

To

Date:

The Director (s),
Integrated Regional Office,
Ministry of Environment, Forest and Climate Change,
Bays No. 24-25, Sector 31-A
Dakshin Marg, Chandigarh- 160030

Sub: Submission of half - yearly compliance report showing the status of compliance of the stipulated conditions as specified in Environmental Clearance Letter for Affordable Group Housing Colony Project at Revenue Estate of Village Sohna, Sector 4, Tehsil Sohna, Gurugram, Haryana by M/s Sriflex Projects Private Limited.

Ref: EC Identification No. EC24C3801HR5245611N dated 31/08/2024

Dear Sir,

This is in reference to the Environmental Clearance Letter as issued for our project.

As per the said approval letter we are requested to submit the status of compliance of stipulated conditions.

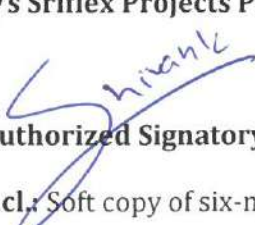
Please find enclosed Compact Disk (CD) containing soft copies and data relating to the period December 2024.

Trust you will find the same in order.

Thanking you,

Yours Sincerely,

M/s Sriflex Projects Private Limited.


(Authorized Signatory)



Encl.: Soft copy of six-monthly compliance report in the form of CD.

Copy to:

- The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula, Haryana - 134109
- The Member Secretary, State Environmental Impact Assessment Authority, Bays No. 55-58, Paryatan Bhawan, 1st Floor Sector-2, Panchkula, Haryana - 134115
- Regional Officer HSPCB Vikas Sadan, Near D.C. Court, 1st Floor, Gurugram (N).



SIX MONTHLY COMPLIANCE REPORT FOR SUBMISSION ON DECEMBER 2024

**Affordable Group Housing Colony Project
at
Revenue Estate of Village Sohna, Sector 4, Tehsil Sohna, Gurugram,
Haryana**

M/s SRIFLEX PROJECTS PRIVATE LIMITED

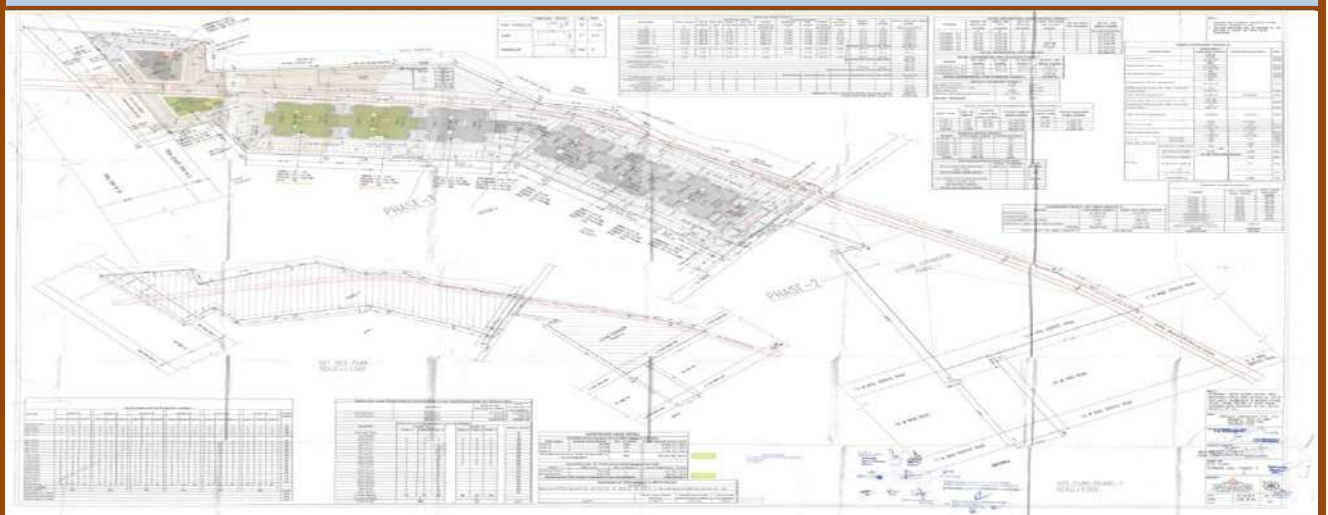
EC LETTER

EC24C3801HR5245611N dated 31.08.2024

Name of Consultant & NABET Accreditation No



**Aplinka Solutions & Technologies Pvt. Ltd. | www.aplinka.in
Corp. Office : A-48, Sector-64, Noida - 201301
NABET Accreditation No: NABET/EIA/2225/RA 0261 (Rev 03)**





File No: SEAC/HR/2024/056
Government of India
Ministry of Environment, Forest and Climate
Change
(Issued by the State Environment Impact
Assessment Authority(SEIAA), HARYANA)



Dated 31/08/2024



To,

Sushil Bhardwaj, Dayaram Ss/o Sh. Jeewan Lal Bhardwaj, Anu Products Ltd., Karara Greens LLP., Anchor Business Solution, Shachi Gupta W/o Sh. Parveen Gupta, CS Foods LLP, & others in collaboration with Sriflex Projects Pvt. Ltd.
TF-03, Third Floor, Ninex City Mart, Sector 49, Sohna Road, Gurugram, Haryana - 122018
sriflexprojects2411@gmail.com

Subject:

EC for the Affordable Group Housing Colony Project at Revenue Estate of Village Sohna, Sector 4, Tehsil Sohna, Gurugram, Haryana by M/s Sushil Bhardwaj, Dayaram Ss/o Sh. Jeewan Lal Bhardwaj, Anu Products Ltd., Karara Greens LLP., Anchor Business Solution, Shachi Gupta W/o Sh. Parveen Gupta, CS Foods LLP, Madan Lal Khara S/o Govindram Khara, Deepak Amin s/o Ishwar Bhai, Bharat Raj Thakral, Sohna Best Projects LLP., PRO Adviser Developers Pvt. Ltd., Vinod Kumar Solanki S/o Jaga Ram Solanki and Rao Tourist Services Pvt. Ltd. in collaboration with Sriflex Projects Pvt. Ltd.

Sir/Madam,

This has reference to your Proposal **SIA/HR/INFRA2/455709/2024** dated **17.01.2024** subsequent letter dated **15.05.2024** and **23.07.2024** for obtaining Environmental Clearance under Category **8(a)** of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of **2,00,000/- vide DD No 509081 dated 03.01.2024. (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021)**. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF&CC, GoI vide their Notification dated 21.02.2022, in its **287th and 292nd Meeting held on 27.02.2024 and 15.05.2024**

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801HR5245611N
(ii) File No.	SEAC/HR/2024/056
(iii) Clearance Type	EC
(iv) Category	B2

(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Affordable Group Housing Project
(viii) Name of Company/Organization	SRIFLEX PROJECTS PRIVATE LIMITED
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. It is inter-alia, noted that the project involves in the Environmental Clearance for the Affordable Group Housing Colony Project at Revenue Estate of Village Sohna, Sector 4, Tehsil Sohna, Gurugram, Haryana

4. The basic details of project are as under:

S.No.	Particulars	Total						
1.	Online Proposal Number	SIA/HR/INFRA2/455709/2024						
2.	Latitude	28°15'39.10"N						
3.	Longitude	77°4'58.17"E						
4.	Total Plot Area	35,485.82 sqm						
5.	Net Plot Area	34,454.67 sqm						
6.	Proposed Ground Coverage	9,755.15 sqm (28.31% of net plot area)						
7.	Proposed FAR	1,08,468.93 sqm						
8.	Proposed Non FAR Area	23,732.52 sqm						
9.	Total Built Up area	1,32,201.45 sqm						
10.	Total Green Area with %	7,513.04 (21.81 % of net plot area)						
11.	Rain Water Harvesting Pits	9 No. of recharge pits						
12.	Total Parking	759 ECS;1615 units: (1249 two wheeler, 359 four wheeler and 7 handicap parking)						
13.	Maximum Height of the Building	85 m						
14.	Power Requirement	4,500 KW						
15.	Power Backup	2 DG sets- total 2,000 kVA (capacity 2 X 1,000 kVA)						
16.	Total Water Requirement	630 KLD						
17.	Fresh Water Requirement	437 KLD						
18.	Treated Water	193 KLD						
19.	Waste Water Generated	498 KLD						
20.	STP Capacity	650 KLD						
21.	Solid Waste Generated	3,480 Kg/Day						
22.	Bio-degradable Waste	2,102 Kg/Day						
23.	Organic waste converter	1 no. of capacity 2200Kg/day						
24.	Number of Buildings	7 Residential towers, aanganwadi, commercial blocks, community hall						
25.	Stories	Tower 1, 2, 3, 4, 5 & 6: G/S +19 Tower 7: B1 + G/S + 23 Aanganwadi& Community: G + 1 + T Commercial(A &B): G+ 2 Commercial (C) : B+ G						
26.	Dwelling Units/ EWS	1325						
27.	Total Cost of the project:	<table><tr><td>i) Land Cost</td><td rowspan="3">Total Project Cost 340 Cr.</td></tr><tr><td>ii)Construction Cost</td></tr><tr><td>iii) Misc Cost</td></tr></table>	i) Land Cost	Total Project Cost 340 Cr.	ii)Construction Cost	iii) Misc Cost		
i) Land Cost	Total Project Cost 340 Cr.							
ii)Construction Cost								
iii) Misc Cost								
28.	EMP Budget	<table><tr><td>Capital Cost</td><td>Rs. 492.50Lakhs</td></tr><tr><td>Recurring Cost</td><td>Rs. 129.00 Lakhs</td></tr><tr><td>Budget for activities</td><td>Rs. 58.50 Lakhs</td></tr></table>	Capital Cost	Rs. 492.50Lakhs	Recurring Cost	Rs. 129.00 Lakhs	Budget for activities	Rs. 58.50 Lakhs
Capital Cost	Rs. 492.50Lakhs							
Recurring Cost	Rs. 129.00 Lakhs							
Budget for activities	Rs. 58.50 Lakhs							

		outside project	
29.	Incremental Load in respect of:	i. PM ₁₀	0.022µg/m ³
		ii. PM _{2.5}	0.009µg/m ³
		iii. SO ₂	0.03 µg/m ³
		iv. NO ₂	0.146µg/m ³
		v. CO	0.103 µg/m ³

Table 1: Revised EMP Budget (Inside Project) during Construction Phase

Component	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs) per annum
EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	14.00	7.00
Wheel wash arrangement during construction phase	6.00	3.00
Sanitation for labours (Mobile toilets, septic tanks etc.)	14.00	5.00
Environmental Monitoring and six monthly compliances		4.00
Dust Mitigation measures (Anti-Smog Guns, AQM Sensors Sprinkling, PTZ camera etc.)	20.00	11.00
Health check-up and medical facilities, fir training etc. for workers	22.00	6.50
Total ()	76.00	36.50

Table 2: EMP Budget (Inside Project) during Operation Phase.

Component	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs) per annum
Sewage Treatment Plant	150.00	25.00
Rain water Harvesting Pits	18.00	8.00
DG sets including acoustic enclosures and stack height	120.00	3.00
Solid Waste Management/OWC	25.00	8.50
	5.50	
Environmental Monitoring + Six monthly compliances	-	8.50
Green Area/ Landscape Area	25.00	5.00
Installation of Solar PV	28.00	10.00
Water efficient fixture and measures	30.00	9.50
Environment Management Cell	-	10.00
Fire fighting equipment, services, awareness	15.00	5.00
Total ()	416.50	92.50

TABLE 3: EMP Budget for outside of the Project Site

S. No.	Activities	Locations	Capital Cost ()					Total cost ()
			2024-25	2025-26	2026-27	2027-28	2028-29	
1	Adoption of Govt School: 1. Solar Lighting 2. Installation of RO System 3. Installation & Maintenance of toilets (separate for girls & boys) 4. Installation of Smart boards	Govt. Primary School, Village khaika, Sohna, Gurugram School code: 06180304202	3,50,000	3,50,000	2,80,000	2,80,000	1,80,000	14,40,000
			1,50,000	1,50,000	1,50,000	80,000	80,000	6,10,000
			2,50,000	1,00,000	1,00,000	75,000	75,000	6,00,000
			3,00,000	3,50,000	3,50,000	2,50,000	1,50,000	14,00,000
2	Pond Maintenance UID: 0 2HRGGMSOH0003SHNA004	Sohna Rural, Gurugram	4,00,000	3,00,000	4,00,000	2,50,000	4,50,000	18,00,000
Total			14,50,000	12,50,000	12,80,000	9,35,000	9,35,000	58,50,000

Table 4: Summary of EMP Budget

Particulars	Cost (in Lakhs)
EMP Budget (Capital cost)	492.50
EMP budget (Recurring cost)	129.00
EMP outside the project boundary	58.50
Total EMP	680.00

5. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during 179th Meeting held on 23.07.2024 to **“GRANT ENVIRONMENT CLEARANCE” to Sushil Bhardwaj, Dayaram Ss/o Sh. Jeewan Lal Bhardwaj, Anu Products Ltd., Karara Greens LLP., Anchor Business Solution, Shachi Gupta W/o Sh. Parveen Gupta, CS Foods LLP, Madan Lal Khera S/o Govind ram Khera, Deepak Amin s/o Ishwar Bhai, Bharat Raj Thakral, Sohna Best Projects LLP., PRO Adviser Developers Pvt. Ltd., Vinod Kumar Solanki S/o Jaga Ram Solanki and Rao Tourist Services Pvt. Ltd. in collaboration with Sriflex Projects Pvt. Ltd. (as per the License issued by DTCP vide Endst No.LC-4894-JE(DS)-2023/20780 dated 27.06.2023) under Category 8(a) of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India.**

Copy To

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

Annexure 1

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.

S. No	EC Conditions
1.5	The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
1.6	The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
1.10	The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

S. No	EC Conditions
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	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.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as

S. No	EC Conditions
	pervious surface.
3.7	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.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of

S. No	EC Conditions
	Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

S. No	EC Conditions
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
5.7	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
7.2	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.3	A minimum of 1 tree(5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose.
7.4	The landscape planning should include plantation of native species.
7.5	The species with heavy foliage, broad leaves and wide canopy cover are desirable.
7.6	Water intensive and/or invasive species should not be used for landscaping.
7.7	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.8	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
7.9	The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. - 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.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

S. No	EC Conditions
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.
9.7	Corporate Environment Responsibility The project proponent shall comply with the provisions of CER, as applicable.
9.8	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
9.9	A separate Environmental Cell both at the project and company headquarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
9.10	Action plan for implementing EMP and environmental conditions along with responsibility matrix

S. No	EC Conditions
	of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company
10.6	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project
10.7	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government
10.8	The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee
10.9	No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project
10.10	Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
10.11	The PP should give unambiguous affidavit giving land promoters in accordance with your

S. No	EC Conditions
	ownership and possession of land legal the case referred for Environment Clearance to SEIAA
10.12	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
10.13	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.14	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions
10.15	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
10.16	The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.17	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF& CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022. The environment clearance conditions applicable till life space project will continue to apply. In case of violation the action will be taken as per the laid down law of land. Compliance report shall be sent to this office till life of the project.
10.18	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance

11. Specific Conditions

S. No	EC Conditions
11.1	The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
11.2	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
11.3	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria

S. No	EC Conditions
11.4	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted
11.5	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis
11.6	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats
11.7	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
11.8	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11.9	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
11.10	Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11.11	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc
11.12	The PP shall not carry any construction above or below the Revenue Rasta, if any
11.13	The PP shall keep the ROW below the HT Line passing through the project, if any
11.14	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building
11.15	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install

S. No	EC Conditions
	APCM for the DG set. The PP shall reduce the SO ₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
11.16	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority
11.17	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project
11.18	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
11.19	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase
11.20	The PP may provide electric charging stations to facilitate electric vehicle commuters.
11.21	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
11.22	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth
11.23	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process
11.24	As proposed 7513.04 sqm (21.81% of net plot area) shall be provided for green area development.
11.25	09 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms
11.26	The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
11.27	The PP shall install solar panel as per HAREDA norms.
11.28	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas
11.29	Project Proponent should submit within one month revised green area plan 12% of total plot area be developed as a block plantation in the project site.
11.30	Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
11.31	The Project Proponent will undertake mitigation measures during the construction period.

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Project Address	Revenue Estate of Village Sohna, Sector 4, Tehsil Sohna, Gurugram, Haryana	

POST ENVIRONMENTAL COMPLIANCE STATUS

Name of the project: Affordable Group Housing Colony Project at Revenue Estate of Village Sohna, Sector 4, Tehsil Sohna, Gurugram, Haryana

EC letter no.: EC24C3801HR5245611N **dated** 31/08/2024

Compliance of conditions as mentioned in the EC letter

S. No.	EC LETTER CONDITIONS	STATUS OF COMPLIANCE
	Statutory Compliance	
1.1	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.	Currently the project is in the initial phase of construction. Project is being developed as per local building bye laws. All necessary clearances & approvals have been obtained from the competent authority. Building plan approval is attached as Annexure IV . AAI NOC is attached as Annexure V . Forest NOC is attached as Annexure VI . Aravali NOC is attached as Annexure VII . Fresh water assurance from HSVP is attached as Annexure IX . Approved site plan is attached as Annexure X . Power Assurance from DHBVN is attached as Annexure XII . Zoning plan is attached as Annexure XVII .
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc. as per National Building Code including protection measures from lightening etc.	Currently the project is in the initial phase of construction. Project is being developed as per NBC 2016. Structure stability certificate has been obtained and attached as Annexure XIV .
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	The project land is not a part of notified Reserved forest. Forest NOC is attached as Annexure VI .
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.	No eco-sensitive areas lie within 10km radius of project site. Hence, obtaining clearance from NBWL is not applicable.

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1.5	The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.	Currently the project is in the initial phase of construction. CTE NOC vide letter no. HSPCB/Consent/: 329962324GUNOCTE76836237 dated 15/09/2024 has been obtained and attached as Annexure I . CTO NOC will be obtained prior project will be operational.
1.6	The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.	No groundwater abstraction is proposed for the project. Treated water will be outsourced for construction phase. Treated water assurance is attached as Annexure VIII .
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Power assurance from DHBVN for power load of 4500KW has been obtained and attached as Annexure XII .
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	AAI NOC is attached as Annexure V . Currently there is no diesel storage at the project site; hence obtaining permission from Chief Controller of Explosives is not required. Adequate fire fighting equipments will be provided at the project site as per electrical safety plan.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.	Negligible amount of solid waste is being currently generated at the site as the project is in the initial construction phase. At later stage it will be hand over to municipal corporation. Once the project is operational, e-waste and plastic waste will be disposed as per e-Waste (Management) Rules, 2016 and Plastics Waste Management Rules, 2016 respectively.
1.10	The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.	Noted. The project will be developed following the ECBC guidelines provided by BEE. Currently the project is in initial construction phase.
Air Quality Monitoring And Preservation		
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Dust mitigation measures have been adopted at the project site. • Wind breaking walls of adequate height have been provided at the project site. • Covered construction materials have been stored at the designated area of the

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		project. • Manual wheel washing is being done at the site. • Treated water for sprinkling purpose. Sprinkling is being done at the project site through tankers and using antismog guns. • Only PUC certified vehicles shall be allowed to enter the project site. • Site photographs have been attached as Annexure III. Currently negligible amount of C&D waste is being generated at the site.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed. Dust mitigation measures are being practiced at the construction site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) Covering upwind and downwind directions during the construction period.	PM sensor is installed at the project site. Site photographs have been attached as Annexure III.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra-low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided within consultation with State Pollution Control Board.	Currently no DG set is installed at the construction site. Temporary electricity connection has been obtained for the construction phase.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust /wind breaking walls all around the site (at least 3 meter height). Plastic /tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust	Dust mitigation measures have been adopted at the project site. • Wind breaking walls with adequate height have been provided at the project site. • Covered construction materials have been stored at the designated area of the project. • Manual wheel washing is being done at the site. • Treated water for sprinkling purpose is being used. Sprinkling is being done at the project site through tankers and using

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	pollution at the site as well as taking out debris from the site.	antismog guns. • Only PUC certified vehicles will be allowed to enter the project site. Site photographs have been attached as Annexure III . Currently negligible amount of C&D waste is being generated at the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	It is being ensured that all construction materials are adequately covered with green nets. Site photographs have been attached as Annexure III .
2.7	Wet jet shall be provided for grinding and stone cutting.	Stage not achieved yet at the project site.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Treated water for sprinkling purpose is being used. Sprinkling is being done at the project site through tankers and using antismog guns. Site photographs have been attached as Annexure III .
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	Currently negligible amount of C&D waste is being generated as the project is in the initial construction phase. Scrap yard for proper segregation and collection will be provided at the site. It will be ensured that C&D waste will be managed as per Construction and Demolition Waste Management Rules 2016.
2.10	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.	Currently no DG set is installed at the construction site. Temporary electricity connection has been obtained for the construction phase.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. 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.	Currently no DG set is installed at the construction site. It will be ensured that acoustically enclosed DG set with stack as per CPCB norms will be provided once the project is operational. DG noise and stack monitoring reports will be shared once the project will be operational.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. Project is being developed as per NBC 2016. Internal corridors and balconies will be provided for ventilation purpose.
Water Quality Monitoring And Preservation		
3.1	The natural drain system should be maintained for ensuring unrestricted flow of	No natural drainage pattern will be affected by the proposed project. The rain run-off will

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	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.	be adequately handled inside the project premises and will be used for recharging the ground water via rain water harvesting pits.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted. This will be followed. It will be ensured that minimum cutting & filling will be done so that there is no impact on the natural topography of the project.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.	Fresh water assurance from HSVP has been obtained and attached as Annexure IX . No groundwater abstraction is being proposed for the project. Hence obtaining permission from the authority is not required.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	09 RWH pits are proposed for the project. Construction of RWH pits will be initiated at the applicable stage of the project for groundwater recharge. Currently the project is in the initial construction phase.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Fresh water assurance from HSVP has been obtained and attached as Annexure IX . No groundwater abstraction is being proposed for the project. Hence obtaining permission from the authority is not required.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	21.81% of total plot area will be developed as green area. Same is mentioned in landscape plan which is submitted during EC proposal. Landscape plan is attached as Annexure XVIII .
3.7	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.	Dual plumbing system will be installed at the applicable stage of the project for separating fresh and treated water. Dual plumbing plan is attached as Annexure XIX .

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3.8	Use of water saving devices /fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Agreed. During operational phase of the project it will be ensured that water saving fixtures is installed for water conservation.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Separation of black and grey water will be provided through dual plumbing pipes.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted. Premixed concrete will be outsourced to reduce water demand. Sprinkling will be done for curing purpose.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge Pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	09 RWH pits are proposed for the project for groundwater recharge. RWH pits will be developed as per local building bye laws. RWH pit locations have been marked in storm water plan submitted during EC proposal. Roof top rainwater will be channelized through storm water drains into the ground to recharge the groundwater.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	09 RWH pits are proposed for the project for groundwater recharge. Quantum of groundwater recharge through RWH pits have been submitted in EC proposal. RWH pits will be developed as per local building bye laws. No groundwater abstraction is proposed for the project hence obtaining permission is also not required.
3.13	All recharge should be limited to shallow aquifer.	Noted.
3.14	No ground water shall be used during construction phase of the project.	No groundwater abstraction is proposed for the project hence obtaining permission is also not required. STP treated water assurance for usage in construction has been obtained and attached as Annexure VIII .
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken	No dewatering is being done at the project site. No groundwater abstraction is proposed for the project hence obtaining permission is also not required. STP treated water

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	from the CGWA for any ground water abstraction or dewatering.	assurance for usage in construction has been obtained and attached as Annexure VIII .
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoeF&CC along with six monthly Monitoring reports.	This will be complied at the applicable stage of the project. Currently the project is in the initial construction phase.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	STP of capacity 650 KLD will be installed before the project is operational. Treated water from STP will be reutilized in flushing and landscaping. Assurance for adequate discharge of excess treated water from the project has been obtained from HSVP and attached as Annexure XI .
3.18	No sewage or untreated effluent water would be discharged through storm water drains.	Storm water drains will be kept separate from the sewer drains. It will be ensured that no sewage is discharged into storm water lines.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	STP of capacity 650 KLD will be installed before the project is operational. Treated water from STP will be reutilized in flushing and landscaping. Assurance for adequate discharge of excess treated water from the project has been obtained from HSVP and attached as Annexure XI .
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Condition pertains to operational phase. Currently the project is in construction phase.
3.21	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	Condition pertains to operational phase. Sludge generated from STP will be reused as manure in green area development.

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	Treatment Systems, 2013.	
	Noise Monitoring And Prevention	
4.1	Ambient noise levels shall conform to residential area /commercial area / industrial area /silence zone 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.	Noted and agreed. Currently the project is in construction phase. It is being ensured that the all the parameters of ambient noise are within the prescribed limits as per CPCB norms.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noted and agreed. Currently the project is in construction phase. It is being ensured that the all the parameters of ambient noise are within the prescribed limits as per CPCB norms. To manifest the same,
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating Personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Currently no DG set is installed at the construction site. It will be ensured that acoustically enclosed DG set with stack as per CPCB norms will be provided. DG noise and stack monitoring reports will be shared once the project will be operational.
	Energy Conservation Measures	
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.	Energy Conservation Measures & Management Plan has been submitted with the EC proposal. The orientation of the building will be done in such a way that maximum daylight is available. Shading will be used to increase cooling effect in the buildings. There will be less number of openings on the west side and more number of openings on the south side. Solar PV system of capacity 45 KW is proposed as an alternated energy source, same will be complied at later stage of the project.
5.2	Outdoor and common area lighting shall be LED.	LEDs will be installed at the common areas of the developed project. LEDs are installed at the construction site.
5.3	Concept of passive solar design that	Solar PV system of capacity 45 KW is

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	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.	proposed as an alternated energy source, same will be complied at later stage of the project. Reflective tiles and waterproofing will be provided on roofs. It will be ensured that double glazed windows are provided and u values are met as submitted in EC proposal. Also The orientation of the building will be done in such a way that maximum daylight is available,
5.4	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.	After testing the viability, solar energy will also be used to meet electricity requirements. Passive Solar designs refer to the use of Sun's energy for the heating and cooling of living spaces. Use of Solar backed LED landscape lights instead of par lamps in open areas. Solar street light controllers will be used for automatic dusk to dawn operation of street lights.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Noted. Project is in the initial construction phase. Currently there is no solar power plan available for the project. This will be complied at later stage of the project.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted. This will be complied at later stage of the project.
5.7	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.	Noted. This will be complied at the later stage of the project.
	Waste Management	
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted. Agreement from authorized vendor for solid waste disposal will be obtained during operational phase. Currently the project is in initial construction phase. Solid waste generation is minimum. C&D waste generated

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		will be segregated and stored at a designated area and will be reutilized in leveling and backfilling.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed. Muck generated during construction phase will be reused in leveling and backfilling. So, it will not create any adverse effect on the neighboring communities.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating Segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate color-coded bins will be provided at the project site for collecting wet and dry waste and the same will be provided during operational phase also. Currently the project is in the initial construction phase.
6.4	Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.	Condition pertains to operational phase. Currently the project is in initial construction phase. Organic Waste Converter is proposed for decomposition of biodegradable waste generated from the project site.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	It will be ensured that non-biodegradable waste will be hand over to authorize vendor for safe disposal as per norms.
6.6	Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Currently no hazardous waste is being generated from the project site. Agreement from authorize vendor will be obtained for disposal of hazardous waste as per Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Noted. Currently the project is in the initial construction phase. Environment friendly materials such as RMC, fly ash bricks and AAC blocks will be used as construction material.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016 Ready mixed concrete must be used in building construction.	Installation of RMC Plant of capacity 30 TPH is in progress of installation. RMC will be used in construction. Fly ash will be outsourced. Currently the project is in the initial construction phase.

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6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Currently no C&D waste is being generated from the project site as the project is in the initial construction phase. C&D waste will be segregated and collected as per Construction and Demolition Waste Management Rules, 2016. Scrap yard will be provided for the same.
6.10	Used CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the Prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Noted. This will be managed as per norms.
Green Cover		
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.	Noted. Application for grant of permission regarding tree cutting/shifting has been submitted to DFO, Gurugram, Haryana. Copy of the same has been submitted in EC proposal and attached as Annexure XVI .
7.2	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted. 03 trees are present at the project site. Tree cutting/shifting has been submitted to DFO, Gurugram, Haryana is attached as Annexure XVI .
7.3	A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose.	Plant species as per landscape plan submitted during EC proposal will be used for developing Green area at the applicable stage of the project.
7.4	The landscape planning should include plantation of native species.	Native plant species will be used for landscape development. List of plant species have been submitted in EC proposal.
7.5	The species with heavy foliage, broad leaves and wide canopy cover are desirable.	Indigenous plant with broad leaves and wide canopies will be used for landscape development.
7.6	Water intensive and/or invasive species should not be used for landscaping.	Noted.
7.7	Where the trees need to be cut with prior permission from the concerned local Authority, Compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Noted. 03 trees are present at the project site. Tree cutting/shifting has been submitted to DFO, Gurugram, Haryana is attached as Annexure XVI .

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7.8	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.	Currently the project is in the initial construction phase. Top soil excavated during construction phase will be preserved and will be reutilized in landscaping.
7.9	The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.	Greenery will be developed as per the landscape plan on the ground. It will be ensured that the soil in the green area is pervious which allows infiltration/percolation and air flow in the soil.
Transport		
	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Noted. Separate entry and exit gates will be provided. Parking will be completely internalized so that no congestion occurs outside the project premises. It will be developed as per the Approved Site Plan. The same is attached as Annexure X .
Human Health Issues		
9.1	All workers working at the construction site and involved in loading, unloading, carriage of Construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	All construction workers will be provided with PPE kits like safety jackets and belts, safety shoes and gloves. They will be provided with dust mask to prevent inhalation of dust during loading and unloading of materials.

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9.2	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. Project is being developed as per NBC 2016 and local building bye laws.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Risk Assessment and Disaster Management Plan has been submitted with the EC proposal
9.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Currently the project is in the initial phase of construction. No labor hutments are provided at the project site. All labours are being outsourced on daily basis.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.	Noted. This will be complied.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.	Noted. First aid facility will be provided. Currently first aid box is available at the construction site.
9.7	Corporate Environment Responsibility The project proponent shall comply with the provisions of CER, as applicable.	Noted.
9.8	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoeF&CC as a part of six-monthly report.	Environmental policy will be submitted in next six monthly compliance. Copy of the board resolution has already been submitted with EC proposal.
9.9	A separate Environmental Cell both at the project and company headquarter level, with qualified Personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Environmental Management Cell structure has been submitted with EC proposal.

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9.10	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	Environmental Management Plan and year wise funds earmarked for environmental protection measures have been submitted with the EC proposal.
Miscellaneous		
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoeF&CC/SEIAA website where it is displayed.	Noted.
10.2	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Noted and Agreed. This will be complied.
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly Basis.	Noted and Agreed.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted. This will be complied from next Six monthly compliance.
10.5	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986,	Noted and Agreed. This will be complied. Environmental statement in Form-V will be submitted after completion of financial year.

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	as amended subsequently and put on the website of the company.	
10.6	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land Development work and start of production operation by the project.	Noted and Agreed.
10.7	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted and Agreed.
10.8	The project proponent shall abide by all the commitments and recommendations made in the form- IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.	Noted.
10.9	No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.	Currently there is no change in planning of the project. Project is not going for any expansion or change in area of the project.
10.10	Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.	Currently there is no change in planning of the project. Project is being developed as per approved site plan and local building bye laws.
10.11	The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.	Noted. Land is in our ownership. Land License is attached as Annexure XIII .
10.12	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted.
10.13	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above Conditions is not satisfactory.	Noted and Agreed.

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10.14	The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted and Agreed.
10.15	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Noted and Agreed.
10.16	The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted and Agreed. It is being ensured that the ambient air and water are within the prescribe limits. C&D waste generated from the site will be reused in backfilling and levelling. PPE kits will be provided to the construction workers. Basic amenities for health shelter and sanitation will be provided also.
10.17	The validity of this environment clearance letter is valid up to 10 years from the date of issuance of EC letter in accordance with the MoEF& CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022.The environment clearance conditions applicable till life space project will continue to Apply. In case of violation the action will be taken as per the laid down law of land. Compliance Report shall be sent to this office till life of the project.	Noted and Agreed.
10.18	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance.	Noted and Agreed.
	Specific Conditions	
11.1	The project is recommended on concept basis as such in case of any change in	Noted and Agreed.

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	planning, the PP will Obtain fresh EC.	
11.2	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra-Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.	Noted. This will be complied. Currently the project is in the initial construction phase.
11.3	The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.	Environmental monitoring plan has been submitted with e EC proposal. Environmental monitoring for faecal coli forms and other pathogenic bacteria will be provided once the project is operational. Currently the project is in the initial construction phase.
11.4	The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted	Environmental Management Plan and year wise funds earmarked for environmental protection measures have been submitted with the EC proposal. The same will be implemented at all applicable stages of the project.
11.5	The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted. This will be complied from next six monthly compliance.
11.6	The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets	Noted. Condition pertains to operational phase. Currently the project is in the initial construction phase.

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	attached to toilet seats.	
11.7	Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.	Separate color-coded bins will be provided at the project site for collecting wet and dry waste and the same will be provided during operational phase also. Currently the project is in the initial construction phase. Organic Waste Converter is proposed for decomposition of biodegradable waste generated from the project site. It will be ensured that the inert waste when generated from the project site will be sent to dump site for safe disposal.
11.8	Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time.	Noted. Internal roads will be developed as per approved site plan to avoid traffic decongestion at and near the project area.
11.9	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.	Currently the project is in the initial phase of construction. Project is being developed as per local building bye laws. All necessary clearances & approvals have been obtained from the competent authority. Approved site plan is attached as Annexure V . Building plan approval is attached as Annexure IV . AAI NOC is attached as Annexure V . Forest NOC is attached as Annexure . Aravali NOC is attached as Annexure . Power Assurance from DHBVN is attached as Annexure . Fresh water assurance from HSVP is attached as Annexure Zoning plan is attached as Annexure
11.10	Consent to establish/operate for the expansion project shall be obtained from	Currently the project is in the initial phase of construction. CTE NOC vide letter no.

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	the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.	HSPCB/Consent/: 329962324GUNOCTE76836237 dated 15/09/2024 has been obtained and attached as Annexure I . CTO NOC will be obtained prior project will be operational.
11.11	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightening etc.	Structure stability certificate has been obtained and attached as Annexure. Adequate amount of firefighting equipment will be provided at the site. Currently the project is in initial construction phase.
11.12	The PP shall not carry any construction above or below the Revenue Rasta, if any.	Noted. There is no revenue rasta passing through the project site.
11.13	The PP shall keep the ROW below the HT Line passing through the project, if any.	Noted. 11KV HT line passes through the project. Acknowledgement for shifting of HT line has been submitted in EC proposal. Copy of the same is attached as Annexure XV .
11.14	The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.	Noted. This will be complied. Currently the project is in initial construction phase.
11.15	The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.	Noted. This will be complied.
11.16	The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.	Noted and Agreed. Occupation or possession certificate will be obtained before the project is operational. It will be ensured that all water supply and electrical work is completed. Sewerage discharge assurance has been obtained and attached as Annexure XI .
11.17	The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial Colony/project.	Noted and Agreed.
11.18	The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and	Noted. Condition pertains to operational phase. Currently the project is in the initial construction phase.

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	cleaning of RWH pits.	
11.19	The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.	Antismog guns (ASGs) are deployed at the project site. Sprinkling is being carried out through tankers and using ASGs. Site photographs have been attached as Annexure III.
11.20	The PP may provide electric charging stations to facilitate electric vehicle commuters.	Noted.
11.21	Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.	Noted.
11.22	The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.	Noted and Agreed.
11.23	The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.	Noted.
11.24	As proposed 7513.04 sqm (21.81% of net plot area) shall be provided for green area development.	Green area will be developed as per the landscape plan submitted during EC proposal. Landscape plan is attached as Annexure XVIII.
11.25	09 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.	09 RWH pits are proposed for the project for groundwater recharging. Same will be constructed at the applicable stage of the project.
11.26	The PP shall install required number of Anti-Smog Guns at the project site as per the requirement Of HSPCB.	04 Antismog guns are deployed at the project site, Site photographs have been attached as Annexure III.
11.27	The PP shall install solar panel as per HAREDA norms.	Solar PV system of capacity 45 KW is proposed for the project. This will be complied at the applicable stage of the project.
11.28	The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.	The project is being registered on HSPCB Dust Audit portal and regular compliance is being submitted on each fortnights.
11.29	Project Proponent should submit within one	Noted. This will be complied at the later stage.

Environment Consultant	Aplinka Solutions & Technologies Pvt. Ltd, Noida Uttar Pradesh	20
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Project Name	Affordable Group Housing Colony Project	Dec 2024
Project Proponent	M/s Sriflex Projects Private Limited.	
Project Address	Revenue Estate of Village Sohna, Sector 4, Tehsil Sohna, Gurugram, Haryana	

	month revised green area plan 12% of total plot area be developed as a block plantation in the project site.	Currently only excavation has been done at the site.
11.30	Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.	Noted. This will be complied.
11.31	The Project Proponent will undertake mitigation measures during the construction period.	Dust mitigation measures have been adopted at the project site. • Wind breaking walls with adequate height have been provided at the project site. • Covered construction materials have been stored at the designated area of the project. • Manual wheel washing is being done at the site. • Treated water for sprinkling purpose is being used. Sprinkling is being done at the project site through tankers and using antismog guns. • Only PUC certified vehicles will be allowed to enter the project site. • No construction equipment will be left idle during not in use. Site photographs have been attached as Annexure III. Currently negligible amount of C&D waste is being generated at the site.

Environment Consultant	Aplinka Solutions & Technologies Pvt. Ltd, Noida Uttar Pradesh	21
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ANNEXURE I
CONSENT TO ESTABLISH



HARYANA STATE POLLUTION CONTROL BOARD

HSPCB Gurgaon North Vikas Sadan, 1st Floor, Near DC Court,

Gurgaon Ph.0124-2332775 Email:-

hspcbrogrn@gmail.com

Website: www.hrocmms.nic.in E-Mail - hspcbho@gmail.com

Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 329962324GUNOCTE76836237

Dated:15/09/2024

To.

M/s : M/s Sriflex Projects Pvt. Ltd.

Revenue Estate of Village Sohna, Sector-4, Tehsil Sohna, Gurugram, Haryana.

GURGAON

122001

Sub. : Grant of consent to Establish to M/s M/s Sriflex Projects Pvt. Ltd.

Please refer to your application no. 76836237 received on dated 2024-08-22 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s M/s Sriflex Projects Pvt. Ltd. is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	15/09/2024 - 30/08/2034
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	34000.0
Total Land Area (Sq. meter)	35485.82
Total Builtup Area (Sq. meter)	132201.4
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	498.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. pH	5.5-9.0
5. Total Phosphorus	1 mg/l

6. Fecal coliform (MPN/100ML)	Less than 100
7. Total Nitrogen	10 mg/l
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	1
Height of stack	
1. Stack to DG sets 1000 KVA x 2 (Above roof level)	6 METER
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	0.96 KL/day

HARYANA STATE

Regional Officer, Gurgaon North
Haryana State Pollution Control Board.

Terms and conditions

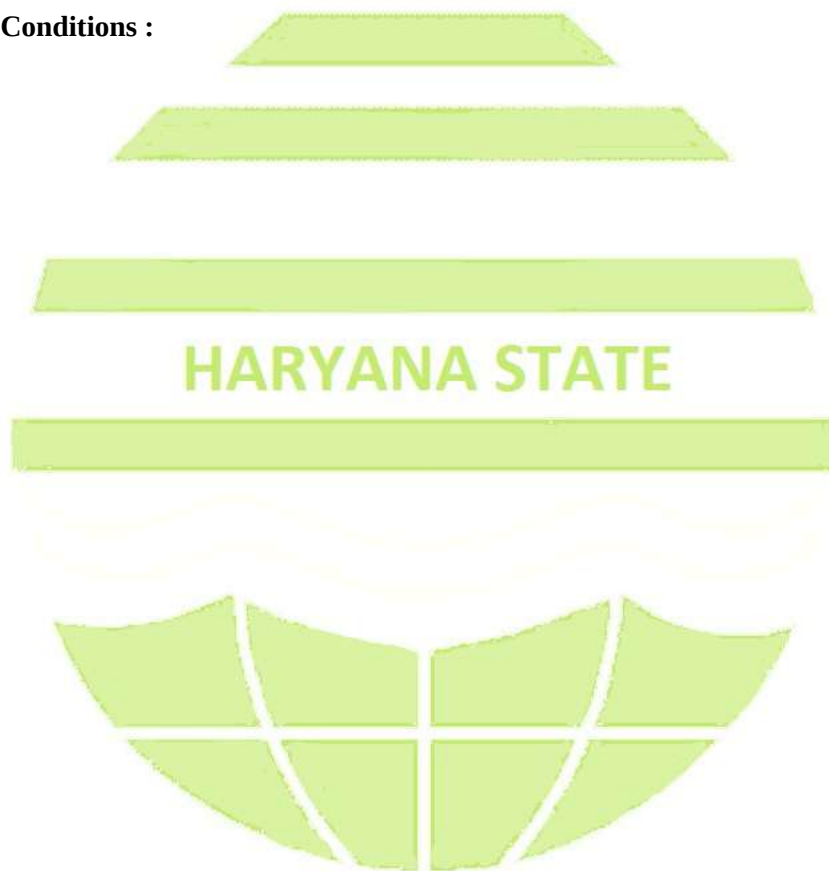
1. The industry has declared that the quantity of effluent shall be 498 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 498 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience

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

26. That unit will obtain consent to operate from the board before the start of product activity.
27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.
28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

Specific Conditions

Other Conditions :



1. The project proponent will obtain all necessary clearances from all concerned departments.
2. Project proponent will not change the quantity of domestic effluent/trade effluent/air emission without prior permission of the Board. Project Proponent will obtain prior CTO before starting of production and apply for CTO/ CTE Extension at least 90 days before expiry date of this CTE.
3. Project Proponent will install STP/ETP/APCM along with the main project.
4. Project Proponent will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules.
5. Project Proponent will comply with the provisions of Water Act, 1974, Air Act, 1981, Solid Waste Management Rules, 2016, Hazardous & Other Waste Management Rules, 2016, Plastic Waste Management Rules, 2016, E-Waste Management Rules, 2016, Battery Managements Rules, C&D Waste Management Rules, 2016& amendments and other applicable environmental legislation.
6. Project Proponent will use only treated effluent supplied from Sewage treatment plant during construction phase of the project
7. That this CTE will not provide any relaxation /benefit from any other Act/Rules/Regulations applicable to the project/land in question.
8. Project Proponent will not discharge any type Treated or untreated effluent outside the premises of the project.
9. Project Proponent will not use in their DG set as a fuel i.e. pet coke, furnace oil and LSHS etc.
10. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants.
11. Effective fugitive emission control measures should be imposed in the process, transportation, parking etc.
12. Encourage use of cleaner fuels (pet coke / furnace oil /LSHS may be avoided).
13. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible.
14. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc.
15. Assessment of carrying capacity of transportation load on the roads inside the industrial premises. If the roads required to be widened, shall be prescribed as a condition.
16. Project Proponent will not discharge any type of effluent inside & outside of the premises of the project and reuse/recycle of treated waste water be ensured.
17. Continuous monitoring of emission and effluent quality / quantity to be installed & will connect the same with server of CPCB and HSPCB.
18. A detailed water harvesting plan may be submitted by the project proponent.
19. Project Proponent will achieve zero discharge and install latest technology of STP/ETP and reuse/recycle of treated effluent.
20. In case, domestic waste water generation is more than 10 KLD, the industry may install STP.
21. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs.
22. More stringent norms for management of hazardous waste. The waste generated should be preferably utilized in co-processing.
23. Monitoring of compliance of EC conditions may be submitted with third party audit every year.
24. Project Proponent will dispose off their waste/spent oil of DG sets only to authorize recyclers by the HSPCB.
25. The % of the CER may be least 1.5 times the slabs given in the OM dated 01.05.2018 for SPA and 2 times for CPA in case of Environmental Clearance.
26. Project proponent will comply all the directions of CPCB in this regard and will comply all the orders issued by any court in this regard.
27. Project Proponent will submit an affidavit regarding compliance of above said conditions within 30 days.
28. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
29. Unit will deploy anti –smog guns at site to comply with the above said directions & keep proper record of operation of the same and submit action taken report to this office within 03 days positively, failing which action shall be initiated as per applicable Acts/ Rules /Notifications.
30. Project proponent will comply with all the conditions mentioned in Environmental Clearance and submit the compliance of the same within 90 days to this office.
31. CTE so granted is on the basis of detail submitted by the unit in online application, CTE granted will be without prejudice to any violation made by unit in past & will be deemed revoked & further action will be taken as per law if any violation is observed at any stage.
32. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them
33. This CTE is valid only valid for the area for which unit has obtained License from DTCP and Aravali clearance from Deputy Commissioner.
34. At any stage, if any violation observed of any above conditions at any time, this CTE stands cancelled /revoked & further action will be taken as per law if any violation is observed at any stage.
35. CTE so granted will be without prejudice to violation done by the unit in past and will not effect Environmental Compensation/prosecution/closure action to be initiated against the unit for such past violations, if come to the notice of Board at any stage.
36. Unit will comply with the direction of CAQM w.r.t DG set.

Regional Officer, Gurgaon North
Haryana State Pollution Control Board.

ANNEXURE III
SITE PHOTOGRAPHS

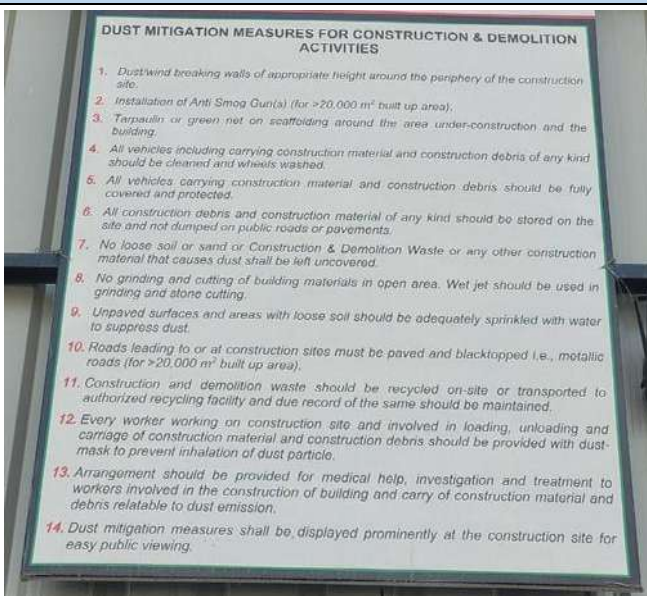
SITE PHOTOGRAPHS



CURRENT STATUS OF THE PROJECT



ANTISMOG GUNS



DISPLAY BOARD FOR DUST MITIGATION MEASURES



WIND BREAKING WALLS



FIRST AID BOX



PTZ CAMERA



COVERED CONSTRUCTION MATERIALS



FIRST AID FACILITY

ANNEXURE IV
BUILDING PLAN APPROVAL

Directorate of Town & Country Planning, Haryana
Nagar Yojna Bhawan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

BR-III

(See Code 4.2 (4))

To

Sriflex Projects Pvt. Ltd.,
Basement -1, Ninex City Mart, Sector-49,
Sohna Road Gurugram -122018

Memo No. ZP-1862/JD(RA)/2024/ 10267 Dated:- 19/03/24

Subject: Approval of Building plans of Phase-1 of Affordable Group Housing Colony over an area measuring 8.76875 acres (Licence No. 133 of 2023 dated 26.06.2023) in Sector-4, Sohna being developed by Sh. Sushil Bhardwaj and others in collaboration with Sriflex Projects Pvt. Ltd.

Reference your letter dated 08.09.2023 and subsequent letter dated 09.02.2024 for permission to erect the Building plans of Phase-1 of Affordable Group Housing Colony over an area measuring 8.76875 acres (Licence No. 133 of 2023 dated 26.06.2023) in Sector-4, Sohna in accordance with the plans submitted with it alongwith online payment amounting to ₹ 20,15,601/- towards Infrastructure Development Charges for additional 15% extra FAR on account of IGBC "Platinum Rating" being considered as incentive for providing green buildings as per IGBC in view of provision of Code 6.5 of Haryana Building Code, 2017.

Hence, permission is hereby granted to raise construction on the licensed land in accordance with the provisions of the respective Acts and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the building less than 15.00 metres in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licences 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 in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
- 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:

- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.
 - (ii) That you shall get approved the fire-fighting scheme in accordance with the Section 15 of The Haryana Fire Safety Act, 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
7. The revenue Rasta if any passing through the site shall be kept unobstructed.
8. 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.
9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (ii) A clearance from Fire Safety point of view from the competent authority.
11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
13. That you shall comply with the conditions laid down in the Memo No. 248919 dated 22.09.2023 of Chief Engineer (HQ), HSVP, Panchkula and Deputy Director, Fire Office (HQ) DULB Panchkula vide memo no. 9506 dated 25.09.2023 (copies enclosed)
14. GENERAL: -
 - (i) That you 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 works at site.

- (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website www.tcpharyana.gov.in.
- (iii) 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.
- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (vii) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
- (viii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (ix) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- (x) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (xi) 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.
- (xii) 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 users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
- (xiii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.

- (xiv) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.
 - (xv) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.
 - (xvi) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
 - (xvii) 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.
15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL :https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
 - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
 - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
 - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
 - (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
 - (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.

- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
 - (x) Compulsory use of wet jet in grinding and stone cutting.
 - (xi) Wind breaking walls around construction site.
 - (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
 - (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate.
 - (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
 - (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
 - (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
16. As per the condition of the licence, you were required to convey ultimate power load requirement to the Department. You have not intimate so far. The same may be supplied within a month from the issuance of this letter.
 17. That you shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.
 18. On the basis of IGBC "Platinum Rating" pre-Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 15% is allowed. Since, the final rating will be issued by IGBC "Platinum Rating" after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to

be availed, as incentive for green building), shall be withheld till the final rating from IGBC "Platinum Rating" is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

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

DA/As above


(Hitesh Sharma)
Senior Town Planner (M) HQ
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No. 1862/JD(RA)/2024/_____ Dated:-_____

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula
4. Administrator, HSVP, Gurugram.
5. Senior Town Planner, Gurugram.
6. Chief Engineer (HQ), HSVP, Panchkula.
7. District Town Planner, Gurugram.
8. District Town Planner (E), Gurugram.
9. Nodal Officer, website updation.
10. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.


(Hitesh Sharma)
Senior Town Planner (M)HQ
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

ANNEXURE V

AAI NOC



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101023/802808

हस्ताई/आर.एच.क/एनआर/स्टील/सनआई/2023/742/3048-51/

मालिक का नाम एवं पता

M/s Sriflex Projects Pvt. Ltd

दिनांक/DATE:

25-10-2023

OWNERS Name & Address

Third Floor, Ninex City Mart, Sector 49, Sohna
Road, Gurugram - 122001

वैधता/ Valid Up to:

24-10-2031

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

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

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

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/101023/802808
आवेदक का नाम / Applicant Name*	Shivank Garg
स्थल का पता / Site Address*	Khasra no. 102//20/2, 21/1, 21/2, 22/2, 105//1/2/1, 2/1, 3/1, 8/1, 9/1, 13/2, 14/1, 17/2/1, 18/1/1/1, 17/1/2/1, 24/2, 25/1, 134//4/2, 5min, 7/1, 135//1/1min at revenue estate of village sohna, sector 4, Tehsil- Sohna, Gurugram, Haryana, Sohna, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 15 43.06N 77 04 51.36E, 28 15 46.73N 77 04 51.39E, 28 15 42.98N 77 04 52.72E, 28 15 42.03N 77 04 52.76E, 28 15 44.30N 77 04 53.79E, 28 15 44.94N 77 04 53.87E, 28 15 39.82N 77 04 56.58E, 28 15 42.40N 77 04 57.70E, 28 15 36.07N 77 04 58.31E, 28 15 37.10N 77 05 00.95E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	204.3 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	291.3 M

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

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

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

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

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

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

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

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

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

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

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

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I। सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

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

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

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

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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101023/802808

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

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

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

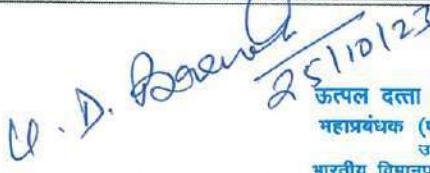
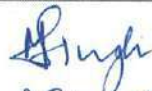
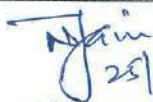
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

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

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

क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 25/10/23 उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.एम. कॉम्प्लेक्स/इ.मा.अ. हवाई अड्डा, नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 25.10.2023 MEENAKSHI SINGH AM (ATM)
द्वारा जांचा गया Verified by	 25/10/23 NAVEEN JAIN DGM(ATM)

ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

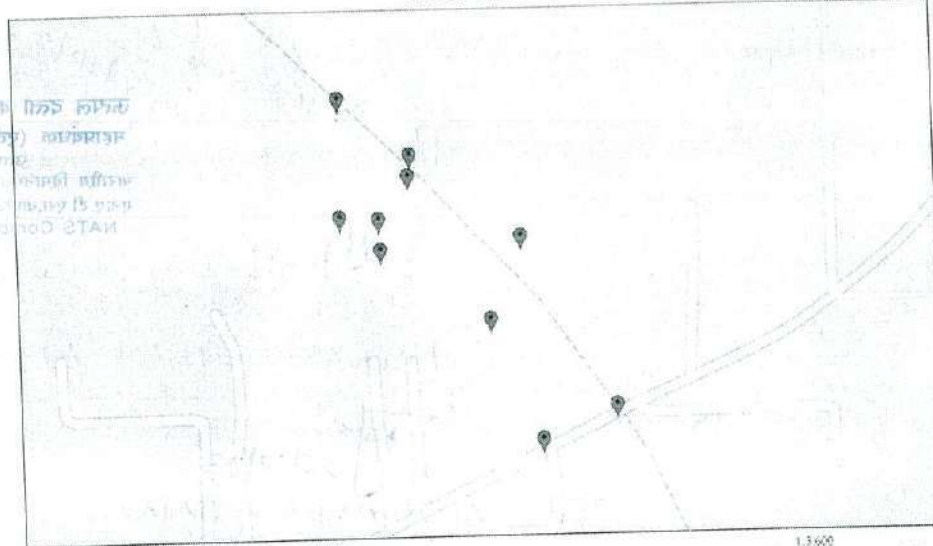
फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	41752.52	102.08
I.G.I Airport	34027.34	184.15
NIAJEWAR	52169.32	279.25
Rohini Heliport	54250.7	176.67
Safdarjung Airport	37709.1	198.08
Sakras	46192.39	8.17
NOCID	PALM/NORTH/B/101023/802808	

Street View



Satellite View





भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

फाइल न. :- एएआई/आरएचक्यू/एनआर/एटीएम/एनओसी/2023/742/3048-51

1. The Distt. Town Planner, Gurugram, HUDA Complex, Sector-14, Gurugram (HR).
2. The Chief Executive Officer, Delhi International Airport, New Uddan Bhawan, Terminal -3, IGI Airport, New Delhi-110037.
3. Guard File.

ANNEXURE VI
FOREST NOC



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



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

नाम Name	शिवांक गर्ग Shivank Garg
संगठन का नाम Organisation Name	Sriflex Projects Pvt Ltd
वर्तमान पता Current Address	Ninex City Mart, Sector-49, Sohna Road
भूमि स्थान Land Location	Sohna, Gurgaon, Sohna
भूमि मापन Land Measurements	9.4937 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	102, 105, 134, 135;

Reference No. (SRN):- M58-MGP-TGL6

जारी करने की तिथि / Date of Issuance: 25-04-2023

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:

<https://164.100.137.243/eservices/mobileapi/verify/clarification/M58MGPTGL6>



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



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

किला नम्बर Killa Number	Mustil No 102 Kila No 20/2(4-9), 21/1(4-9), 21/2(3-4), 22/2(2-2) mustil No 105 Kila No 1/2/1(2-08), 2/1(7-17), 3/1(3-10), 8/1(7-06), 9/1(1-14), 13/2(4-8), 14/1(3-12), 17/2/1(1-12), 18/1/1/1(1-05), Kila No 17/1/2/1(2-10), 24/2(3-0), 25/1(4-14), Mustil.no.134 Kila No. 4/2(3-0), 5(7-18), 6(8-0), 7/1(2-16), Mustil. No. 135 Kila No. 1/1(0-13), 10/2(3-12)
प्रयोजन Purpose	Setting Up Of Township



जारी करने की तिथि / Date of Issuance: 25-04-2023
जारी करने का स्थान / Place of Issuance: Gurgaon
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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



हरियाणा भू-पक्षिण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।

NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.

Applicant Shivank Garg located at village /city Sohna district Gurgaon
made a proposal to use this land for Setting Up Of Township. It 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 of Punjab Land Preservation Act, 1900.

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

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

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

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

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

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

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

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

It is subject to the following conditions:

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



Date: 25-04-2023
Place: Gurgaon

Rajeev Tejyan,
(Divisional Forest Officer)

This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:

<https://164.100.137.243/eservices/mobileapi/verify/clarification/M58MGPTGL6>

ANNEXURE VII
ARAVALI NOC

प्रेषक,

उपायुक्त, गुरुग्राम।

सेवा में

M/s Sriflex Projects Private Limited.,
TF-03, Ninex City Mart, Sohna Road, Sector-49,
Gurugram-122018

क्रमांक 06

/एम0बी0

दिनांक : 9/1/2024

विषय:-

Request for issue of Clearance/NOC under the Aravali norms for land falling in our License no. 133 of 2023 dated 26.06.2023 in the name of Sriflex Projects Private Limited for setting up an affordable Group Housing project over a land parcel of 8.76875 Acres in the Revenue Estate of Village Sohna, now as Sector-4, Sohna, Haryana.

उपरोक्त विषय के संदर्भ में।

विषयाधीन मामले में उक्त के सम्बन्ध में तहसीलदार, सोहना व उप वन संरक्षक, गुरुग्राम से रिपोर्ट प्राप्त की गई जो निम्न प्रकार है:-

तहसीलदार, सोहना ने अपने कार्यालय के पत्र क्रमांक 505/रीडर दिनांक 13.12.2023 के द्वारा रिपोर्ट इस कार्यालय में प्रेषित की है जिसमें लिखा है कि रिपोर्ट मुताबिक पटवारी हल्का अनुसार मौजा सोहना के रिकार्ड का अवलोकन किया गया। अवलोकन उपरान्त मांगी गई सूचना बिद्वार हसब जैल है:-

1. अराजी मु0 नम्बर 102 कीला नम्बर 20/2, 21/1, 21/2, 22/2 मु0 नम्बर 105 कीला नम्बर 1/2/1, 2/1, 3/1, 8/1, 9/1, 13/2, 14/1, 17/2/1, 18/1/1/1, 17/1/2/1, 24/2, 25/1 मु0न0 134 कीला नम्बर 4/2, 5, 7/1 मु0 नम्बर 135 कीला नम्बर 1/1 कीला 20 रकबा तादादी 71 कनाल 18 मरले 6 सरसाई बाका मौजा सोहना 07.05.1992 अरावली नोटिफिकेशन नहीं है।
2. उपरोक्त अराजी अरावली नोटिफिकेशन से पहले/बाद में कभी भी मिसल हकीयत/चकबन्दी ता हसब गैर मुमकिन पहाड़/गैर मुमकिन राड़ा/गैर मुमकिन बीहड़, बंजड़ बीहड़ या रुन्द नहीं है।
3. उपरोक्त अराजी अरावली नोटिफिकेशन से पूर्व/बाद राजस्व रिकार्ड जमाबन्दी में किस्म चाही चली आ रही है।
4. उपरोक्त अराजी चकबन्दी ता हसब कभी भी पंचायत देह/शामलात देह/नगर पालिका/नगर निगम की मलकियत नहीं रही है।
5. उपरोक्त अराजी पर राजस्व रिकार्ड जमाबन्दी में कोई भी किसी प्रकार का मुकदमा आदि का इन्द्राज नहीं है।
6. उपरोक्त अराजी पर राजस्व रिकार्ड में SEZ जोन में नहीं आता है।
7. उपरोक्त नम्बरान कीला पर राजस्व रिकार्ड में धारा 4-6 व अवार्ड का इन्द्राज नहीं है।
8. उपरोक्त कीला नम्बरान मु0 नम्बर 102 कीला नम्बर 20/2(4-9), 21/1(4-9), 21/2(3-4), 22/2(2-2) मु0न0 105 कीला नम्बर 1/2/1(2-8), 2/1(7-17), 3/1(3-10), 8/1(7-6), 9/1(1-14), 13/2(4-8), 14/1(3-12), 17/2/1(1-12), 18/1/1/1(1-5) कीला 13 रकबा तादादी 47 कनाल 16 मरले बाका मौजा सोहना के मालकान अनू प्रोडक्स्ट लि0 370/956 भाग, करारा ग्रीन एल.एल.पी. 176/956 भाग, एंकर बिजनेस सोल्यूसन 200/956 भाग, सच्ची गुप्ता पत्नी प्रवीन गुप्ता 82/956 भाग, सी.एस.फूड एल.एल.पी. 80/956 भाग, सुनील भारद्वाज-दयाराम पुत्रान जीवन लाल भारद्वाज हर दो समभाग 48/956 भाग मालकिन है व मु0 नम्बर 105 कीला नम्बर 17/1/2/1(2-10), 24/2(3-0), 25/1(4-14) मु0 नम्बर 134 कीला नम्बर

4/2(3-0), 5(7-18), 7/1(2-16) मु0 नम्बर 135 कीला नम्बर 1/1(0-4-6) कीला 7 तादादी रकबा 24 कनाल 2 मरले 6 सरसाई वाका मौजा सोहना के भरत राज ठुकराल पुत्र तिलकराज 184/723 भाग, मदन लाल खेड़ा पुत्र गोबिन्द राम खेड़ा 101/723 भाग, दीपक अमीन पुत्र ईश्वर भाई अमीन 177/723 भाग व सोहना बेस्ट प्राजक्ट एल.एल.पी. 77/723 भाग, व सी.एस.फूड 80/723 भाग व राव दूरिस्ट सर्विसिस प्रा0लि0 48/723 भाग व प्रो एडवाईजर डवलपर्स प्रा0 लि0 32/723 भाग व विनोद कुमार सोलंकी पुत्र जागेराम सोलंकी 24/723 भाग, मालिकान है।

नोट:- मु0 नम्बर 102 कीला नम्बर 21/1, 21/2 मु0नम्बर 105 कीला नम्बर 8/1, 9/1, 14/1, 17/2/1, 18/1/1/1, 17/1/2/1, 24/2, 25/1 मु0 नम्बर 134 कीला नम्बर 4/2, 5, 7/1 में गैस पाईप लाईन गुजर रही है।

नोट:- मु0 नम्बर 102 कीला नम्बर 20/2(4-9), 21/2(3-4), 22/2(2-2) मु0 नम्बर 105 कीला नम्बर 1/2/1(2-8), 2/1(7-17) वाका सोहना, सैक्टर-4 का 20 कनाल रकबा रहननामा कालम-5 के अनुसार मैसर्ज श्री फलैक्स प्राजेक्ट्स की तरफ से डायरेक्टर जनरल टारुन एण्ड कन्ट्री प्लानिंग चण्डीगढ़ एल.ओ.आई. कन्डीशन नम्बर 3 के अनुसार आड़ रहन है।

नोट:- रपट नम्बर 270 दिनांक 06.11.2023 रोजनामचा जमाबन्दी साल 2023-2024 की रूह से उपरोक्त मालकान ने श्री फलैक्स प्रोजैक्ट के साथ कोलाबोरेशन एग्रीमेंट किया हुआ है।

उप वन संरक्षक, गुरुग्राम ने अपने कार्यालय के पत्र क्रमांक 1730-G दिनांक 13.12.2023 के द्वारा अवगत कराया है कि उनके कार्यालय द्वारा दिनांक 25.04.2023 (M/s Sriflex Projects Pvt. Ltd.) को गांव सोहना, जिला गुरुग्राम के 9.4937 एकड़ एरिया की फारेस्ट खलेरिफिकेशन ऑनलाईन जारी की जा चुकी है। जिसकी छाया प्रति इस कार्यालय में प्रेषित की है जिसमें लिखा है कि Applicant Shivank Garg, M/s Sriflex Projects Pvt. Ltd., having Mustil No. 102 Kila Number 20/2(4-9), 21/1(4-9), 21/2(3-4), 22/2(2-2) Mustil No. 105 Kila No. 1/2/1(2-08), 2/1(7-17), 3/1(3-10), 8/1(7-06), 9/1(1-14), 13/2(4-8), 14/1(3-12), 17/2/1(1-12), 18/1/1/1(1-05) Kila No. 17/1/2/1(2-10), 24/2(3-0), 25/1(4-14) Mustil No. 134 Kila No. 4/2(3-0), 5(7-18), 6(8-0), 7/1(2-16) Mustil No. 135 Kila No. 1/1(0-13), 10/2(3-12) Land Measuring 9.4937 (Acre) situated with in the revenue estate at Village Sohna, District Gurugram made a proposal to use this land for Setting up of Township. 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 or any area closed under 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 04-01-13 all Revenue Estate of Gurugram is notified u/s 4 of PLPA 1900 and S.O 81/PA.2/1900/S.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as Forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest officer, Gurugram.
- 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 Sriflex Projects Pvt. Ltd., whose land is located at Village/city Sohna, District Gurugram must obtain clearance as applicable under Forest Conservation Act. 1980.

- D) As per the records available with the Forest Department Gurugram the area does not fall in areas where plantations were raised by the Forest Department under Aravali project.
- E) All other statutory clearances mandated under the Environment protection Act. 1986, as per the notification of Ministry of Environment and Forest, Government of India dated 07-05-1992 or any other Act/Order shall be obtained as applicable by the project proponents from the concerned authorities.
- F) The project proponent will not violate any Judicial Order/Direction issued by the Hon'ble Supreme Court/High Courts.
- G) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07-05-2002, 29-10-2002, 16-12-2002, 18-03-2004, 14-05-2008 etc. pertaining to Aravali region in Haryana, which should be complied with.
- H) It shall be the responsibility of user agency/applicant to get necessary clearances/permissions under various Acts and Rules applicable if any, from the respective authorities/department.
- I) This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher.

It is subject to the following conditions:

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

अतः तहसीलदार सोहना व उप वन संरक्षक, गुरुग्राम की रिपोर्ट में वर्णित शर्तों अनुसार आपको Village Sohna, Sector-4, Tehsil Sohna, District Gurugram की उक्त वर्णित भूमि की Aravalli Clearance/Non Forest Land रिपोर्ट इस शर्त पर भी जारी की जाती है कि राजस्व रिकार्ड अनुसार मु0 नम्बर 102 कीला नम्बर 21/1, 21/2 मु0 नम्बर 105 कीला नम्बर 8/1, 9/1, 14/1, 17/2/1, 18/1/1/1, 17/1/2/1, 24/2, 25/1 मु0 नम्बर 134 कीला नम्बर 4/2, 5, 7/1 में गैस पाईप लाईन गुजर रही है। गैस पाईप लाईन क्षेत्र के 30 मीटर के दायरे के अन्दर कच्चा व पक्का भवन निर्माण, पेड़ लगाना, बौरवेल कुंआ आदी पूरी तरह से वर्जित है। प्रार्थी कम्पनी को दी गई एन0ओ0सी में यदि किसी नम्बरो पर हरियाणा सरकार के किसी भी विभाग द्वारा किसी प्रकार की भूमि अर्जन कार्यवाही धारा 4, 6 व अवार्ड आदि राजस्व रिकार्ड अनुसार पाया गया तो सम्बन्धित नम्बरो की अरावली एन0ओ0सी0 स्वतः रद्द समझी जावेगी जिसके लिए प्रार्थी कम्पनी स्वयं जिम्मेवार होगी।

कृते: उपर्युक्त, गुरुग्राम।

ANNEXURE VIII
TREATED WATER ASSURANCE



हरियाणाशहरीविकासप्राधिकरण
OFFICE OF THE EXECUTIVE ENGINEER,
HSVP DIVISION No. VI, GURUGRAM
1st Floor, G.T.P.L. Building, Infocity-I, Sector-34, Gurugram.
xenhsvp6ggm@gmail.com, 0124-4805697



By Email/By Dak/By Hand

To

M/s SRIFLEX PROJECTS PRIVATE LIMITED,
TF-03, Ninex City Mart, Sohna Road,
Sector-49, Gurugram.

Memo No: 216493

Dated: 09/10/2023

Sub: - Request for Assurance letter for Supply of STP treated water for usage in construction of our Affordable Group Housing Colony over an area admeasuring 8.76875 Acres (License No-133 of 2023 dated 26.06.2023) in the revenue estate of Village Sohna, Sector-4, Sohna, District Gurugram, Haryana.

Ref: Your application dated 05.10.2023 on the above noted subject.

In this context, it is intimated that the land for Master Roads as per approved layout plan of 2031-AD for Urban Estate, Sohna has not been acquired yet, as such, Sewerage Scheme for Urban Estate, Sohna as well as for construction of STP etc. will be prepared and got approved after acquisition of Master Roads in Urban Estate, Sohna.

Therefore, treated water will be supplied after it's completion in due course of time as required for above refer project.

This is for your kind information please.

DA/- Nil


Executive Engineer,
HSVP, Div. No. VI,
Gurugram.

ANNEXURE IX
FRESH WATER ASSURANCE



हरियाणाशहरीविकासप्राधिकरण
**OFFICE OF THE EXECUTIVE ENGINEER,
HSVP DIVISION No. VI, GURUGRAM**
1st Floor, G.T.P.L. Building, Infocity-I, Sector-34, Gurugram.
xenhsvp6ggm@gmail.com, 0124-4805697



By Email/By Dak/By Hand

To

M/s SRIFLEX PROJECTS PRIVATE LIMITED,
TF-03, Ninex City Mart, Sohna Road,
Sector-49, Gurugram.

Memo No: 215786

Dated: 06/10/2023

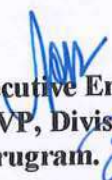
Sub: - Request for Assurance letter for Supply of Fresh Water to our Affordable Group Housing Colony over an area admeasuring 8.76875 Acres (License No-133 of 2023 dated 26.06.2023) in the revenue estate of Village Sohna, Sector-4, Sohna, District Gurugram, Haryana.

Ref: Your application dated 21.09.2023 on the above noted subject.

In this context, it is intimated that the land for Master Roads, Water Supply, Sewerage & SWD, for master plan of 2031-AD for Urban Estate, Sohna has yet not been acquired and master services of Water Supply will be planned accordingly. After approval and execution of Water Supply Scheme, the water supply connection will be sanctioned on your request as per HSVP by law.

This is for your kind information please.

DA/- Nil


**Executive Engineer,
HSVP, Division No-VI,
Gurugram.**

ANNEXURE X
APPROVED SITE PLAN



PARKING SPACE	TAG	NOS.
TWO WHEELER	'S'	1134
CAR	'C'	177
HANDICAP	'HC'	5

NON FAR AREA PHASE-1													
BUILDING	STLT (SQM)	TYP FL (SQM)	NO. OF TYP FL	NO. OF NON TYP FL	TOTAL BALCONY	STAIRCASE AREA	STAIR	STAIR	STAIR	STAIR	STAIR	STAIR	STAIR
TOWER-T1	271.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER-T2	271.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER-T3	271.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER-T4	271.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER-T5	271.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER-T6	271.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
COMMERCIAL-A	0.00	0.00	2	0.00	0	0.00	21.96	0.00	43.92	0.00	26.76	26.76	26,095.21
COMMERCIAL-B	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	29.42	180.21
COMMERCIAL-C	0.00	0.00	1	0.00	0	0.00	24.53	24.53	122.65	0.00	50.84	29.42	180.21
ANGANWADI CUM CRECHE	0.00	0.00	1	0.00	0	0.00	24.53	24.53	122.65	0.00	50.84	29.42	180.21
COMMUNITY HALL	0.00	0.00	1	0.00	0	0.00	24.53	24.53	122.65	0.00	50.84	29.42	180.21
COMMUNITY TERRACE	0.00	0.00	1	0.00	0	0.00	24.53	24.53	122.65	0.00	50.84	29.42	180.21
GUARD ROOMS (2 NOS)	0.00	0.00	2	0.00	0	0.00	21.96	0.00	43.92	0.00	26.76	26.76	26,095.21
LT PANEL ROOM (COMMERCIAL 'C' BASEMENT)	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	29.42	180.21
METER & VOLT ROOM	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	29.42	180.21
STP (COMMUNITY)	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	29.42	180.21
JUST & PUMP ROOM (COMMUNITY)	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	29.42	180.21
SERVICES / ANCILLARY BUILDINGS NON FAR AREA	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	29.42	180.21
TOTAL NON FAR AREA PHASE-1	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	29.42	180.21

TOTAL RESIDENTIAL FAR ACHIEVED PHASE-1									
TOWER	AREA ON GROUND FLOOR (SQM)	AREA ON TYP. FLOOR (SQM)	NO. OF TYPICAL FLOORS	AREA ON NON TYP FLOOR (SQM)	NO. OF NON TYP FLOORS	TOTAL FAR AREA (SQM)	PERMISSIBLE FAR (SQM)	ACHIEVED FAR (SQM)	UNIT
TOWER-T1	69.64	679.28	19	0	0	12,975.96	12,975.96	12,975.96	SQM
TOWER-T2	69.64	679.28	19	0	0	12,975.96	12,975.96	12,975.96	SQM
TOWER-T3	69.64	679.28	19	0	0	12,975.96	12,975.96	12,975.96	SQM
TOWER-T4	69.64	679.28	19	0	0	12,975.96	12,975.96	12,975.96	SQM
TOWER-T5	69.64	679.28	19	0	0	12,975.96	12,975.96	12,975.96	SQM
TOWER-T6	69.64	679.28	19	0	0	12,975.96	12,975.96	12,975.96	SQM
TOTAL RESIDENTIAL FAR ACHIEVED	418.56	4185.60	114	0	0	77,561.76	77,561.76	77,561.76	SQM

TOTAL COMMERCIAL FAR ACHIEVED PHASE-1									
BLOCK	AREA ON GROUND FLOOR (SQM)	AREA ON TYP. FLOOR (SQM)	NO. OF TYPICAL FLOORS	AREA ON NON TYP FLOOR (SQM)	NO. OF NON TYP FLOORS	TOTAL FAR AREA (SQM)	PERMISSIBLE FAR (SQM)	ACHIEVED FAR (SQM)	UNIT
COMMERCIAL 'A'	421.60	261.76	133.42	816.78	1	816.78	816.78	816.78	SQM
COMMERCIAL 'B'	714.51	483.28	222.73	1,420.52	1	1,420.52	1,420.52	1,420.52	SQM
COMMERCIAL 'C'	139.31	92.87	46.43	464.30	1	464.30	464.30	464.30	SQM
TOTAL COMMERCIAL FAR ACHIEVED	1275.42	837.91	382.58	1,701.60	3	2,981.58	2,981.58	2,981.58	SQM

TOTAL CARPET AREA RESIDENTIAL ACHIEVED PHASE 1									
UNIT TYPE	NO. OF UNITS	CARPET AREA PER UNIT (SQM)	TOTAL CARPET AREA (SQM)	BALCONY AREA PER UNIT (SQM)	TOTAL BALCONY AREA (SQM)	TOTAL CARPET AREA (SQM)	PERMISSIBLE CARPET AREA (SQM)	ACHIEVED CARPET AREA (SQM)	UNIT
TYPE-1	456	59.89	27,309.84	9.26	4,222.56	31,532.40	31,532.40	31,532.40	SQM
TYPE-2	431	59.89	25,812.59	13.54	5,835.74	31,648.33	31,648.33	31,648.33	SQM
TYPE-3	218	59.18	12,901.24	8.64	1,885.52	14,786.76	14,786.76	14,786.76	SQM
TOTAL	1,105		66,023.67		11,943.82	77,967.49	77,967.49	77,967.49	SQM

PARKING DETAILS PHASE 1									
TOWER	STILT AREA (SQM)	2 WHEELER (NOS)	4 WHEELER (NOS)	HANDICAP (NOS)	TOTAL (NOS)	PERMISSIBLE (NOS)	ACHIEVED (NOS)	UNIT	
TOWER-T1	271.34	190	190	190	570	570	570	SQM	
TOWER-T2	271.34	190	190	190	570	570	570	SQM	
TOWER-T3	271.34	190	190	190	570	570	570	SQM	
TOWER-T4	271.34	190	190	190	570	570	570	SQM	
TOWER-T5	271.34	190	190	190	570	570	570	SQM	
TOWER-T6	271.34	190	190	190	570	570	570	SQM	
TOTAL	1,628.04	1,140	1,140	1,140	3,420	3,420	3,420	SQM	

ECS CALCULATION PHASE 1 (IN SQM)									
OPEN AREA FOR PARKING	ROAD	PARKING	STILT	STILT	STILT	STILT	STILT	STILT	STILT
OPEN AREA FOR PARKING	5007.11	408.43	808.00	808.00	808.00	808.00	808.00	808.00	808.00
AREA / ECS	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37
ECS IN OPEN AREA (NOS)	1187.66	968.07	1916.00	1916.00	1916.00	1916.00	1916.00	1916.00	1916.00
STILT AREA FOR PARKING (SQM)			499.84	499.84	499.84	499.84	499.84	499.84	499.84
AREA / ECS			2.37	2.37	2.37	2.37	2.37	2.37	2.37
ECS IN STILT (NOS)			210.90	210.90	210.90	210.90	210.90	210.90	210.90
TOTAL ECS PHASE 1 (NOS)			1,398.56	1,398.56	1,398.56	1,398.56	1,398.56	1,398.56	1,398.56

SUMMARY BUILT UP AREA PHASE-1									
USAGE	FAR AREA (SQM)	NON FAR AREA (SQM)	TOTAL FAR AREA (SQM)	PERMISSIBLE FAR (SQM)	ACHIEVED FAR (SQM)	UNIT			
RESIDENTIAL	75,694.91	20,005.21	95,699.12	95,699.12	95,699.12	SQM			
COMMERCIAL	2,981.58	0.00	2,981.58	2,981.58	2,981.58	SQM			
COMMUNITY BUILDINGS	0.00	681.01	681.01	681.01	681.01	SQM			
SERVICES / ANCILLARY BUILDINGS	0.00	1,207.78	1,207.78	1,207.78	1,207.78	SQM			
TOTAL	78,676.52	22,893.99	101,570.51	101,570.51	101,570.51	SQM			
TOTAL BUILT UP AREA PHASE-1	1,00,893.22		1,00,893.22	1,00,893.22	1,00,893.22	SQM			

NOTE:-
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM
WHEREVER REQUIRED BY NBC.
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER
RELEVANT IS CODES FOR EARTH QUAKE
RESISTANCE.

AREA STATEMENT (PHASE 1)									
DESCRIPTION	PERMISSIBLE REQUIRED PHASE 1 (S. 2)	ACHIEVED IN PHASE 1	UNIT						
Net Planned Area	8,514	8,514	SQM						
Residential Component	96%	8,173.44	SQM						
Commercial Component	4%	337.76	SQM						
Permissible FAR for Residential	15%	74,422.08	SQM						
Additional FAR taken for IGBC Platinum Rating (15%)	15%	4,964.47	SQM						
Total FAR for Residential		79,386.55	SQM						
Permissible FAR for Commercial (17%)	17%	175.00	SQM						
Additional FAR taken for IGBC Platinum Rating (15%)	15%	2,411.89	SQM						
Total FAR for Commercial		2,618.56	SQM						
Ground Coverage	50%	19,748	Acres						
Organised Open Area	1.28	6,010.43	SQM						
Density	Minimum	750	PFA						
	Maximum	900	PFA						
Total Nos. Of Units	1/2 ECS of Total Units	553	Units						
	OR	1,316	Units						
	As per following Details	1,316	Units						
Parking	2/4-Wheeler Parking	1103	Units						
	2 Wheeler Parking	1,316	Units						
	4 Wheeler Parking	177	Units						
	Handicap Parking	5	Units						
	Total Parking	1,316	Units						

GROUND COVERAGE PHASE 1									
TOWER	CORE / COVERED AREA (SQM)	STILT / NON FAR AREA (SQM)	TOTAL GROUND COVERAGE (SQM)	PERMISSIBLE GROUND COVERAGE (SQM)	ACHIEVED GROUND COVERAGE (SQM)	UNIT			
TOWER-T1	69.64	784.94	854.58	854.58	854.58	SQM			
TOWER-T2	69.64	784.94	854.58	854.58	854.58	SQM			
TOWER-T3	69.64	784.94	854.58	854.58	854.58	SQM			
TOWER-T4	69.64	784.94	854.58	854.58	854.58	SQM			
TOWER-T5	69.64	784.94	854.58	854.58	854.58	SQM			
TOWER-T6	69.64	784.94	854.58	854.58	854.58	SQM			
COMMERCIAL-A	421.60	0.00	421.60	421.60	421.60	SQM			
COMMERCIAL-B	714.51	0.00	714.51	714.51	714.51	SQM			
COMMERCIAL-C	139.31	0.00	139.31	139.31	139.31	SQM			
COMMUNITY HALL & ANGANWADI CUM CRECHE	248.82	0.00	248.82	248.82	248.82	SQM			
TOTAL	6,023.04	0.00	6,023.04	6,023.04	6,023.04	SQM			
PERCENTAGE	74.76%		74.76%	74.76%	74.76%	%			

TOTAL DWELLING UNITS MATRIX - PHASE 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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ANNEXURE XI

SEWERAGE DISCHARGE ASSURANCE



हरियाणाशहरीविकासप्राधिकरण
OFFICE OF THE EXECUTIVE ENGINEER,
HSVP DIVISION No. VI, GURUGRAM
1st Floor, G.T.P.L. Building, Infocity-I, Sector-34, Gurugram.
xenhsvp6ggm@gmail.com, 0124-4805697



By Email/By Dak/By Hand

To

M/s SRIFLEX PROJECTS PRIVATE LIMITED,
TF-03, Ninex City Mart, Sohna Road,
Sector-49, Gurugram.

Memo No: 215793

Dated: 06/10/2023

Sub: -

Request for Assurance for adequate discharge of Excess Treated Water from our affordable Group Housing Colony over an area admeasuring 8.76875 Acres (License No-133 of 2023 dated 26.06.2023) in the revenue estate of Village Sohna, Sector-4, Sohna, District Gurugram, Haryana.

Ref:

Your application dated 21.09.2023 on the above noted subject.

In this context, it is intimated that the land for Master Roads as per approved layout plan of 2031-AD for Urban Estate, Sohna has not been acquired yet, as such, Sewerage Scheme for Urban Estate, Sohna as well as for construction of STP etc. will be prepared and got approved after acquisition of Master Roads in Urban Estate, Sohna.

Therefore, treated water will be supplied after it's completion in due course of time as required for above refer project.

This is for your kind information please.

DA/- Nil


Executive Engineer,
HSVP, Div. No. VI,
Gurugram.

ANNEXURE XII
POWER ASSURANCE

	DAKSHIN HARYANA BIJLI VITRAN NIGAM (A Govt. of Haryana Undertaking) Office of Superintending Engineer (OP) Circle-II, DHBVN, Gurugram 2nd Floor, Housing Board Office Complex, Saraswati Vihar, M.G. Road, Gurugram, Haryana-122002 ☎ 0124-2582106, 0124-4378109 E-mail – seop2gurugram@dhbvn.org.in Website - www.dhbvn.org.in	
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To,

M/s Sriflex Projects Pvt. Ltd.,
TF-3, Ninex City Mart,
✓ Sector-49, Sohna Road, Gurugram.

Memo No. Ch- **40**

/DGR- 26B

Dated: **06** /10/2023

Sub: Assurance certificate of DHBVN for power supply of M/s Sriflex Projects Pvt. Ltd. for setting up affordable group housing colony over an area measuring 8.76875 acres (License no. 133 of 2023 dated 26.06.2023) in the revenue estate of village-Sohna, Sector-4, Sohna, Gurugram.

Refer to your letter no. Nil dated 05.10.2023.

It is hereby assured that the power requirement of tentative load of **4500 KW** shall be considered from the nearest sub-station at 11 KV level at the time of actual requirement as per DHBVN norms, subject to the following conditions:-

1. Subject to availability of power and infrastructure at the time of actual release of connection.
2. Necessary charges will be got deposited by you as per latest Nigam instructions and compliance of all other instructions of Nigam will be ensured as per standing instructions of Nigam/HERC Regulations.
3. The necessary infrastructure will be laid by you at your own cost. The piece of land will be provided by you for the switching station / sub-station as per instructions of the Nigam.
4. The validity of this letter will be till the validity of licenses issued by Town & Country Planning, Haryana in view of Sales Circular no. D-6/2022 issued by CE/Commercial, DHBVN, Hisar vide memo no. Ch-06/SE/C/R-16/380/Vol-I dated 10.03.2022.

S.E (OP) Circle –II
DHBVN, Gurugram

Copy to:-

The Xen 'OP' Divn. DHBVN, Sohna for information, please.

ANNEXURE XIII
LAND LICENSE

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

Licence No. 133 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under Sushil Bhardwaj, Dayaram Ss/o Sh. Jeewan Lal Bhardwaj, Anu Products Ltd. Karara Greens LLP., Anchor Business Solutions, Shachi Gupta W/o Sh. Parveen Gupta, CS Foods LLP, Madan Lal Khera S/o Govindram Khera, Deepak Amin s/o Ishwar Bhai, Bharat Raj Thakral, Sohna Best Projects LLP., PRO Advisor Developers Pvt. Ltd., Vinod Kumar Solanki S/o Jaga Ram Solanki and Rao Tourist Services Pvt. Ltd. in collaboration with Sriflex Projects Pvt. Ltd., Basement 1, Ninex City Mart, Sector-49, Sohna Road Gurugram-122018 for setting up of an Affordable Group Housing Colony over an area measuring 8.76875 acre in the revenue estate of village Sohna, Sector-4, Tehsil-Sohna, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans
 - 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 the Rules 1976 made there under are duly complied with.
 - c. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - d. That you shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.


Director General
Town & Country Planning
Haryana, Chandigarh

- e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- g. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- h. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- i. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- k. That you shall obtain clearance from competent Authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and other forest laws.
- l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

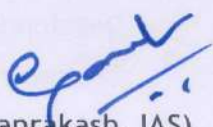
gaur

- q. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- s. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- t. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- u. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- v. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- w. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 10% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- x. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 as amended from time to time.
- y. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site before the approval of building plans.
- z. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- aa. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.



- bb. That you shall maintain the ROW of 66 KV HT and 11 KV HT line passing through the site till the shifting of the same.
- cc. That the area under mortgage shall be developed on priority and occupation certificate of the same shall be obtained within 1st phase of the project.
3. The licence is valid up to 25/06/2028.

Dated: 26/06/2023.
Place: Chandigarh


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

Endst. No. LC-4894-JE (DS)-2023/ 20780

Dated: 27-06-2023

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

1. Sushil Bhardwaj, Dayaram Ss/o Sh. Jeewan Lal Bhardwaj, Anu Products Ltd. Karara Greens LLP., Anchor Business Solutions, Shachi Gupta W/o Sh. Parveen Gupta, CS Foods LLP, Madan Lal Khera S/o Govindram Khera, Deepak Amin s/o Ishwar Bhai, Bharat Raj Thakral, Sohna Best Projects LLP., PRO Advisor Developers Pvt. Ltd., Vinod Kumar Solanki S/o Jaga Ram Solanki and Rao Tourist Services Pvt. Ltd. in collaboration with Sriflex Projects Pvt. Ltd., Basement 1, Ninex City Mart, Sector-49, Sohna Road Gurugram-122018 alongwith copy of agreements and zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License no.....133.....Dated 26/06/2023

Sushil Bharadhwaj- Dayaram Ss/o Jeewan Lal Bharadhwaj 48/956 share
Anu Products Ltd. 370/956 share,
Karara Green LLP 176/956 share,
Anchor Business Solutions 200/956 share,
Shachi Gupta w/o Sh. Parveen Gupta 82/956 share
C S Foods LLP 80/956 share

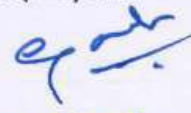
Village	Rect. No.	Killa No.	Area (K-M-S)
Sohna	102	20/2 ✓	4-9 ✓
		21/1 ✓	4-9 ✓
		21/2 ✓	3-4 ✓
		22/2 ✓	2-2 ✓
	105	1/2/1 ✓	2-8 ✓
		2/1 ✓	7-17 ✓
		3/1 ✓	3-10 ✓
		8/1 ✓	7-6 ✓
		9/1 ✓	1-14 ✓
		13/2 ✓	4-8 ✓
		14/1 ✓	3-12 ✓
		17/2/1 ✓	1-12 ✓
		18/1/1/1 ✓	1-5 ✓
		Total	47-16 ✓

Detail of land owned by C S Foods LLP 80/723 share,
Madan Lal Khera S/o Govindram Khera 101/723 share,
Deepak Amin s/o Ishwar Bhai 177/723 share,
Bharat Raj Thakral 184/723 share,
Sohna Best Products LLP. 77/723 share
PRO Advisor Developers Pvt.Ltd. 32/723 share
Vinod kumar Solanki S/o Jaga Ram Solanki 24/723 share
Rao Tourist Services Pvt.Ltd. 48/723 share

Village	Rect. No.	Killa No.	Area (K-M-S)
Sohna	105	17/1/2/1	2-10-0 ✓
		24/2	3-0-0 ✓
		25/1	4-14-0 ✓
	134	4/2 ✓	3-0-0 ✓
		5min ✓	6-2-3 ✓
		7/1 ✓	2-16-0 ✓
	135	1/1min ✓	0-4-6 ✓
		Total	22-7-0
		Grand Total	70-3-0

Or 8.76875 Acres

Note;- Killa NO 102//21/1(4-9),21/2(3-4),22/2(2-2),105//1/2/1(2-8) and 2/1Min(3-15) total 15K-18M has mortgaged.


Director General
Town & Country Planning
Haryana, Chandigarh

ANNEXURE XIV
STRUCTURE STABILITY CERTIFICATE

FORM BR-V (A2)
[See code 2.1 (1) (vii)]

Certificate of conformity to rules and structural safety for all buildings except as stated in Form BR-V(A1).

Certificate to be submitted along with the building application in Form BR-1 duly signed by the Architect, the Structural Engineer, the Proof Consultant and Geotechnical Engineer (for buildings above 70mt height).

Details of the building for which the certificate is issued:

Plot No. _____, Sector 4 & 5, Colony Affordable plotted Colony Area measuring 9.49375 Acres
(Memo No. LC-4894-JE (DS)/2023/5276 Dated 22/02/2023) in revenue Estate of Village Sohna

City/Town: Tehsil Sohna, Gurugram;

Name of the owner Sriflex Projects Pvt. Ltd.

Complete address of the owner Basement 1, Ninex City Mart,
Sector-49, Sohna Road
Gurugram-122018.

A. Building Plan:

- i. Name of Architect: Rohit Jain
- ii. Council of Architecture Registration No. CA-88/11424, valid up to 31.12.2030.
- iii. Complete Address B-4/25, 2nd Floor, Safdarjung Enclave, N. Delhi-29
- iv. E-Mail vastukriti@vastukriti.com
- v. Mobile no. 9811078651

B. Structural Design:

- i. Name of Engineer: Sanjeev Jain
- ii. Qualifications: M. S. Structure-USA
- iii. Complete Address: I-1738, Chittranjan Park, Lower Ground Floor,
New Delhi-110019
- iv. E-Mail: chordiatech@gmail.com
- v. Mobile no. 9810004329

Certificate

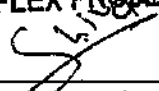
It is hereby certified that the plans submitted in Form BR-1 for the building detailed above, are in accordance with the Code and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for

Haryana Government

structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated _____

For **SRIFLEX PROJECTS PVT. LTD.**


Signature of Authorised Signatory
 (No digital signatures are required)

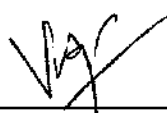
Mobile no. **9717095111**
 E-mail: shivank@sfriflex.com


Signature of Architect
 No. CA/88/11424


SANJEEV JAIN
 BE (Civil), MS (Structures) USA
 Fellow Indian Association of Structural Engineers
 Member Consulting Engineer in Association of India
 Member Indian Building Congress
 Member Indian Society of Structural Engineers
 Associate The Institute of Engineers (India)

The structural design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated _____


Signature of Proof Consultant
 along with Mob. No. **9810010936**
 & E-mail vjain@vintechconsultants.com

DR. VINOD JAIN
 Ph.D. (Struct), M.Tech. (Struct.)
 B.E. (Civil) Hons., CE, MIE-M-118865-2
 Empanelment ID: TPR-182A-2023
VINTECH CONSULTANTS
 C-35, Pamposh Enclave, G.K.-1, N Delhi-11008

NNEXURE XV

ACKNOWLEDGEMENT FOR SHIFTING OF

HT LINE

DHBN**DAKSHIN HARYANA BIJLI VITRAN NIGAM**

(A GOVT. OF HARYANA UNDERTAKING)
OFFICE OF CHIEF ENGINEER / OPERATION
PO POWER HOUSE ROHTAK ROAD, PUNJABI BAGH, DELHI-35
Ph. 011-28312877, 011-28313780.
E-mail: ceopdelhi@dhbn.org.in, Website: www.dhbn.org.in

To

SE/OP Circle-II
DHBN, Gurugram

Memo No.: Ch-02-WO/E-43/2023-24/GGN-II

dated: 2-06.2023

Sub: - DEPOSIT ESTIMATE

Ref: - Your office memo No. Ch-02/Est-46/Sohna

dated: 19.06.2023.

The below mentioned deposit estimate is enclosed herewith duly sanctioned by this office: -

Sanctioned No	Name of work	Amount	Classification
D-121/2023-24	Deposit estimate for shifting of HT line due to crossing over the premises of M/s Srflex Projects Pvt. Ltd. at Damdama Road Sohna under 11KV Khaika and Damdama feeder fed from 66KV S/Stn. Sohna under 'OP' S/Divn DHBN, Sohna during the year 2023-24	Rs. 19, 50, 574/-	G.H. 47.301

(Rs. Nineteen Lacs Fifty Thousand Five Hundred and Seventy Four only)

Note:-

- 1) Work should only be executed, if the specific funds is placed at your disposal in the Budget for the year 2023-24.
- 2) This estimate is sanctioned in terms of Sr. No. 3.2 of Delegation of Powers.
- 3) The expenditure of the work should be restricted up to the budget grant placed at your disposal under the head shown on the allocation sheet.
- 4) The responsibility of the correctness of the figures shown in the estimate rest with you and your SDO.
- 5) Inspection charges @ 1.5% of sanctioned amount will be deposited by the consumer if work to be carried out under Self Execution Scheme OR work to be carried out Departmentally, total sanctioned amount+10% departmental supervision charges will be deposited by consumer.
- 6) Any type of Dismantled material from this work shall be taken in form IV by the concerned JE & shall be returned to store immediately.
- 7) The inspection of the material should be got carried out by DHBN officer/Third Party agency empanelled by Nigam as per Quality Assurance plan of the Nigam.
- 8) The compliance of Sales Circular No. D-18/2018 dated 22.05.2018 & D-22/2018 dated 16.08.2018 be made before execution of work under Self Execution Scheme.
- 9) No any type of undue benefit is to be given to the representative by way of showing less quantity of material/labour charges etc. or any other way, otherwise your office shall be responsible.
- 10) Before execution of work, all the sales circulars/instructions of the Nigam may be kept in view, otherwise in case of any complicity arises on later stage, you and your SDO will be fully responsible for the same, as the estimate has only been sanctioned to execute the work as per Nigam instructions.
- 11) In case of any observations noticed by your office, same must be brought to the notice of this office within one week falling which responsibility of any lapses observed at a later stage will rest upon your office.
- 12) The compliance of Sales Circular No. D-14/2018 and D-30/2020 be made before execution of work, if required.
- 13) The latest instruction regarding levy of GST may be insured before start of the work.
- 14) The compliance of Sales Circular No. D-23/2016, D-28/2016 & D-12/2017 be made before execution of work regarding independent feeder if any.
- 15) Before execution of work, SDO/Xen 'OP' will ensure that all the material including cable/conductor has been taken as per site condition and as per Nigam Instructions.

This issues with the approval of the W/C.E./OP DHBN, Delhi at NP-1 File No. WO/E-43/2023-24/GGN-II

DA/Estimate

Chief Draftsman
For CE (OP) DHBN, Delhi

CC to:-

Xen 'OP' Divn. DHBN, Sohna Gurugram.

ANNEXURE XVI
TREE CUTTING APPLICATION

SRIFLEX PROJECTS PRIVATE LIMITED

CIN: U70109HR2020PTC085412 Email: info@sriflex.com Website: www.sriflex.com

To,
The Divisional Forest Officer (DFO),
District Gurugram,
Haryana

14.05.2024

SUB: APPLICATION FOR GRANT OF PERMISSION REGARDING TREE CUTTING/SHIFTING AS PER FOREST LAW AND NOTIFICATION APPLICABLE ON LAND UNDER KHASRA NO 102, 105, 134 & 135 SITUATED AT VILLAGE SOHNA, SECTOR-4, TEHSIL-SOHNA, GURUGRAM, HARYANA.

Dear Sir,

We have obtained licence (133 of 2023 copy attached) for setting up of an Affordable Group Housing Colony over an area of 8.76755 acres in revenue estate of village Sohna, Sector-4, sub Tehsil Sohna, District Gurugram, Haryana

It is further requested we are in process to develop an affordable Group Housing Colony under the Affordable Housing Policy, 2013 vide License no. 133 of 2023 dated 26.06.2023 issued by the Directorate Town & Country Planning Haryana.

Copy of license is attached herewith for your record, you are requested to visit the site and advise us how to proceed further on shifting or cutting of Trees falling in our above said licensed land.

We shall abide by the directions received from your office, kindly do the needful and oblige.

Thanking You

Yours sincerely,

For Sriflex Projects Private Limited
For **SRIFLEX PROJECTS PVT. LTD.**

Director/Authorized Signatory

Reviewed
14/5/2024
318
14/05/2024

Divisional Forest Officer
Gurugram

ANNEXURE XVII
ZONING PLAN

ZONING PLAN FOR AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 8.76875 ACRES (LICENCE NO.....133.....of 2023 DATED ..26/06/2023.....) IN SECTOR-4, SOHNA BEING DEVELOPED BY SRIFLEX PROJECTS PVT. LTD.

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

1. SHAPE & SIZE OF SITE :-

The shape and size of site is in accordance with the demarcation plan shown as A TO Z10 confirmed by DTP, Gurugram vide Endst No. 3804 dated 06.05.2023.

2. TYPE OF BUILDING PERMITTED AND LAND USES :-

- (a). The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.
- (b). The site shall be developed and building constructed thereon as indicated in and explained in the table below:-

Notation	Land use Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause - a above and uses permissible in the open space zone.

3. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-

- (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
- (b) The maximum coverage of ground floor shall be 50% of the net planned area of 8.514 acres as per Affordable Housing Policy dated 09.08.2013.
- (c) The maximum commercial component shall be i.e. 4% of the net planned area i.e. 0.34056 acre with FAR of 175.
- (d) The maximum FAR on the balance area i.e. 8.17344 acres shall not exceed 225. However it shall not include Community Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING :-

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- (a) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.
- (b) The plinth height of building shall be as per the Haryana Building Code, 2017.
- (c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- (d) If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

5. PARKING :-

- (a) The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
- (b) Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8 x 2.5 m.
- (c) No car parking shall be allotted to any apartment owner in such projects.
- (d) The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space
- (e) The area for parking per car shall be as under :-
- (i) Basement 32 Sqm.
- (ii) Stilts 28 Sqm.
- (iii) Open 23 Sqm.
- (b) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers. In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- (c) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.75 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

6. APPROACH TO SITE :-

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.

7. GATE POST AND BOUNDARY WALL :-

- (a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.
- (b) The boundary wall shall be constructed as per the Haryana Building Code, 2017.

8. DENSITY :-

- (a) The minimum/maximum density of the population provided in the Colony shall be 750 to 900 PPA (person per acre) on the area of 8.17344 acres as per Affordable Housing Policy dated 09.08.2013.
- (b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons per unit.

9. ACCOMMODATION FOR SERVICE POPULATION :-

No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.

10. LIFTS AND RAMPS :-

- a) Lifts & Ramps shall be constructed as specified in the Haryana Building Code, 2017.
- b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
- c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National Building Code-2005 shall be provided.

11. OPEN SPACES :-

While all the open spaces including those between the blocks and wings of Buildings shall be developed, equipped and landscaped according to the plan approved by DGTC, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.

12. APPROVAL OF BUILDING PLANS :-

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

13. BUILDING BYE- LAWS :-

The construction of the building/buildings shall be governed by the Haryana Building Code, 2016 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DGTC, Haryana.

14. BASEMENT :-

- (a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
- (b) The construction of basement shall be executed as per the Haryana Building Code, 2017.

15. PROVISION OF COMMUNITY BUILDINGS :-

The coloniser shall be required to provide the following community sites, in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.

- a. One built-up community Hall of not less than 185.81 Sqm. area.
- b. One built-up Anganwadi-cum-creche of not less than 185.81 Sqm. area.

16. APPROACH TO SITE :-

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DGTC, Haryana.

17. FIRE SAFETY MEASURES :-

- a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code, 2016/National Building Code of India and the same should be got certified from the competent authority.
- b) Electric Sub Station/generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.
- c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.

18. GENERAL :-

- (i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site
- (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (v) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

DRG. No. DGTCP 9351 DATED 27-06-23

ALL DIMENSIONS ARE IN METERS.
ZONED AREA = 4.892 ACRES

(RAM AVTAR BASSI)
JD (HQ)

(SANJAY NARANG)
ATP (HQ)

(R.S. BATTH)
DTP (HQ)

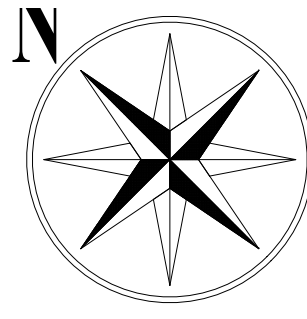
(HITESH SHARMA)
STP (M) HQ

(P.P. SINGH)
CTP (HR)

(T.L. SATYAPRAKASH, IAS)
DG, TCP (HR)

ANNEXURE XVIII
LANDSCAPE PLAN

LANDSCAPE PLAN



LEGEND

-
- PROJECT BOUNDARY
- SETBACK LINE
- SOHNA - BHONDSI LPG PIPE LINE CORRIDOR
- TOWER BLOCK
- COMMERCIAL BLOCK
- LAWN AREA
- PERIPHERAL GREEN
- ROAD
- COMMUNITY (FF) & ANGANWADI CUM CRECHE (GF)
- UNDER GROUND LT ROOM
- PARKING AREA(CAR)
- PARKING AREA(BIKE)
- DG YARD
- ELECTRICAL SUBSTATION
- ORGANIC WASTE CONVERTER

Required Trees = Net Plot Area/80 = 34454.67/80 = 431 Trees
Trees Proposed = 432

S.No.	Particular	Area(Sqm)	In terms of percentage	Species of Trees(Peripheral Green)			
				S.No.	Tree Name	Symbol	No.
1	Net Plot Area	34454.67	100	1	Near(<i>Adrachta indica</i> A juss)		66
2	Proposed Ground coverage	9755.15	28.31	2	Shisham(<i>Dalbergia sisso</i> Roxb.)		2
3	Proposed Green area	7513.04	21.81	3	Amaltasi(<i>Cassia fistula</i>)		119
4	Area for Surface Parking	17186.48	49.88	4	Jamun(<i>Syzygium cumini</i> Linn)		4
5	Road and Paved area			5	Kachnar(<i>Bauhinia varieg</i> Linn)		75
6				6	Gular (<i>Ficus glomerata</i> Roxb)		10
				Total			43

Landscape Area Detail			
S.No.	Particular	Area(Sqm)	Nos of Tree
1	Peripheral Green(PG)	1812.30	432
2	Lawn (L) Area	5700.74	0
Total Landscape Area		7513.04	432

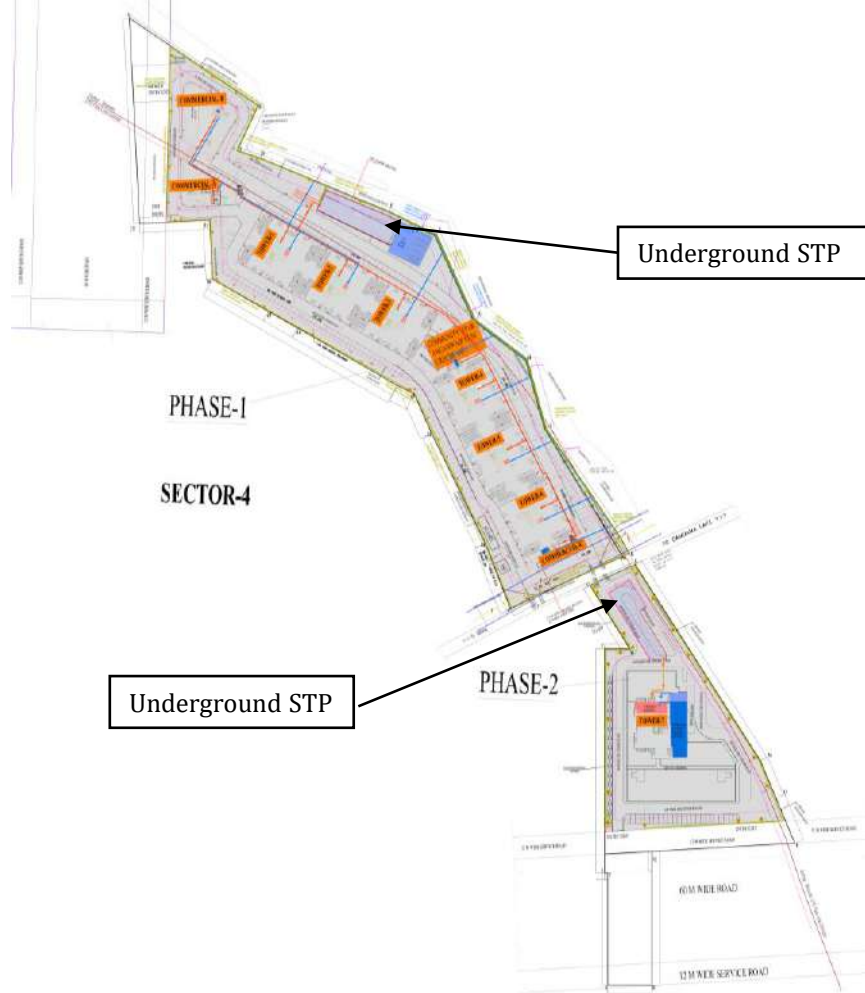
Peripheral Green(PG) Area Detail							
S.No.	Particular	Length of Row(m)	Criteria (L/2)	Width of Row(m)	No. of Rows	Area (sqm)	No. of Trees =Length/2
1	PG-1	14.57	L/2	1.5	1	21.86	1
2	PG-2	78.79	L/2	1.5	1	118.19	4
3	PG-3	38.55	L/2	1.5	1	57.83	2
4	PG-4	35.2	L/2	1.5	1	52.80	2
5	PG-5	50.29	L/2	1.5	1	75.44	3
6	PG-6	113.99	L/2	1.5	1	170.99	6
7	PG-7	26.82	L/2	1.5	1	40.23	1
8	PG-8	47.41	L/2	1.5	1	71.12	3
9	PG-9	17.9	L/2	1.5	1	26.85	1
10	PG-10	59.46	L/2	1.5	1	89.19	3
11	PG-11	23.42	L/2	1.5	1	35.13	1
12	PG-12	31.85	L/2	1.5	1	47.78	16
13	PG-13	124.66	L/2	1.5	1	186.99	62
14	PG-14	124.47	L/2	1.5	1	186.71	63
15	PG-15	10.42	L/2	1.5	1	15.63	6
16	PG-16	27.99	L/2	1.5	1	41.99	15
17	PG-17	124.05	L/2	1.5	1	186.08	63
18	PG-18	32.41	L/2	1.5	1	48.62	17
19	PG-19	13.72	L/2	1.5	1	20.58	7
20	PG-20	62.39	L/2	1.5	1	93.59	31
21	PG-21	96.20	L/2	1.5	1	144.30	48
22	PG-22	13.41	L/2	1.5	1	20.12	7
23	PG-23	40.23	L/2	1.5	1	60.35	21
TOTAL						1812.30	432

Lawn (L) Area Detail		
S.No.	Particular	Area(sq.m)
1	L-1	367.672382
2	L-2	371.48533
3	L-3	1997.299285
4	L-4	379.919589
5	L-5	131.937299
6	L-6	16.037277
7	L-7	8.955200
8	L-8	16.039113
9	L-9	16.936200
10	L-10	43.340607
11	L-11	7.452064
12	L-12	7.452064
13	L-13	100.298740
14	L-14	53.86398
15	L-15	79.796026
16	L-16	399.080326
17	L-17	17.738276
18	L-18	51.640263
19	L-19	14.068266
20	L-20	7.281896
21	L-21	38.612712
22	L-22	30.891902
23	L-23	20.755397
24	L-24	43.385402
25	L-25	9.589630
26	L-26	2.435028
27	L-27	11.178142
28	L-28	66.603867
29	L-29	17.221875
30	L-30	386.939725
31	L-31	223.565851
32	L-32	377.227868
33	L-33	9.201239
34	L-34	168.907464
35	L-35	4.428113
36	L-36	56.409391
37	L-37	3.529187
38	L-38	111.48739
Lawn (L) Area Total=		5700.74

Lawn (L) Area Total=5700.74

Name of Project:
 Affordable Group Housing Colony
 Name of Proponent:
 M/s Sriflex Projects Pvt. Ltd
 Location of Project:
 Village- sohna, sector-4, Tehsil- Sohna,
 District- Gurugram, Haryana.

ANNEXURE XIX
DUAL PLUMBING PLAN



	PROJECT BOUNDARY
	SETBACK LINE
	SOHNA - BHONDSI LPG PIPE LINE CORRIDOR
	MAIN WATER LINE
	DOMESTIC WATER LINE
	HYDRANT RING LINE
	FLUSHING LINE
	GARDEN HYDRANT
	WATER OVERHEAD TANK
	STP (UNDER GROUND)
	UNDER GROUND TANK(WATER /PUMP ROOM)