
19. In case, it is decided by Govt. that master services be extended on 24 M wide internal circulation road additional amount at rates as decided by the authority will recoverable from colonizer over and above the EDC.
20. You shall follow all the instructions as per Annexure-A of Service Plan Estimate as considered by HUDA.

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


DA/As above


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

Endst. No. LC-427/DS-(R)-2014/

Dated:

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No. CE-I/EE(W)EE-20/2014/9640 dated 08/08/2014 for information and necessary action please.


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

प्रेषक :-

उपायुक्त, गुडगांव।

प्रेषित :-

M/s Sweta Estate Pvt. Ltd.

क्रमांक 322 / एस.के.2 दिनांक 2-2-16

विषय : Forest and Aravali Notification Clearance for Group Housing Colony located in the revenue estate of village Tikri, Sector-48, Gurgaon, District Gurgaon.

यादी,

विषयोधीन मामले में आपके द्वारा इस कार्यालय में Aravali Clearance and Forest NOC के लिए प्रार्थना पत्र दिया है, के सन्दर्भ में इस कार्यालय का पत्र क्रमांक 3265/एस.के.2 दिनांक 06.11.2015 तहसीलदार गुडगांव को व उप वन संरक्षक, गुडगांव को रिपोर्ट हेतु भेजा गया।

तहसीलदार गुडगांव कार्यालय के पत्र क्रमांक 386/ओ.के. दिनांक 18.01.2016 द्वारा प्राप्त रिपोर्ट अनुसार मौजा टिकरी, तहसील व जिला गुडगांव के अराजी किला नं० 6//4/1, 4/2, 6/1, 6/2, 7/1, 15/1, 7//5/2/2, 10//1, 2, 9/1, 9/2, 11/2, 12/1, 11//9/1, 9/2/2, 10, 11, 20, 21, 12, 13/1, 14/2, 15/1/1/2, 17/3/2, 17/4, 18/1, 18/2, 18/3, 18/4, 23/1, 23/4, 19/1, 19/2, 19/3, 19/4, 22, 24/1, 24/4, दिनांक 07.05.1992 के अरावली नोटिफिकेशन अनुसार उपरोक्त अराजी अरावली क्षेत्र में नहीं है। अरावली नोटिफिकेशन दिनांक 07.05.1992 से पूर्व व पश्चात उपरोक्त अराजी की किस्म बजर कदीम है।

उप वन संरक्षक गुडगांव के कार्यालय के पत्र क्रमांक 2996-99-जी दिनांक 21.01.2016 अनुसार M/s Sweta Estate Pvt. Ltd. vide letter No. Nil dated 30.11.2015 made a request in connection with the land measuring 47.53 Acres having Rect No. 6//4/1, 4/2, 6/1, 6/2, 7/1, 15/1, 7//5/2/2, 10//1, 2, 9/1, 9/2, 11/2, 12/1, 11//9/1, 9/2/2, 10, 11, 12, 13 Min 14 Min, 15//1/1 Min, 17/3/2, 17/4, 18/1, 18/2, 18/3, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22, 23/1, 23/4, 24/1, 24/4, land located at village Tikri, District Gurgaon. Applicant made a proposal to use this land for Residential Group Housing Colony Purpose. In reference to the information provided by the user Agency in form of facts/ Maps & GPS Co ordinates and subsequesnt verification of the provide facts with the available official records & Geo-referencing done of the co-ordinates provide by user agency on Google Earth the following is made clear that :-

- A. As per record 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 of Punjab Land Preservation Act 1900.
- B It is clarified that by the notification no. S.O.8/P.A2/1900/S.4/2013 dated 4th January 2013 all Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O. 81/PA.2/1900/S.3/2012 dated 19th December 2012 u/s 3 of PLPA

1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.

- C If approach is required from Protected Forest by the user agency, the clearance/regularization under Forest Conservation Act, 1980 will be required without prior clearance from Forest Department, the user of Forest land for approach road is strictly prohibited M/s Sweta Estate Pvt. Ltd.. whose land is located at village Tikri, District Gurgaon must obtain clearance as applicable under Forest Conservation Act 1980.
- D As per the records available with the forest Department Gurgaon, the area does not fall in under Aravali Project Plantation done by the Forest Department under Aravali project.
- E All other statutory clearance 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 application by the project proponents from the concerned authorities.
- F The project proponents will not violate any judicial order/ direction issued by the Hon'ble Supreme Court/High Courts.
- G It is clarified that the Hon'ble supreme Court has issued various judgment dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.05.2008 etc. pertaining to Aravalli region in Haryana, Which should be complied with.
- H. The aforesaid clarification is for the facts/location maps/GPS Co-Ordinated provided by the user agency :

GPS Co-Ordinates:-

- (i) $28^{\circ} 25' 18.4'' N$ $77^{\circ} 02' 11.8'' E$ (ii) $28^{\circ} 25' 23.6'' N$ $77^{\circ} 02' 12.8'' E$
 - (iii) $28^{\circ} 25' 21.8'' N$ $77^{\circ} 02' 16.6'' E$ (iv) $28^{\circ} 25' 23.2'' N$ $77^{\circ} 02' 16.9'' E$
 - (v) $28^{\circ} 25' 22.9'' N$ $77^{\circ} 02' 18'' E$ (vi) $28^{\circ} 25' 26.3'' N$ $77^{\circ} 02' 12.4'' E$
 - (vii) $28^{\circ} 25' 29.4'' N$ $77^{\circ} 02' 8.5'' E$ (viii) $28^{\circ} 25' 32.02'' N$ $77^{\circ} 02' 10.3'' E$
 - (ix) $28^{\circ} 25' 38.3'' N$ $77^{\circ} 02' 03.1'' E$ (X) $28^{\circ} 25' 34.1'' N$ $77^{\circ} 02' 58.4'' E$
 - (xi) $28^{\circ} 25' 33.4'' N$ $77^{\circ} 02' 0.1'' E$ (xii) $28^{\circ} 25' 29.1'' N$ $77^{\circ} 02' 57.3'' E$
- I. It shall be the responsibility of user agency/applicant to get necessary clearances/permissions under various Acts and Rules applicable if any, from the respective authorities/Department.

रिपोर्ट आपको प्रेषित है।

कृते: उपस्थित गुरुगांव।

DAKSHIN HARYANA BIJLI VITRAN NIGAM

From

CE/Commercial
DHBVN, Hisar.

To

The CE/OP
DHBVN, Delhi.

Memo No. Ch- 5/6M/C/98/SOL

Dated 29/04/14

Subject: - Sanction of load to M/s Sweta Estate Pvt. Ltd. Sohna Road, Sector-48, Gurgaon, applied vide A & A No. 31988/BS (Domestic) dated 26.11.2013.

Please refer to your office memo No. Ch-7/WO-DRG-1674/GGN dated 18-02-2014 on the subject cited matter above.

The load of 13290 KW under Bulk domestic category to M/s Sweta Estate Pvt. Ltd. Sohna Road, sector-48, Gurgaon is hereby sanctioned at 33 KV level through proposed 33kV independent feeder from 220 KV S/Stn. Sec-72, Gurgaon subject to the following conditions:-

1. The feasibility to connect the load of 13290 KW at 33KV level through proposed 33 KV independent feeder in respect of M/s Sweta Estate Pvt. Ltd. Sohna Road, Sector-48, Gurgaon from 220 KV S/Stn. Sec-72 be treated as per approval of committee.
2. The firm shall deposit the share cost corresponding to load of 13290 KW as per the policy of HVRN / Nigam.
3. The Bank Guarantee shall be accepted strictly as per SC No. D-9/2013. The already developed infrastructure for Rs. 17.17 cr. shall be personally authenticated by SE/OP, DHBVN, Gurgaon before release of connection otherwise he will be held personally responsible.
4. M/s Sweta Estate Pvt. Ltd. will enter in to tripartite agreement with HVRN and DHBVN for 33KV connection and construction of substation by them and deposit all applicable supervision charges before start of work.
5. No applicant senior to the instant applicant/ consumer is waiting for sanction of load / extension of load
6. Consumption security, processing charges etc be recovered from the applicant in accordance with the sanctioned load as per existing instructions of the Nigam.
7. Documentary proof in support of the identification of the authorized signatory i.e. copy of ration card, driving license etc. shall be obtained from the applicant / consumer.
8. The consumer will submit documentary proof in support of ownership of land.

[Signature]

[Signature]

9. Necessary clearance from various Govt. Department i.e. CEI, Pollution Control Board, Tax Deptts etc. shall be taken.
10. Non-judicial stamp worth Rs. 3/- on the left nara corner of A&A be, got affixed by the SDO before taking further action.
11. The consumer will not raise any claims against the department for un-notified unscheduled power cuts, which are beyond the control of the department and an undertaking will be obtained from him.
12. Since HT brochure contains old instructions, an additional affidavit shall be obtained from the consumer to abide by the provision of the Electricity Act 2003 and complying of all the instructions of SMI & Sales Circular issued as well as amended by the Nigam from time to time before release.
13. The tariff shall be charged from the consumer in accordance with tariff schedule approved by HERC.
14. The work shall be executed as per Nigam's specification and design.
15. The installation of adequate capacity power transformer at consumer premises shall be at consumer cost.
16. Apart from other provisions, instruction of sales manual specifically no. 1.21 & 4.2, shall be applicable in this case for which action needs to be taken in first instance accordingly.
17. All other formalities as required as per instruction issued/adopted by Nigam time to time shall be completed.
18. Metering equipments including CTs of matching capacity as per specifications / design of Nigam shall be provided at S/Stn. end as per instructions issued vide Sales Instruction No. 7/2009 dated 2/9/2009.

This issues with the approval of DIR/OP, DHBVN, Hisar.

DA/consumer case files 3 Nos.

Filed
29/4/14
CE/Commercial
DHBVN, Hisar

CC to:-

1. CE/Plg, HVPN, Panchkula
2. CE/TS, HVPN, Hisar.
3. SE/OP, DHBVN, Gurgaon.
4. SE/T&S, HVPN, Gurgaon.
5. M/s Sweta Estate Pvt. Ltd. Sohna Road, Sec-48, Gurgaon.

F. No. 21-148/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: ^{20/8} 20 August, 2017

To,

M/s Sweta Estates Pvt Ltd
3rd Floor, Tower-D Global Business Park,
Mehrauli, Gurgaon Road,
Gurgaon - 122002, Haryana
Email: rakesh.malhotra@centralpark.in

Subject: Expansion of group housing colony at Sector- 48, Sohna Road, Gurgaon by M/s Sweta Estates Pvt Ltd - Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/HR/NCP/62973/2015 dated 4th March, 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Expansion of group housing colony at Sector - 48, Sohna Road, Gurgaon promoted by M/s Sweta Estates Pvt Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its meetings held on 25-27 May, 2017 and 26-28 July, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The project will be located at Latitude - 28°25'29.01"N and longitude - 77°02'05.10"E.
- (ii) The proposed project is for "Expansion of Group Housing Colony" located at Sector-48, Sohna Road, Gurgaon, Haryana and being developed by M/s Sweta Estates Pvt. Ltd. Project had already been granted Environment Clearance vide letter no. 21-563/2006-IA III dated 10.04.2007 from SEIAA, Haryana, for the development of the "Group Housing Colony" at Sector-48, Sohna Road, Gurgaon, Haryana for a plot area 192334.638 sqm and built up area of 331520 sqm excluding (Basement and Non-FAR) for 28 towers. Out of which 26 towers were constructed having FAR 272932.438 sqm. Now, only two towers have to be constructed. Hence, built up area (excluding basement and Non-FAR) will increase from 331520.0 sqm to 335813.683 sqm and total built up area after expansion will be 562141.739 sqm (including basement and Non-FAR).
- (iii) The land has been licensed by DTCP Haryana vide license no.2 of 1995 dated 10.03.1995, license no. 35-37 of 1996 dated 17.04.1996 & license no. 117-119 of 2004 dated 16.08.2004.
- (iv) After expansion, plot area (licensed area) will be 191893.533 sqm (47.418 acres) and total built up area will be 562141.739 sqm. The project will be



comprising of various activities i.e. Dwelling Units, EWS, Service personnel Unit, Commercial, Club House, Nursery School & Primary school.

- (v) During the construction of the proposed project, the water is being supplied from treated water of nearby STP of the complex and the same will be maintained without any adverse impact on the environment. Drinking water is being provided with drinking water tanker supply. Temporary sanitary toilets shall be provided during peak labor force.
- (vi) The total water requirement after expansion will be 1770 KLD. The source of water will be HUDA Supply. The total waste water generation will be 1118 KLD. The waste water shall be treated through Sewage Treatment Plant (STP) of total capacity 1375 KLD. 879 KLD treated water will be reused in flushing, gardening & D. G. cooling. Remaining 181 KLD of treated water will be discharged to sewer.
- (vii) About 3935 Kg/day Municipal solid waste will be generated in the project after expansion. The biodegradable waste (2754 Kg/ day) shall be treated in Organic Waste Converter provide within the complex, recyclable waste generated (1181 Kg/day) will be handed over to authorized recycler. Used Oil of 190 lit/month shall be collected in leak proof containers at isolated place and then it will be given to approved recycler. E- Waste of 2 kg/ month will be collected and given to approved recycler.
- (viii) The total power requirement after expansion will be 13290 KVA which will be provided by Dakshin Haryana Bijli Vitran Nigam Limited. D.G. Set of capacities 9 x 1010 KVA & 2 x 1250 KVA already installed and DG sets of capacity 2 x 1010 KVA, 2 x 1250 KVA & 4 x 2000 KVA shall be installed as standby, will be kept acoustically enclosed & installed with anti-vibration pads. It will be used during Power failure only. Hence, to avoid the emissions, stack height of 6 m above roof level for each D.G. sets has been installed to reduce the air emissions, meeting all the norms prescribed by CPCB.
- (ix) Rainwater of buildings will be collected in 45 No. of RWH pits for recharging Ground water (out of which 32 are installed and 13 nos. of pits shall be constructed).
- (x) Adequate parking provision shall be provided in the project of 3566 ECS as Basement parking (first basement & second basement) & Surface parking.
- (xi) ToR was issued to the project vide letter No. HR/SEAC/194/606 dated 10.02.2016 by SEAC, Haryana.
- (xii) No eco-sensitive area lies within 10 km radius. Sultanpur Bird Sanctuary-14.33 Km SW
- (xiii) There is no court case pending against the project.
- (xiv) Investment/Cost of the project is Rs. 394.40 Crores.
- (xv) Employment potential – Labourers during construction phase 150 no. and about 100 personnel as staff during operation phase.
- (xvi) Benefits of the project: – It will increase Infrastructure of the area & will provide housing facility, educational facility, commercial area and open space with all other basic amenities to various classes of people. It will provide healthy, green & safe premises for living. People have more open and green



spaces, bringing them closer to nature. People live, stay and recreate; and have immediate access to entertainment facilities in a single, spacious and secured area. The benefits relate to the direct employment associated during the construction of the infrastructure as well as during operation of the project to run primary and nursery schools etc. Additional employment opportunities will lead to a rise in the income and improve their standard of living.

3. The EAC, in its meeting held on 26-28 July, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Expansion of group housing colony at Sector- 48, Sohna Road, Gurgaon promoted by M/s Sweta Estates Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

I. Construction Phase

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (iv) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.



- (v) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (x) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (xi) Sewage shall be treated in the STP with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling. Excess treated effluent shall be discharged in to Municipal sewer line as per CPCB norms.
- (xii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 45 nos. of rain water harvesting pits shall be provided as per CGWB guidelines.
- (xiii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xiv) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.



- (xv) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xvi) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- (xvii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xviii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xx) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xxi) Approval of the CGWA require before any dewatering for basements.
- (xxii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- (xxiii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xxv) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxvi) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (xxvii) An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities

and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organisation of repute and specialising in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.

(xxviii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
- Traffic calming measures
- Proper design of entry and exit points.
- Parking norms as per local regulation

II. Operational Phase

- (i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- (iii) Fresh water requirement from HUDA Water Supply shall not exceed 1770 m³/day.
- (iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (v) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (vi) No sewage or untreated effluent water would be discharged through storm water drains.
- (vii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- (viii) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, the Construction and Demolition Waste Management Rules, 2016 and the Plastics Waste Management Rules, 2016 shall be followed.

- (ix) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- (x) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- (xi) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed adequate area shall be provided for green belt development.
- (xiii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.
- (xiv) The company shall draw up and implement a corporate social Responsibility plan as per the Company's Act of 2013.

PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, 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&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Chandigarh.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
 - (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
 - (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
 - (vii) 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, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
 - (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Chandigarh.
 - (ix) Any appeal against this 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) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the

website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.

4. This issues with the approval of the Competent Authority.



(Kushal Vashist)
Director

Copy to:

- 1) The Secretary, Directorate of Environment, Government of Haryana, SCO 1-2-3, Sector 17 D (Second Floor), Chandigarh.
- 2) Addl. Principal Chief Conservator of Forests (Central), Ministry of Environment, Forests and Climate Change, Regional Office (NZ), Bay No.24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) Member Secretary, Haryana Pollution Control Board, C-11, Sector-6, Panchkula, Haryana 134109
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.



(Kushal Vashist)
Director

From

Director,
Haryana Fire Service, Haryana,
Panchkula.

To

M/s Sweta Estates Pvt. Ltd.,
21, Commercial Complex, Malcha Marg,
Diplomatic Enclave,
New Delhi-110021.

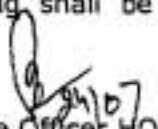
Memo No. DFS/F.A./2014/61/ 35987
Dated: 24.07.2014

Sub : Approval of fire fighting scheme from the fire safety point of view of the Group Housing Colony meas. 47.527 acres named Central Park-II at Sector-48, Sohna Road, Gurgaon of M/s Sweta Estates Pvt. Ltd.

Reference to CFC No. 23011031400041, dated 11.03.2014 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. Therefore, 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) If the infringement of Byelaws remains un-noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler above false ceiling & pendent sprinkler below false ceiling shall be installed in the building.


Fire Officer, HQ
for Director, Haryana Fire Service,
Panchkula.

Endst. No- DFS/F.A./2014/61/

Dated: 24.07.2014

A copy is forwarded to the Sr. Fire Station Officer, Sector 29, Gurgaon with reference to his Memo No.FS/MCG/2014/1735, Dated 24.06.2014 for information and necessary action.


Fire Officer, HQ
for Director, Haryana Fire Service,
Panchkula.

Forest Department, Govt. of Haryana
Office of Dy. Conservator of Forests, Gurgaon
Forest Complex, Sohna Road, Near Court, Gurgaon, Ph. 0124-2322057

No.: 2995-6

Dated: 21/1/2016

To,

M/s Sweta Estates Pvt. Ltd,
3rd Floor, Tower D, Global Business Park,
Meharuli Gurgaon Road,
Gurgaon-122002

Sub.: Clarification regarding Applicability of forest laws on Non Forest land Applied by M/s Sweta Estates Pvt. Ltd, land located at Village Tikri District Gurgaon.

Applicant M/s Sweta Estates Pvt. Ltd, 3rd Floor, Tower D, Global Business Park, Meharuli Gurgaon Road, Gurgaon-122002 vide letter no. Nil dated 30.11.2015 made a request in connection with land measuring 47.53 Acres. having Rect. No.6 Killa No. 4/1, 4/2, 6/1, 6/2, 7/1, 15/1, Rect. No.7 Killa No. 5/2/2 Rect. No.10 Killa No. 1, 2, 9/1, 9/2, 11/2, 12, Rect. No.11, Killa No. 9/1, 9/2/2, 10, 11, 12, 13min, 14min, 15/1/1min, 17/3/2, 17/4, 18/1, 18/2, 18/3, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22, 23/1 23/4, 24/1, 24/4 land located at Village in Tikri District Gurgaon. Applicant made a proposal to use this land for Residential Group Housing Colony Purpose. In reference to the information provided by the User Agency in form of facts/ Maps & GPS Co-ordinates and subsequent verification of the provided facts with the available official records & Geo-referencing done of the co-ordinates provided by User Agency on Google Earth the 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 & 6 of P.W. Land Preservation Act, 1900.
- b) It is clarified that by the Notification No. S.O.8/P.A 2/1900/S.4/2013 dated 4th January, 2013, whole Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O.81/P.A 2/1900/S.3/2012 dated 19th December, 2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record and felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- c) If approach is required from Protected Forest, the clearance/regulation under Forest Conservation Act 1980 will be required. Without such clearance from Forest Department, the use of Forest land for approach road is not allowed. M/s Sweta Estates Pvt. Ltd, whose land is located at Village Tikri District Gurgaon, must obtain clearance as applicable under Forest Conservation Act 1980.
- d) As per the records available with the Forest Department, the area does not fall in areas where plantations were raised by the Forest Department under any project.
- e) All the statutory clearances mandated under the Environment Protection Act, 1986 as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other orders shall be obtained as applicable by the project proponents from the concerned authorities.
- f) The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.
- g) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 10.12.2002, 18.03.2004, 14.5.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.
- h) The aforesaid clarification is for the facts/location maps/GPS Co-ordinates provided by the user agency.

GPS Co-ordinates:-

- | | | | |
|-----------------------|-----------------|-------------------------|-----------------|
| (i) 28° 25' 18.4" N | 77° 02' 11.8" E | (ii) 28° 25' 23.6" N | 77° 02' 12.8" E |
| (iii) 28° 25' 21.8" N | 77° 02' 16.6" E | (iv) 28° 25' 23.2" N | 77° 02' 16.9" E |
| (v) 28° 25' 22.9" N | 77° 02' 18" E | (vi) 28° 25' 26.3" N | 77° 02' 12.4" E |
| (vii) 28° 25' 29.4" N | 77° 02' 8.5" E | (viii) 28° 25' 32.02" N | 77° 02' 10.3" E |
| (ix) 28° 25' 38.3" N | 77° 02' 03.1" E | (x) 28° 25' 34.1" N | 77° 01' 58.4" E |
| (xi) 28° 25' 33.4" N | 77° 02' 0.1" E | (xii) 28° 25' 29.1" N | 77° 01' 57.3" E |

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

Date:
Place. Gurgaon



Dy. Conservator of Forests,
Gurgaon

Endst.No.

Dated:

A copy is forwarded to:-

1. Conservator of Forests, South Circle, Gurgaon for kind information.
2. D.G. T.C.P, Chandigarh SCU 71-75 2nd Floor, Sec-17C, Chandigarh for kind information.
3. Dy. Commissioner, Gurgaon w.r.t.his letter no. 3266 dated 06.11.2015 for information & necessary action.
4. Guard File

OFFICE OF THE EXECUTIVE ENGINEER HUDA DIVISION NO II GURGAON

To

M/s Sweta Estate Private Limited
Central Park II, Sector - 48,
Sohna Road, Gurgaon (Opp. Malibu Town)

Memo No. 2083

Dated.

22/1/2015

Sub: -

Permission for Sewerage connection for Group Housing Colony being developed over an area measuring 47.627 acres (License No. 2 of 1995, 35 to 37 of 1996, 117 to 119 of 2004) in Sector - 48, Village - Tikri, Gurgaon.

Ref: -

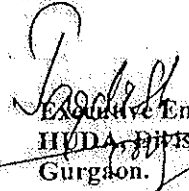
Your application Dt. 14.01.2015.

You are hereby authorized to connect your following P.H. installation to sewer line in existing manhole through 300mm i/d S.W. pipe. You are requested to connect your sewer connection in the main HUDA sewer line. In addition to the above you are requested to furnish and affidavit that you will have to deposit the monthly sewerage charge's for maintenance of HUDA sewer on the rates fixed by HUDA from time to time and check jointly by the representative of HUDA and M/s Sweta Estate Private Limited. The sewerage connection is sanctioned on the following terms and conditions:-

1. M/s Sweta Estate Private Limited will deposit the EDC (External Development Charges) as fixed by HUDA, all works of providing and laying of sewer extra upto the HUDA main sewer at sector.
2. Sewer connection shall be released in the presence of the representative of the department (HUDA) only authorized by the Executive Engineer, concerned.
3. The maintenance of internal sewer lines and connection etc. in all respect shall be the owner's responsibility and at his own cost.
4. The rates shall be charges as fixed by the Chief Administrator, HUDA from time to time and shall be binding upon M/s Sweta Estate Private Limited sewer connection shall be released in the presence of the representative of M/s Sweta Estate Private Limited and the monthly charges shall also be paid by the firm regularly.
5. Sewer connection shall be released in the presence of the representative of M/s Sweta Estate Private Limited and the monthly charges shall also be paid by the firm regularly.
6. The connection shall be maintained strictly as per rules and regulations framed by HUDA.
7. Sewer connection will be utilized and limited for water and sewer facilities to M/s Sweta Estate Private Limited.
8. For any dispute in connection with the release of sewer connection/ maintenance and disconnection, etc. for the said sewer connection and matter shall be referred by any of the two parties to the concerned Superintending Engineer, HUDA, Circle No. I, Gurgaon and his decision in the matter shall be final and legally binding on both the parties.
9. The sewerage charges for the whole complex will be deposited by M/s Sweta Estate Private Limited on the basis of rates fixed by HUDA from time to time
10. If the road cut required at site, the permission may be obtain from the concerned Executive Engineer, HUDA Gurgaon.

Contd...2...

11. It will be ensured by the M/s Sweta Estate Private Limited that sewerage effluent to be disposed off in HUDA sewer within the permissible limits as prescribed by the Haryana Pollution water & control Board.
12. Rates of monthly sewerage charges will be @ Rs. 4/- per K.L of 70% of water requirement and total water requirement 1400 K.L.D. as per site requirement or water consumed of actual reading bases checked by the SDE concerned or 2028 No. W.C. & 11 Nos Urinals as per site requirement. The total water requirement is 1400 K.L per day given by S.D.E concerned. The sewerage charges will be paid by the firm which will be on higher side as per above mention method. (Sewerage discharge @ 70% K.L. of 1400 K.L.D. water requirement i.e. 980 K.L.D. as recommended by the S.D.E -8 vide his office letter No. 2064 Dt. 24.12.2014)
13. Amount of Rs. 275000/- in the shape of D.D. has been deposited by the above said firm on account of security charges and sewer connection fee & handed over in Account Branch, O/o the Executive Engineer, HUDA, Division No. II, Gurgaon on Dt. 20.01.2015 along with D.D No. 136002 Dt. 12.01.2015.
14. The sewer connection will be made by the firms in proposed HUDA sewer line, when the line is made functional after getting other clearance.
15. The sewage water will be disposed in the main HUDA sewer line after due treatment through Sewerage Treatment Plant.


Executive Engineer,
HUDA, Division No. II,
Gurgaon.

Endst No.

Dated

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

1. The Superintending Engineer, HUDA, Circle No. I, Gurgaon.
2. The Sub Divisional Engineer, HUDA, Sub Division No. 8, Gurgaon w.r.t. your office letter endst No. 2064 Dt. 24.12.2014. He is requested to look into the matter personally and report to this office.
3. The Sub Divisional Engineer, HUDA, Sub Division No. 7 (Bill branch), Gurgaon.

Executive Engineer,
HUDA, Division No. II,
Gurgaon.

OFFICE OF THE EXECUTIVE ENGINEER, HUDA, DIVISION NO.-VI, GURGAON

To

M/s Sweta Estates Pvt. Ltd.,
Global Business Park, Tower-D,
Floor-3, M.G. Road,
Gurgaon.

Memo No. 4983

Dated:

6/5/15

Subject:

Application for storm water connection for Residential Group Housing Colony named Central Park-II measuring 47.527 Acre plot area being developed by Sweta Estates Pvt. Ltd. at sector-48, Village-Tikri, Gurgaon.

Ref:

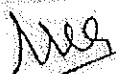
Your Submission of demand draft on dated 01.05.2015 on the above noted subject.

In this regard, the permission for 1 No. storm water connection of Residential Group Housing Colony named Central Park-II measuring 47.527 Acre plot area being developed by Sweta Estates Pvt. Ltd. at sector-48, Village-Tikri, Gurgaon is hereby accorded only for overflow of rain water into master Storm Water Drain exists on road dividing 33 subject to the following conditions:-

- 1 Storm water line is to be laid at requisite points and depth as per standard norms.
2. The connection will be made at site and you will be bound to make this connection only for the over flow of rain water from rain water harvesting of Residential Group Housing Colony named Central Park-II measuring 47.527 Acre plot area being developed by Sweta Estates Pvt. Ltd. at sector-48, Village-Tikri, Gurgaon. The connection will be made in the presence of J.E.- in charge of the area.
- 3 It may ensure that the rain Water Harvesting System provided in the colony must be in order & operational/functional all the time. Time to time cleaning /preodical maintenance is to be made so that there may not be any hindrance in the charging the Rain Water only overflow from the harvesting is allowed to be disposed off into master SWD.
- 3 Storm water line will be laid as per approved layout plan attached by the agency. The responsibility to connect the overflow line of Rain Water from Rain Water Harvesting of Residential Group Housing Colony named Central Park-II measuring 47.527 Acre plot area being developed by Sweta Estates Pvt. Ltd. at sector-48, Village-Tikri, Gurgaon.
- 4 The ownership of land will always remain with HUDA. In emergency case if storm water lines become hindrance in the way of planning, the same will be shifted by the agency concerned at his own cost.
- 5 The permission for Connectivity of your storm water drain of size 1200 mm i/d into Master SWD drain is accorded with the condition that the road cut will be repaired by the agency by filling of 1.00 mtr. deep Jamuna sand in 3 layers of WBM with the specification i.e. 75mm thick BUSG, 50mm thick bituminous macadam with 25mm

thick premix carpet and construction of retaining wall on both side of road cut as per X-section attached.

6. It may be ensured by firm that no sewer effluent/discharge shall be added in the S.W.D connection and violation if any, the S.W.D connection shall also be disconnected without any notice and the matter shall be referred to S.T.P., HUDA for taking action against your firm and completion shall also be got cancelled.
7. The road cut will be done with extra care and if the damage occurs during this process to the existing infrastructures/facilities, such as, the storm water drainage line and telephone line etc., the same will be rectified by the firm at his own cost and to the satisfaction of the Engineer-in-Charge.
8. It may be ensured by the firm that there will be no traffic hindrance at the time of making storm water connection into Master SWD.
9. The firm will restore the katcha portion and will not construct any manhole in metalled carriageway.
10. The connection fee & security amounting to Rs. 50,000/- has been deposited by the firm vide Demand Draft No. 138448 dated 01.05.15 of Axis Bank.
11. The responsibility to connect internal Storm Water of Residential Group Housing Colony named Central Park-II measuring 47.527 Acre plot area being developed by Sweta Estates Pvt. Ltd. at sector-48, Village-Tikri, Gurgaon with existing Master SWD of HUDA will be of the colonizer itself.



Executive Engineer,
HUDA, Divn. No. VI,
Gurgaon.

Endst No.

Dated.

A copy of the above is forwarded to the following for information & necessary action please.

1. The Superintending Engineer HUDA, Circle No-II, Gurgaon.
2. The Sub Divisional Engineer, HUDA, Sub Division No-XI, Gurgaon in continuation of this office endst. No.4310 dated 28.04.15.


Executive Engineer,
HUDA, Divn. No. VI,
Gurgaon.

OFFICE OF THE EXECUTIVE ENGINEER, HUDA DIV. NO. III, GURGAON

To

M/S Sweta Estate Pvt Ltd.
21/48, Shopping Complex
Malcha Marg, New Delhi - 21

Memo. No. 147

Dated: 02-01-2015

Sub: - Water Connection of Group Housing Colony measuring an area of 47.527 acre in village Tilri, Sector 48 Gurgaon. (Tower 1 to 9, Type B)

Ref: - Your application dated 18.12.14 & Demand Draft received on 30.12.14.

It is intimated that as per your application for water connection to above premises to connect your intake system of hoisting /water works through 100mm i/d pipe line at one point mentioned in approved plan is hereby authorized subject to the following condition:-

- 1 The connection will be given only from HUDA existing water supply line available on periphery. Further intake and boosting arrangement will be made by the colonizers at their own expenses.
- 2 The connection is hereby authorized for supply of bulk water supply in UGT only and further arrangement for water supply to individual unit will be made by the colonizers at their own cost as per approved system.
- 3 The water bill will be raised in your favour by SDE- IX o/o E.E. HUDA Div. No. III, Gurgaon or his Sub Divisional Engineer and you will be whole responsible for the full payment regularly within stipulated period.
- 4 The sum of Rs 2,75,000/- (Rs 75,000/- as water connection Fees and Rs 2,00,000/- lacs as security charges has been deposited on dated 31.12.14 vide DD No 135564 dated 24.12.14 from Axis Bank, DLF Phase - I Gurgaon.
- 5 Road cut fees as applicable will be deposited by the colonizers.
- 6 The connection will be made by the colonizers at their own expenses without disturbing the master W/S system in presence of representative of HUDA Deptt. During making connection, if any damage to HUDA service is occurred, the colonizers will be whole responsible for repair the same in good condition. If the colonizer is failed to repair, repair shall be carried by the Deptt. and expenditure involved on this account shall be paid by the colonizers otherwise the connection shall be cancelled and disconnected.
- 7 Water connection should not be already made at site before issuing the permission failing which you will have to pay the penalty imposed and previous bills; otherwise the connection will be disconnected without serving any notice.
- 8 The connection cannot be extended to any other person / plot / area falling out the colony for which the completion certificate issued by the Deptt and connection released.
- 9 The electronic water meter of reputed make shall be purchased by the colonizer at their own level and got tested from approved lab/ Institution under intimation to this Department and after OK testing the electronic water meter and its report shall have to be submitted to the S.D.E - IX o/o E.E. - III of HUDA for obtaining its clearance to install at site duly sealed by the Department in the presence of representative of Deptt. Installation of self recording electronic water meter and its good performances would be ensured by the colonizers.
- 10 Installation of water meter should be in direct approach and be visible to the official deputed for taking / recording reading shown by the water meter.
- 11 Information regarding the installation of water meter shall be given to the SDE - IX in writing and installation of water meter shall be considered from the date of receipt of written information by the HUDA.
- 12 All the amount on account of released water connection shall have to be deposited within 30 days, if has not been deposited with submission connection file, failing which the sanction will be considered as cancelled.

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- 13 The entire amount should be deposited with Executive Engineer, HUDA Div. No. III, Gurgaon.
- 14 The land cost, Development charges/ Mtc. charges for such colonies shall be liable as per the policy / as fixed and decided by the HUDA time to time shall be bound for payment of the same well in time.
- 15 The Mtc. of intake pipes and specials repair shall be the colonizers responsibility at his own cost.
- 16 The water shall be given at the ground level and HUDA will not responsible the low pressure.
- 17 The water connection will be utilized and limited for facilities to the land/ area in possession only for which the connection has been released.
- 18 For any dispute, in the connection with the release of water connection, Mtc and disconnection with the said water connection the matter shall be referred by any of the two parties to the concerned Superintending Engineer, HUDA Circle of the area where the land/ colony is situated and his decision in the matter shall be final and legally binding on both the parties.
- 19 Colonizer will inform about increase / decrease of discharge if any in advance.
- 20 SDE will verify discharge monthly and water bill shall be raised monthly and monthly payment shall be made by the colonizers.
- 21 In absence of installation of water meter, checking of actual assessment of discharge and verification of the consumption of water shall be made jointly by the representative Deptt and colonizers bases on discharge of pie and working hours of plants as per entries recorded in log book and the water bills so prepared shall be binding upon the colonizers for the payment and in case of going water meter out of order, the assessment of discharge and consumption of water shall be made on the basis of average reading of water meter given during previous two months till the replacement water meter in good performance. If the defective water meter is not replaced within two months the connection shall be disconnected without serving any notice.
- 22 No Booster/ Suction will be installed directly on the line carrying from HUDA mains and no other connection will be made from the connection main to water storage tank and in case, it is ever found the water connection shall be disconnected without any notice, by the Executive Engineer concerned/SDE.
- 23 HUDA will be the liberty to revise the rates of water charges and colonizers will be liable to pay the revised charges as and when decided by HUDA.
- 24 You may ensure that the connection may be connected at the earliest possible under intimation of the Deptt and in the presence of Department representative.
- 25 You may ensured that the connection may be connected within six months from the date of issuing of this letter , after expiry of the date there will be fresh file for water connection will be submitted.
- 26 You have to intimate to this office that the connection has been made at site.

Endst. No. 1

A copy of the above is forwarded to the Sub Divisional Engineer, HUDA Sub Div No. IX Gurgaon for information and necessary action. It is in continuation of this office letter no 34452-53 dated 22.12.14.

EXECUTIVE ENGINEER,
HUDA DIV. NO. III
GURGAON
Dated:

EXECUTIVE ENGINEER,
HUDA DIV. NO. III
GURGAON