



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

No. AAI/RHQ/NR/ATM/NOC/2014/360/7860-63		Date: 11/9/2014
AJAY ENTERPRISES PVT. LTD.		
8th Floor, Eros Corporate Tower, Nehru Place, N.D.		
<b>NO Objection Certificate for Height Clearance</b>		
This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.		
1. References:		
NOCID	SAFD/NORTH/B/083014/59362	
Applicant Letter	Dated 01.09.2014	
AAI Reference		
2. NOC Details for Height Clearance:		
Applicant Name	AJAY ENTERPRISES PVT. LTD.	
Type of Structure	Building	
Site Address	Sector-39, Village Lakkarpur, Faridabad	
Site Coordinates	28 29 34N -77 17 29E	
Site Elevation AMSL in Mtrs	220 Mtrs Two Hundred Twenty only	
Permissible height above Ground Level in Mtrs	45.00 Mtrs Forty Five only	
Permissible Top Elevation AMSL in Mtrs	265.00 Mtrs Two Hundred Sixty Five only	
3. This NOC is subject to the terms and conditions as given below:		
<p>a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.</p> <p>b. The issue of the '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 including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994.</p> <p>c. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the <b>Permissible Top Elevation 265.00 Mtrs.</b> indicated in para 2.</p> <p>d. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.</p> <p>e. The certificate is valid for a period of 5 years from the date of its issue. If the</p>		

<http://203.145.141.163:83/nocas/NOCLetterForBuilding2.aspx?nocID=SAFD/NORTH/B/...> 9/11/2014

क्षेत्रीय मुख्यालय, उत्तरी क्षेत्र, प्रचालन कार्यालय, गुडगांव रोड, नई दिल्ली-110037 दूरभाष : 25652447 फैक्स : 25656451  
Regional Headquarters, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037 Tele.: 25652447 Fax : 25656451

“हिन्दी पत्रों का स्वागत है।”



building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.

f. 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.

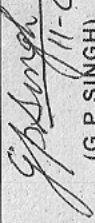
g. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

h. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in).

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

j. This NOC has been issued w.r.t. the Civil Airports as notified in S.O. 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 265.00 Mtrs.

 (G.P. SINGH) Asstt. General Manager(ATM-NOC) For General Manager(ATM),NR Airports Authority Of India	
Copy to :	
1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003	
2. GM(NOC)/Airport Director(Bundle).	
3. Guard File	
4. The Distt. Town Planner, Faridabad, HUDA complex, Sector-12, Faridabad(HR)	
5. The Chief Executive Officer, DIAL, New Uddan Bhawan, International Terminal-3, IGI Airport, New Delhi-110037	

- 1 -

BR-III

(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO NO. 71-75, SECTOR-17C, CHANDIGARH.

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

Website www.tcpharyana.gov.in

Memo No. ZP-14-Vol-III/SD (DK)/2014/ 28925 Dated 29-12-14

To

Ajay Enterprises Pvt. Ltd.,  
Regd. Office 8<sup>th</sup> Floor, Eros Corporate Tower,  
Nehru Place, New Delhi-110019.

Subject: - Approval of proposed building plans of additional licenced group housing colony measuring 2.662 acres (licence no. 117 of 2014 dated 20.08.2014) in licensed group housing colony measuring 30.35 acres (licence no. 116 of 1984 dated 21.11.1984 and licence no. 01 of 1995 dated 28.02.1995), thereby making the total scheme area 33.012 acres in Sector-39, Faridabad.

Reference your application dated 10.09.2014 and subsequent letter dated 20.12.2014 for permission to erect the buildings in additional licenced group housing colony measuring 2.662 acres (licence no. 117 of 2014 dated 20.08.2014) in licensed group housing colony measuring 30.35 acres (licence no. 116 of 1984 dated 21.11.1984 and licence no. 01 of 1995 dated 28.02.1995), thereby making the total scheme area 33.012 acres in Sector-39, Faridabad 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 there under 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 license granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that: -

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

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

3. FIRE SAFETY/FIRE FIGHTING:-

It is clear that the appropriate provision for Fire Fighting arrangement as required in National Building Code/ISI should be provided by you and Fire Fighting Safety Certificate shall be obtained before undertaking any construction, you shall be sole responsible for Fire Fighting arrangement.

Further, you shall also prepare and submit the plans in triplicate to M.C., Faridabad 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 M.C., Faridabad after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, forward the same to the Director, Urban Local Bodies Department, Haryana who 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 along with a set of plans duly signed by the M.C., Faridabad 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 the Director unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Faridabad. A clearance to this effect shall be obtained from the M.C., Faridabad 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 DGTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DGTCP 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 along with BR-V regarding completion of works described in the plans and it shall be accompanied by:-
  - (i) DPC Certificate issued by DTP, Faridabad.
  - (ii) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (iii) A clearance from Fire Safety point of view from the M.C., Faridabad.
13. 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-T1 (Dom)	1 x 10000	50 mm	65/50/40/32/25/20 mm
	Flushing	1 x 5000	40 mm	50/40/32/25/20 mm
2.	Tower-T2 (Dom)	1 x 13000	50 mm	65/50/40/32/25/20 mm
	Flushing	1 x 7000	40 mm	50/40/32/25/20 mm
3.	EWS (Dom)	1 x 4000	32 mm	40/32/25/20 mm
	Flushing	1 x 2500	25 mm	32/25/20 mm
4.	Shops (Dom)	1 x 500	25 mm	25/20 mm
	RCC UGT (Dom)	50 KL		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.

- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall 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.

14. SEWERAGE:-

- (i) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
- (iv) All F.T. shall be 75 mm dia.
- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 6 ltrs for full discharge/3 ltrs for half discharge. It shall be mandatory for the firm to provide dual/two button or level flush system in toilets.
- (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.
- (viii) No tap or outlet of any kind will be provided from the flushing line/plumbing lines for recycled water except for connection to the cistern of flushing tanks.
- (ix) You will not resort to manual scavenging by engaging sanitation worker for cleaning of Septic Tank.

15. STORM WATER DRAINAGE:-

- (i) You have provided twin level basements for parking/services only. For draining out of the wash water/rain water accumulated in the basement, the same shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 350 LPM capacity at 14.0 Mtrs head.

Thus, it is made clear that will be sole responsible for pumping out of rain water/wash water etc. all the time and 100% stand by pumps alternate power supply arrangement shall also be provided in case of failure of electricity and 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 that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. Notification as applicable and shall be kept operational all the time.

16. GENERAL: -

- (i) Recycled water is proposed to be utilized for flushing purposes. 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.
- (ii) No cross connection between recycled water system and potable water system shall be made.
- (iii) All plumbing pipes fittings, valves of flushing system pipe will be of red color or painted red. In case of embedded pipes. Marker taps of Red Color 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.
- (iv) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150 mm) will be mentioned between them. In case of cross suitably colored/taped sleeve shall be used.
- (v) That you shall provide appropriate pipes (both up and down) for solar water heating system.
- (vi) Recycle water pipes, fittings appurtenances, valves, taps, metres, hydrants will be of red color or painted red.
- (vii) 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.
- (viii) Detectable marker taps of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
- (ix) Octagonal covers, red in colour or painted red and works "Recycle Water-Not for Drinking" embossed on them should be used for recycled water.
- (x) 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.
- (xi) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.



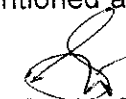
- (xii) Proper filtration plant shall be provided by you for filtration and recycling of the water of the swimming pool only small quantity of water shall be used for replacement of water in the swimming pool.
- (xiii) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising Architect/Engineer of the scheme.
- (xiv) The replacement water shall be disposed off by you by using the same for watering of landscaped area in your colony or the same is disposed off into the rain water harvesting system.
- (xv) That you shall provide the minimum open able aperture of 1/8<sup>th</sup> of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (xvi) That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development work at site if applicable.
- (xvii) That you shall submit the fire fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site
- (xviii) 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.
- (xix) That you shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xx) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (xxi) That you shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xxii) That you shall follow provisions of Section 46 of 'The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995' which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centres and other medical care and rehabilitation units.
- (xxiii) That the eligibility criteria, guidelines for scrutiny of application and construction/occupation of EWS Flats shall be governed by the EWS policy of the Department dated 08.07.2013. Accordingly, the complete scheme for allotment of EWS Flats shall be floated within 4 months from issuance of part occupation certificate of EWS Flats.



- (xxiv) That you shall get the Electrical Service Plan Estimates approved from the concerned power utility before grant of occupation certificate.
- (xxv) That you shall obtain the approval of power load requirement from the concerned Deptt. and submit in this office within two months from issuance of this letter.
- (xxvi) That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xxvii) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
- (xxviii) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.

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

DA/One set of Building Plans



(Sunita Sethi)

District Town Planner (HQ),

Member Secretary,

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

Endst. No: - ZP-14-Vol-III/SD (DK)/2014/ \_\_\_\_\_ Dated \_\_\_\_\_

A copy is forwarded to the following for information: -

1. Director, Urban Local Bodies, Haryana, Chandigarh.
2. The Director, Renewable Energy Department, Haryana & HAREDA, SCO-48, Sector-26, Chandigarh.
3. Joint Director Environment Haryana-cum Secretary, SEAC, SCO No. 1-3, Sector-17-D Chandigarh.
4. Labour Commissioner-cum-Chief Inspector of Factories, Haryana, Chandigarh
5. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
6. Executive Officer, Municipal Committee, Rohtak.
7. Superintending Engineer (HQ), HUDA, Panchkula w.r.t. his office memo no. 669 dated 17.12.2014.
8. Senior Town Planner, Faridabad w.r.t. his office memo no. 6044 dated 26.11.2014 along with one set of building plans.
9. Distt. Town Planner, Faridabad.

Encl: as above



(Sunita Sethi)

District Town Planner (HQ),

Member Secretary,

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



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

No. SEIAA/HR/2017/04

Dated: 09-03-2017

To

M/s Ajay Enterprises Pvt. Ltd,  
 8<sup>th</sup> floor, Eros Corporate Tower,  
 Nehru Place, New Delhi.

**Subject: Environmental Clearance for Group Housing Project located at Village Lakkarpur, Sector-39, Faridabad-Ballabgarh Complex, Haryana.**

Dear Sir,

This letter is in reference to your application no. nil dated 09.02.2016 addressed to M.S. SEIAA, Haryana received on 26.02.2016 and subsequent letters dated 29.09.2016 and 29.11.2016 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.08.2015, in its meetings held on 27.04.2016, 29.08.2016, 27.10.2016 and 29.11.2016 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Group Housing Project located at Village Lakkarpur, Sector-39, Faridabad-Ballabgarh Complex, Haryanaas under:

Sr. no.	Particulars	Remarks
1.	Plot area	10610.84 sqm (2.622 Acres)
2.	Built up area	35715.792 sqm
3.	License	Valid up 19.08.2019
4.	Amenities	02 Basements, Convenient shopping
5.	Nos. of DU	76 General DU, 08 Service personal units and 14 EWS units,
6.	Height	43.13 Meter (AAI obtained)
7.	Green belt	33.19%
8.	Water requirement	64 KLD
9.	Fresh Water	43 KLD
10.	Waste Water	55 KLD
11.	STP Capacity	80 KLD
12.	Power Requirement	1866 KW DHBVN
13.	Solid Waste	241 kg/day
14.	ECS	290 ECS
15.	RWH	03 pits

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification

furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its meeting held on 01.03.2017 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

**PART A-**

**SPECIFIC CONDITIONS:-**

**Construction Phase:-**

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

closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.

- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [14] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [15] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [16] The Project Proponent as stated in the proposal shall construct total 03 rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
- [17] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [18] The Project Proponent shall obtain assurance from the DHBVN for supply of 1866 KW of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [19] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.



- [20] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [21] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [22] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [23] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [24] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
- [25] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.
- [26] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [27] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- [28] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [29] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [30] The project proponent shall develop complete civic infrastructure of the Group Housing colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
- [31] The project proponent shall provide one refuge area till 24 meter and one till 39 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.
- [32] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.

- [33] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [34] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity..
- [35] The project proponent shall submit the copy of fire safety plan duly approved by Fire Department before the start of construction.
- [36] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [37] The project proponent shall maintain the distance between STP and water supply line.
- [38] The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [39] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

**Operational Phase:**

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide two numbers of STPs preferably equivalent to 50% of total capacity or depending upon the initial occupancy as the case may be.
- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre

and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.

- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the open as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.
- [f] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Group Housing Colony.
- [g] The project proponent as stated in the proposal should maintain at least 33.19% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.

- [l] Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [m] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- [n] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p] The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [q] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [r] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
- [s] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler / recycler.
- [t] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [u] Water supply shall be metered among different users and different utilities.
- [v] The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the

CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.

- [w] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- [x] The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (Cop), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
- [y] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- [z] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- [aa] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ab] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- [ac] The project proponent shall ensure drinking/ domestic water supply as per prescribed standards till treated water supply is made available by HUDA.
- [ad] The project proponent shall install solar panel for energy conservation.

**PART-B. GENERAL CONDITIONS:**

- [i] The Project Proponent shall ensure the commitments made in Form-I, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.

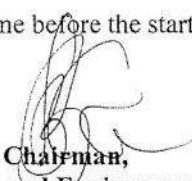


- [ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, the respective Zonal Office of CPCB, HSPCB and SEIAA Haryana.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

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

- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.
- [xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- [xvi] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- [xvii] 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, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>x</sub>, NO<sub>x</sub>, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (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.
- [xviii] The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula 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 the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xix] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xx] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GOI Office

Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.


  
**Chairman,**  
**State Level Environment Impact**  
**Assessment Authority, Haryana, Panchkula.** *Rev*

Endst. No. SEIAA/HR/2016/

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Pk1.

  
**Chairman,**  
**State Level Environment Impact**  
**Assessment Authority, Haryana, Panchkula.**

No. 2921  
Dt. 25-10-2013

From: Divisional Forest Officer,  
Faridabad, Haryana.


To, M/s AJAY ENTERPRISED PRIVATE LIMITED,  
BUILDERS, COLONIZERS & EXHIBITORS,  
8<sup>TH</sup> Floor, Eros Corporate Tower,  
Nehru Place, New Delhi-110019

Sub.: Clarification regarding Applicability of forest laws on Non Forest land Applied by M/s AJAY  
ENTERPRISED PRIVATE LIMITED, New Delhi-110020 located at Village Lakarpur, District Faridabad

Applicant M/s AJAY ENTERPRISED PRIVATE LIMITED, New Delhi vide letter dated 15-2-2013 made a request in connection with land measuring 21 kanals and 6 marlas having Rect. No. 17 killa no. 19/1 (6-15), 21 (6-7), 22/1 (6-7) and Rect no. 28 killa no.1/2 (5-3) and 10/1/1 (2-14) land located at village Larkapur District Faridabad. Applicant made a proposal to use this land for Group Housing In continuation of report submitted by RFO, Faridabad vide Letter No. 35 dated 3-4-2013 it is made clear that:

- As per records available above said land is not part of notified Reserved Forest, Protected Forest under Indian Forest Act, 1927. The above land falls under General section 4 of Punjab Land Preservation Act, 1900.
- It is clarified that by the Notification No. S.O.8/P.A. 2/1900/S.4/2013 dated 4th January, 2013, all Revenue Estate of Faridabad 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, Faridabad.
- If approach is required from Protected Forest by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s AJAY ENTERPRISED PRIVATE LIMITED, New Delhi, whose land is located at village Lakarpur tehsil and district Faridabad must obtain clearance as applicable under Forest Conservation Act 1980.
- As per the records available with the Forest Department, Faridabad, the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- All other statutory clearances mandated under the Environment Protection Act, 1986, as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.
- It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14-5.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.
- 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.

  
Divisional Forest Officer,  
Faridabad.

Endst.No.

Dated:

1. A copy is forwarded to Conservator of Forests, South Circle, Gurgaon for Kind information.
2. A copy is forwarded to Range Forest Officer, Faridabad for kind information

  
Divisional Forest Officer,  
Faridabad





संख्या : 198/203

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साल 2004-05

क्र.सं.	विवरण सहित मालिक का नाम	विवरण सहित क़स्बदार का नाम	कुरें या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्दे और जमीन का नम्बर	रकबा और किसिम जमीन	हर और सख्या के खीरे के साथ लगान की मुजारा देता है।	हिस्सा या हकीयत का विवरण और याच का हक	गलत और सचवाई के खीरे मुजारा देता	अन्य
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For AJAY ENTERPRISES PVT. LTD.  
 Authorised Signatory

6/12/13



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—जिला—

10/2/1976

खसरा संख्या	स्वामी (संक्षेप में जमाबंदी संख्या के साथ लिखा हुआ)	कृषक तथा लगान (संक्षेप में खतौनी के साथ लिखा हुआ)	क्षेत्र	पिछली जमाबंदी के अनुसार भूमि का वर्गीकरण	वर्ष 200.....			वर्ष 200.....			वर्ष 200.....			वर्ष 200.....			वर्ष 200.....		
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17/19/1	मैसरी अग्र 3-29 मुद्राधिकार लि खतौनी 112 जमाबंदी साल 2004-05	मल्लिकार्जुन मालिक	015		अग्र 3-29 015	अग्र 3-29 015	X	अग्र 3-29 015	अग्र 3-29 015	X	अग्र 3-29 015		/						
21	मैसरी अग्र 3-29 मालिक जमाबंदी साल 2004-05	मैसरी अग्र 3-29 हिमेश्वर वायल मैसरी अग्र 3-29 मुद्राधिकार लि मुद्राधिकार खतौनी 119 जमाबंदी साल 2004-05	6-7		अग्र 6-7 6-7	अग्र 6-7 6-7	X	अग्र 6-7 6-7	अग्र 6-7 6-7	X	अग्र 6-7 6-7		/						
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10/1	उपग्राम जमाबंदी साल 2004-05	उपग्राम	2-14		अग्र 2-14 2-14	अग्र 2-14 2-14	X	अग्र 2-14 2-14	अग्र 2-14 2-14	X	अग्र 2-14 2-14		/						
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पञ्चांग को नूतन रूप १० १०

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विवरण सहित नाशिक का नाम	4
विवरण सहित कानकर का नाम	5
कुरं या सिंचाई के अन्य साधन का नाम	6
नम्बर खसरा या मुरब्जे और कीले वगैरे नम्बर	7
रकबा और किस्म जमीन	8
दर और सख्या के ब्योरे के साथ लगान जो मुजारा देता है।	9
हिस्सा या हकीयत का पैमाना और बाछ का ढंग	10
माल और रक्काई के ब्योरे सहित योग	11
अन्य बातें	12

$$\begin{array}{r} 112 \\ \hline 105 \end{array}$$

133

[illegible]

17  
19

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$$\frac{1}{2} \cdot \frac{1}{2} = \frac{1}{4}$$

20

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7-2  
of mg, 10

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31-11-2022

[illegible]





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

**Licence No//7 of 2014**


This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder to Ajay Enterprises Pvt. Ltd., 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 for setting up of a Group Housing Colony on the additional land measuring 2.662 acres at Village Lakkarpur, in the Sector-39 of Faridabad-Ballabgarh Complex.

1. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
2. The licence is granted subject to the following conditions:-
  - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
3. That you shall construct the portion of service /internal circulation plan road passing through the site area at your own cost and will transfer the same free of cost to the Government.
4. That you shall derive permanent approach from the service road along the development plan road.
5. That you will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
6. That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
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 you shall seek approval from the competent authority under PLPA-1900 or any other statute applicable at site before starting the development works, if required.
9. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Stations/ Electric Sub-Stations as per the norms prescribed by the power utility in your project site.

*Alasteg*  
[DGTCP (Hr)]

11. That you will make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
12. That you will provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Government notification as applicable.
13. That you shall provide the Solar Water Heating System as per the HRAEDA norms/guide lines and shall be made operational where applicable before applying for occupation certificate.
14. That you shall abide by the policy dated 08.07.2013/ instructions issued by the Department from time to time related to construction/ allotment of EWS flats.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you shall have no objection to the regularization of the boundaries of the licensed area through give and take with HUDA if required for integration of services and for planned development and will abide by the decision of the competent authority.
17. That you shall integrate the services with the HUDA services as per the approved service plans as and when made available.
18. That you will comply with the Rule 24, 26, 27 & 28 of the Haryana Development & Regulation of Urban Areas Rules, 1976.
19. That if the rates of flats do not include IDC/EDC and are to be in variance to the rates fixed by the Government from the allottees, then you will give break-up of calculation per.sq.mtr. which is demanded from the allottees while conveying the booking rate to all such allottees.
20. That you shall comply with all terms/conditions imposed in the clarification of DFO given vide letter no. 2921 dated 25.10.2013 to you and further obtain necessary NOC from Forest Department before starting the development works.
21. That the development/construction cost of 18/24 mtr wide roads/major internal roads is not included in the EDC rates. You will pay the proportionate cost for acquisition of land, if any, along with construction cost of the same as and when finalized and demanded by the Director General, Town and Country Planning, Haryana.
22. The licence is valid upto 19/8/2019.

Dated: Chandigarh  
The 20/8/2014.

  
(Anurag Rastogi, IAS)  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No.-LC-2207/2014/ 19329.

Dated:- 21/8/14

- A copy is forwarded to the following for information and necessary action:-
1. ✓ Ajay Enterprises Pvt Ltd, 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019. along with LC IIA, IIB & Zoning Plan.
  2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
  3. Chief Administrator, HUDA, Panchkula.

4. Chief Administrator, Housing Board, Haryana, Panchkula alongwith copy of agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D, Chandigarh.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Faridabad
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
11. Land Acquisition Officer, Faridabad *alongwith zoning plan.*
12. Senior Town Planner, Faridabad. ~~He~~ will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
15. District Town Planner, Faridabad along with a copy of agreement. *& Zoning plan*
16. Chief Accounts Officer O/o Senior Town Planner, Monitoring Cell, Chandigarh alongwith copy of agreements, original Bank Guarantees have already been sent.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

*DM..*


(Rajender T. Sharma)  
District Town Planner (Hq)  
For Director General, Town and Country Planning,  
Haryana, Chandigarh

To be read with License No. 117 of 2014

Detail of land owned by Ajay Enterprises Ltd. Village Lakkarpur, Sector-39, Faridabad.

Village	Rect No.	Killa No.	Area K-M
Lakkarpur	17	21	6-7
	28	1/2	5-3
		10/1/1	2-14
	17	19/1	0-15
		22/1	<u>6-7</u>
		<b>Total</b>	<b><u>21-6</u></b>

or 2.662 Acres

  
Director General  
Town and Country Planning  
Haryana, Chandigarh  
*Analytic*  
*Icejo*



# DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71 -75 (2ND FLOOR TO 4<sup>TH</sup> FLOOR), CHANDIGARH

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com), Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

Ajay Enterprises Pvt. Ltd,  
S-1, American Plaza, International Trade Tower,  
Nehru Place, New Delhi-110019.

Memo No NC/LC-2207/2013/

61740

Dated: 27/12/13

**Subject: - Letter of Intent for grant of license for setting up of a Group Housing Colony on the additional land measuring 2.662 acres falling in the revenue estate of village Lakkarpur, Sector-39, District Faridabad.**

Reference your application dated 24.09.2009 on the subject noted above.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Group Housing colony on the additional land measuring 2.662 acres falling in the revenue estate of village Lakkarpur, Sector-39, Faridabad, has been examined/ considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements / prerequisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this letter of Intent (hereinafter referred as LOI), failing which the grant of license shall be refused.

2. To furnish a bank guarantee on account of Internal Development Works and External Development Charges which have been worked out as under:-

## Internal Development Works:-

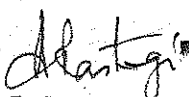
- |    |                      |                           |
|----|----------------------|---------------------------|
| 1. | Total Area           | = 2.662 acres             |
| 2. | Rate of development  | = Rs. 50.00 lacs per acre |
| 3. | Total cost of IDW    | = Rs. 133.10 lacs         |
| 4. | 25% BG on A/c of IDW | = Rs. 33.28 lacs          |

## External Development Charges:-

- |    |                      |                             |
|----|----------------------|-----------------------------|
| 1. | GH Area              | = 2.649 acres               |
| 2. | Rate of development  | = Rs. 340.905 lacs per acre |
| 3. | Total cost of EDC    | = Rs. 903.06 lacs           |
| 4. | Comm. Area           | = 0.013 acre                |
| 5. | Rate of development  | = Rs. 341.147 lacs per acre |
| 6. | Total cost of EDC    | = Rs. 4.43 Lacs             |
| 7. | Grand Total          | = Rs. 907.49 Lacs           |
| 8. | 25% BG on A/c of EDC | = Rs. 226.87 lacs           |

3. It is made clear that the bank guarantee for internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan / estimates according to the approved layout plan. With an increase in the cost of construction and an increase in the Number of facilities in the layout plan, you would be required to furnish an additional bank guarantee with in 30 days on demand.


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

  
D.G.T.C.P. Hr.  
2



5. To deposit an amount of Rs. 141/- on account of balance scrutiny fee in favour of Director General, Town & Country Planning, Haryana Payable at Chandigarh.
6. To deposit an amount of Rs. 37,96,408/- on account of balance licence fee in favour of Director General, Town & Country Planning, Haryana Payable at Chandigarh.
7. To deposit an amount of Rs. 13,95,305/- on account of Conversion Charges in favour of Director General, Town & Country Planning, Haryana payable at Chandigarh.
8. To submit an undertaking that you will pay the Infrastructure Development Charges amounting to Rs. 86,89,192/- @ Rs.460/- per sq. metre with 175 FAR for the Group Housing Area and @ Rs.750/- per sq. mtr with 150 FAR for the commercial area, in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
9. To furnish an undertaking that the portion of sector/master plan road which shall form part of the licensed area will be transferred to the Govt. free of cost in accordance with the provisions of section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
10. To furnish an undertaking that you will transfer the land forming part of service road / 18 mtr. wide internal road as well as green belt, if any, free of cost.
11. To furnish an undertaking to the effect that it is understood that the development / construction cost of 18/24 mtr. wide road / major internal road/ service road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, alongwith construction cost of 18/24 mtr. wide road / major internal road/ service road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
12. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms / Haryana Govt. notification as applicable.
13. To furnish an undertaking that you will make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
14. To furnish an undertaking to the effect that you will have no objection to the regularization of the boundaries of the licensed area through give and take with HUDA if required for integration of services and for planned development and will abide by the decision of the competent authority.
15. To furnish an undertaking that you will have no objection for give and take of land for the integration of the services and planning with the HUDA services. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
16. To furnish an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility to enable the provisions of site for Transformer/Switching Stations/Electric Sub Stations as per the norms specified by the power utility in the project site before submissions of building plans not later than 2 months from the approval of zoning plan.
17. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicants are owner of the land.
18. That you shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.

19. That you will abide for paying the labour cess as per policy instructions issued by Haryana Government vide memo No. MISC.2057-5/25/2008/2TCP dated 25.02.2010.
20. That you will intimate the official "E-mail ID" to the Department and correspondence done by Department on this "ID" shall be treated as legal and valid.
21. To furnish an undertaking that you will obtain NOC/approval of the competent authority, as per the provisions of the notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Govt. of India before starting the development works at site.
22. To furnish an undertaking that you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
23. To demolish unauthorized construction existing at site in terms of labour quarters / huts and submit verification report of District Town Planner, Faridabad before issuance of the licence.
24. You will complete the demarcation at site within 7 days from the date of issuance of LOI and will submit the same in the office of District Town Planner, Faridabad within 15 days from the date of issuance of the LOI.
25. To submit an undertaking for compliance of Rule-24, 26, 27 & 28 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realized from the flat holders for meeting the cost of internal development works in the colony.
26. If the rate of Flats do not include IDC/EDC and are to be charged separately from the rates fixed by the Government, from the allottees, then you will give break-up of calculation per square meter which is demanded from the allottees while conveying the booking rate to all such allottees.
27. That you shall comply with all terms / conditions imposed in the clarification of DFO given vide letter no. 2921 dated 25.10.2013 to you and further obtain necessary NOC from Forest Department before start of Development works.
28. To submit an undertaking that pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
29. The above demand for fee and charges is subject to audit and reconciliation of accounts.

  
(Anurag Rastogi, IAS)  
Director General  
Town & Country Planning,  
Haryana, Chandigarh

Endst. No. (NC)/LC-2207/2013/

Dated \_\_\_\_\_

A copy is forwarded to the following alongwith copy of land schedule with direction to verify demarcation at the site as per office memo no. Misc. 2072/JD(BS)/2010/11451-83 dated 14.09.2010.

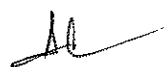
- i) Senior Town Planner, Faridabad.
- ii) District Town Planner, Faridabad.

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

To be read with LOI Memo No. 61740 dated 27/12/13

Detail of land owned by Ajay Enterprises Ltd. Village Lakkarpur, Sector-39, Faridabad.

Village	Rect No.	Killa No.	Area K-M
Lakkarpur	17	21	6-7
	28	1/2	5-3
		10/1/1	2-14
	17	19/1	0-15
		22/1	6-7
		Total	21-6
			or 2.662 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

*Anoop K*



सेवा मे,

श्रीमान् तहसीलदार साहब,  
बडखल, जिला फरीदाबाद ।

विषय :- मालकाना हक/भार मुक्त प्रमाण-पत्र देने बारे ।

श्रीमान् जी,

निवेदन है कि वाके मौजा लकडपुर तहसील बडखल जिला फरीदाबाद हरियाणा स्थित खेवट नं. 98, खतौनी नं. 119, व खेवट नं. 112, खतौनी नं. 133, मु. नं. 17, के कीला नं. 19/1/1(0-15), 22/1(6-7), 21(6-7), व मु. नं. 28, के कीला नं. 1/2(5-3), 10/1/1(2-14), कुल तादादी रकबा 21, कनाल 06, मरले हमारी वाहिद मिलकियत मकबूजा खुद है । उक्त सम्पत्ति हर प्रकार की जेरबारी व देनदारी से पाक साफ है । अब हमें अपनी उक्त सम्पत्ति के मालकाना हक व भारमुक्त प्रमाण-पत्र की आवश्यकता है ।

अतः जनाब से प्रार्थना है कि मालकाना हक/भार मुक्त प्रमाण-पत्र देकर कृतार्थ करें ।

जनाब की अति कृपा होगी ।

प्रार्थी

मैसर्ज अजय इन्टरप्राइजेज लि०

इन्टरनैशनल ट्रेड टावर, नेहरू प्लेस, नई दिल्ली,

हाल ईरोज कार्पोरेट टावर, आठवीं मंजिल, नेहरू प्लेस, नई दिल्ली

बजरया श्री नारयण सिंह (कर्मचारी कम्पनी हजा)

टवारी हल्का नियमानुसार रिपोर्ट करें

तहसीलदार बडखल

25/9/17

P.T.O.

શ્રીમાનજી

તસદીક બી જાલી છે નિં રાજસ્થાન રેન્નાડે બં અનુસાર ગુલામ લક્ષ્મીપુર  
તદ્દર્શન બહુચલ વિભાજી કરીદાવાદ જમાવન્દી સામં 2014-15 બી  
સેવનં નં. 98 રેવાલા નં. 119 બં રેવનં નં. 112 બાલં નં. 133 મે (મુ. નં.  
17 બીલા નં. 19/1 (0-15) 22/1 (6-7) 21 (6-7) મુ. નં. 28 બીલા નં.  
1/2 (5-3) 10/1, (2-4) છુલ તાદાવી રબાલા 21-6 મેલવી અજય  
કેન્દર પાકીજીનિ નિં બી મળવુજી મિલનીપત્ર હુદુદ છે ઉપરોક્ત સામં  
રબાલા પાલ સામં હો નિસી પુબાર બા તાર નદી છે દરે પુબાર સે તાર  
(મુબત) છે ઉપરોક્ત સામં રબાલા તાદાવી 21-6 મે મેલવી અજય કેન્દર  
પાકીજીનિ નિં હોવા બેથ બેથ બેથ બેથ કેન્દર નદી છે રિપોર્ટ  
પેશ છે

25/9/2017

C/S



વહસીલદાર વહસલ

26/9/17