



Date:

To

State Environment Impact Assessment Authority (SEIAA),  
Bay No. 55-58, Paryatan Bhavan, Sector-2,  
Panchkula, Haryana.

**Sub: Submission of Six-Monthly Compliance Report of Stipulated Conditions of Environmental Clearance for Proposed Commercial Colony (Retail, Food Court & Office) at Village Maidawas, Sector-66, Gurugram (Haryana) for the period of December 2025.**

**Ref. No. SEIAA (128)/HR/2021/620 Dated- 09/07/2021**

Sir,

In accordance to the environmental clearance for the above project received from the State Environment Impact Assessment Authority (SEIAA), Haryana, vide letter no. **SEIAA (128)/HR/2021/620 Dated- 09/07/2021**. We are submitting herewith six monthly compliance report of stipulated conditions of Environment Clearance (soft copy) for the period of **December 2025**.

Yours Faithfully

For **Elan City LLP**  
For **ELAN CITY LLP**

  
Authorized Signatory  
(Authorized signatory)

Name - Gaurav Khandelwal  
Designation- Authorized Signatory  
E-mail - Elancoordination@elanlimited.com  
Contact No.- 9311134842



14.11.2025

Copy to:

1. The Regional Office, Ministry of Environment & Forests, MoEF&CC Govt. Of India, Bay's No. 24-25, sector-31-A, Dakshin Marg, Chandigarh.
2. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.

**ELAN CITY LLP**

Registered Office: 15<sup>th</sup> floor, Two Horizon Center, DLF Phase 5, Sector-43,  
Golf Course Road, Gurugram-122002, Haryana, India  
Tel: 01244101100 • Email: info@elanlimited.com • Web: www.elanlimited.com  
CIN: AAU2796



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Haryana State Pollution Control Board  
C-11, Sector 6, Panchkula

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CIN: AAU2795



Arvinder Dingra <elanlimited165@gmail.com>

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## Half yearly Compliance Report for the submission period of December 2025

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**Arvinder Dingra** <elanlimited165@gmail.com>  
To: eccompliance-nro@gov.in

21 November 2025 at 14:40

Respected Sir

Please find the enclosed Half yearly Compliance Report for the submission period of December 2025 for **M/s Elan City LLP**

Commercial Colony (Retail, Food Court & Office) at Village- Maidawas, Sector-66, Gurugram Haryana

Thanks and Regard

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For **Elan City LLP**  
For **ELAN CITY LLP**

  
Authorized Signatory  
(Authorized signatory)

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E-mail - Elancoordination@elanlimited.com  
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Copy to:

1. The Regional Office, Ministry of Environment & Forests, MoEF&CC Govt. Of India, Bay's No. 24-25, sector-31-A, Dakshin Marg, Chandigarh.
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# 1

## INTRODUCTION

### 1.1 Introduction

Emaar India Limited and being developed by Elan City LLP has Proposed Commercial Colony (Retail, Food Court & Office) planned at Village- Maidawas, Sector-66, Gurugram, Haryana

This Project has obtained Environmental Clearance from State Environmental Impact Assessment Authority (SEIAA), Haryana, with certain conditions.

#### **Status of the Project:**

The project is under construction phase after grant of EC and CTE.

### 1.2 Purpose of the Report

As per the "Sub Para (i)" of "Para 10" of EIA Notification 2006, it is stated that *"It shall be mandatory for the project proponent to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the concerned regulatory authority, on 1st June and 1st December of each calendar year"* and as per compliance condition mentioned in Environment Clearance Letter.

The regulatory authorities in this case are SEIAA, Panchkula, MoEF&CC, Chandigarh and HSPCB, Panchkula. Various scheduled Site Visits were conducted by a team of Experts to Monitor Pollution related parameters as defined by CPCB / HSPCB. Samples for water and soil were also collected by NABL/MoEF approved laboratory for analysis.

Based on the Specific and General Conditions mentioned in the EC Letter, a Compliance Report has been prepared and submitted regularly to the authority.

The Environmental assessment has been carried out to verify:

- 1) The proposed project has not any adverse effect on the project site as well as it's surrounding.
- 2) There is compliance with the conditions stipulated in the Environmental Clearance Letter.
- 3) The Project proponent is implementing the environmental safeguards in true spirit.
- 4) The non-conformity in the project with respect to the environmental implication of the project.
- 5) The project proponent is implementing the environmental pollution mitigative measures as suggested in approved Form-1 and Form - 1A, Environmental Management Plan and Building Plan.

### 1.3 Methodology for Preparation of Report is as follows:

- 1) Study of EC Letter & Related Documents,
- 2) Site Visits by a Team of Experts,
- 3) Monitoring of Environment Parameters, viz. Ambient Air, Water, Noise & Soil by the NABL/Moef labs
- 4) Interpretation of Monitoring Results.
- 5) Preparation of half yearly Environmental Compliance Report.

**Project: Environment Clearance for Proposed Commercial Colony (Retail, Food Court & Office) planned at Village- Maidawas, Sector-66, Gurugram, Haryana by Emaar India Limited and being developed by Elan City LLP (Memo No. SEIAA (128)/HR/2021/620 dated 09.07.2021)**

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#### **1.4 Generic Structure of Report:**

- 1) Purpose of the Report, explaining the need of a Compliance Report and Methodology Adopted for preparation of Report.
- 2) Compliance Report, explaining the entire General & specific conditions in the EC Letter and providing details w.r.t. each condition/ guideline.
- 3) Monitoring Reports & Analysis, showing the level of emission within the project site for various Environment Parameters.
- 4) Photographs showing status of the project and site.
- 5) Supporting Documents which are mandatory for the project.

# 2

## ADHERENCE TO SPECIFIC AND GENERAL CONDITIONS

### Specific Conditions:

S. No.	Conditions of Environmental Clearance	Status of Compliance
1.	Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/ reused for flushing, DG cooling and Gardening.	<b>Noted and agreed.</b> As this project is under construction phase.
2.	The PP shall get the final IGBC certification for extra FAR before the Start of the Project.	<b>Complied.</b> GRIHA Certificate has been obtained from GRIHA Council on dated: 23.02.2021 for extra FAR. Copy of same is attached as <b>Annexure-1</b>
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.	<b>Noted and agreed</b> As this project is under construction phase.
4.	The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.	<b>Noted and agreed</b> As per EC letter, we have proposed EMP budget of Rs.750 Lakhs (Capital Cost is Rs. 300 Lakhs and Recurring Cost is Rs.450 Lakhs) during construction phase and operation phase of project. Proposed EMP budget during construction phase and operation phase of project is given at page no.2-3 of EC letter. Copy of EC letter is attached as <b>Annexure-2.</b>
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.	<b>Complied.</b> We are updating the status of compliance of the basic details on our website on <a href="https://elancity.in/">https://elancity.in/</a>

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6.	<p>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.</p>	<p><b>Noted and agreed</b></p> <p>We will conduct third party study related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems and quality of treated water being supplied during. Operational phase.</p>
7.	<p>Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid shall be segregated in to wet garbage and inert materials. Wet Garbage shall 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 sent to solid waste dumping site through authorized vender</p>	<p><b>Complied.</b></p> <p>We are provided separate wet and dry waste bins during construction phase for facilitating Segregation of waste. Different types of waste will be collected separately and disposed as per the norms. The same will be done during Operational phase.</p>
8.	<p>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</p>	<p><b>Complied.</b></p> <p>Traffic Impact assessment has been done for the project.</p> <p>Copy of traffic study is attached as <b>Annexure-3</b>.</p>
9.	<p>The PP shall not carry any construction below the HT Line passing through the project.</p>	<p><b>Complied</b></p> <p>There is no HT line pasting though the project.</p>
10.	<p>No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be Planted and maintained. The Existing trees will be counted for this. Purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/ or invasive species should not be used For landscaping. As proposed 1,183.299 m<sup>2</sup> (20% of plot area) shall be Provided for green area development.</p>	<p><b>Complied.</b></p> <p>We have obtained permission to cut the existing trees from Divisional Forest Officer (DFO) through Reference No. (SRN):- J66-JFU-TBXF on dated: 13.07.2021.</p> <p>Copy of same is attached as <b>Annexure-4</b></p> <p>Trees will be planted as landscape plan submitted during EC appraisal.</p>

**Project: Environment Clearance for Proposed Commercial Colony (Retail, Food Court & Office) planned at Village- Maidawas, Sector-66, Gurugram, Haryana by Emaar India Limited and being developed by Elan City LLP (Memo No. SEIAA (128)/HR/2021/620 dated 09.07.2021)**

11.	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.	<p><b>Complied.</b></p> <p>License has been granted by DTCP, Haryana through License no. 97 of 2020 dated 18.11.2010 which is valid upto 17.11.2023.</p> <p>Copy of same is attached as <b>Annexure-5.</b></p> <p>Approved Zoning Plan has been obtained from DTCP for the project through DRG. NO. DTCP 7698 dated 16.03.2021.</p> <p>Copy of same is attached as <b>Annexure-6.</b></p>
12.	The PP shall spend Rs.5 Lakh on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan and 1.25 lakh as recurring cost per year	<p><b>Noted and agreed.</b></p> <p><i>We will spend Rs.5 Lakh on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan and 1.25 lakh as recurring cost per year.</i></p>
13.	Consent to establish/ operate for the 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.	<p><b>Complied.</b></p> <p>Consent to establish for the project is obtained from HSPCB, Haryana vide letter No. HSPCB/Consent/: 313116321GUNOCTE13937721 dated 26.07.2021 valid up to 08.07.2028. Copy of same is attached as <b>Annexure-7.</b></p> <p>Consent to operate for the project will be obtained from HSPCB during operation of the project.</p>
14.	The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipment's etc. as per National Building Code including protection measures from lightening etc.	<p><b>Complied.</b></p> <p>We have received structure stability certificate for structural safety of building code due to earthquakes from M/s Manish Consultant, [Gurugram, Haryana vide dated 22.12.2022. Copy of same is attached as <b>Annexure-8</b> and adequacy of fire lighting equipment's etc. vide memo no. FS/2023/36 dated 13/06/2023. Copy of same is attached as <b>Annexure-9.</b></p>
15.	The PP shall obtain the fire NOC from the Competent Authority before taking the Occupation the Building.	<p><b>Complied.</b></p> <p>We have received fire scheme approval from DG, Fire Service, Haryana Panchkula vide Memo No. FS/2023/36 dated 13/06/2023. Copy of same is attached as <b>Annexure-9.</b></p>

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16.	The PP 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.	<b>Noted and agreed.</b>  As this project is under construction phase.
17.	The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.	<b>Complied.</b>  We have obtained bill for fresh water supply from GMDA (Gurugram Metropolitan Development Authority). Copy of same is attached as <b>Annexure-10</b> and also obtained sewerage assurance from GMDA (Gurugram Metropolitan Development Authority) through memo no.GMDA/SEW/2021/219 on dated: 23.02.2021. Copy of same is attached as <b>Annexure-11</b> .
18.	The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.	<b>Complied.</b>  We have obtained power supply assurance from DHBVNL  Copy of same is attached as <b>Annexure-12</b> .
19.	The PP Shall obtain the permission regarding the withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the Approval; from CGWA.	<b>Not applicable.</b>  Ground water is not being used in the project site for construction purpose. We are using the recycled STP treated water from GMDA. Copy of same is attached as <b>Annexure-13</b> .
20.	The PP shall carry out the quarterly awareness programs for the stakeholders of the project	<b>Noted and agreed</b>  As this project is under construction phase.
21.	2 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWA Norms.	<b>Noted and agreed</b>  As this project is under construction phase.
22.	The PP shall installed digital water level recorder from Monitoring the water recharge and carry out quarterly maintenance and cleaning of 2 RWH Pits.	<b>Noted and agreed</b>  As this project is under construction phase.
23.	The PP shall provide the anti- smog gun mounted on truck in project for super vision of dust during construction & operational phase and shall use the treated water.	<b>Complied.</b>  We have provided 03 anti-smog guns at the site for suppression of dust. same will be done during operation phase.  Copy of same is attached as <b>Annexure-14</b> .
24.	The PP shall take preventive measures including water sprinkling to control dust during construction &	<b>Complied.</b>  We are also using water sprinkling system to control dust

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	operational phase.	during construction phase including anti-smoke guns. Copy of same is attached as <b>Annexure-14</b> .
<b>25.</b>	The PP shall provide the mechanical ladder for use in case of emergency.	<b>Noted and agreed</b> As this project is under construction phase.
<b>26.</b>	Any change in stipulation of EC Will lead of to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.	<b>Noted and agreed</b> If any change in project we will take fresh EC for project.
<b>27.</b>	The Extensive Studies have been under taken regarding Traffic scenario and LOS around the site to ascertain the there would be no adverse effect or implement in movement of traffic during construction & Operational phase of upcoming Project.	<b>Complied.</b> Traffic Impact assessment has been done for the project. Copy of traffic study is attached as <b>Anneuxre-3</b> .
<b>28.</b>	While carrying out the "Air Dispersion modelling" inbound and outbound vehicles (31 PCU/hr) along with emission & running hour (24 hours) of DG sets has been considered.	<b>Complied.</b> Air Dispersion modelling were carried out and submitted with SEIAA during the appraisal of the project.
<b>29.</b>	Running of DG sets/ Captive power during construction or operational phase and fuel to be used would be as per related Guidelines of GRAP & amp; structures/ injections passed by Hon'ble EPCA/NGT and further National Clean Air programmed vide Office Order No. IISPCB/SSC/2020/4320-44 dated 25/06/2020 would be implemented.	<b>Noted and agreed.</b> We will comply the all the guideline of GRAP/HSPCB/CPCB/any NGT.

**B. Statutory Compliance:**

<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
<b>1.</b>	The project proponent shall obtain all necessary clearance/ pemission 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.	<b>Complied.</b> License has been granted by DTCP, Haryana through License no. 97 of 2020 dated 18.11.2010 which is valid upto 17.11.2023. Copy of same is attached as <b>Annexure-5</b> .  Approved Zoning Plan has been obtained from DTCP for the project through DRG. NO. DTCP 7698 dated 16.03.2021.

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		Copy of same is attached as <b>Annexure-6</b> .
<b>2.</b>	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.	<b>Complied.</b> We have received structure stability certificate for structural safety of building code due to earthquakes from M/s Manish Consultant, [Gurugram, Haryana vide dated 22.12.2022. Copy of same is attached as <b>Annexure-8</b> and adequacy of fire lighting equipment's etc. vide memo no. FS/2023/36 dated 13/06/2023. Copy of same is attached as <b>Annexure-9</b> .
<b>3.</b>	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project	<b>Complied.</b> Project does not fall under any Forest area marked by government. Clarification regarding no-forest land has been received from DFO through memo. No.26-G dated 02.04.2014. Copy of same is attached as <b>Annexure-15</b> .
<b>4.</b>	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	<b>Not applicable.</b> NBWL clearance is not required as no wildlife sanctuary or national park is situated within 10 km radius of the project.
<b>5.</b>	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.	<b>Complied.</b> Consent to establish for the project is obtained from HSPCB, Haryana vide letter No. HSPCB/Consent/: 313116321GUNOCTE13937721 dated 26.07.2021 valid up to 08.07.2028. Copy of same is attached as <b>Annexure-7</b> .  Consent to operate for the project will be obtained from HSPCB during operation of the project.
<b>6.</b>	The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the Competent authority.	<b>Noted and agreed.</b> Prior permission shall be obtained in future as per the requirement from competent Authority.
<b>7.</b>	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.	<b>Complied.</b> We have obtained power supply assurance from DHBVNL Copy of same is attached as <b>Annexure-12</b> .
<b>8.</b>	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,	<b>Complied</b> We have store the less than 2500 L amount of diesel at

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	as applicable, by project proponents from the respective competent authorities.	the site; hence NOC from CCE is not required.  We have received NOC from Airport Authority of India regarding height clearance through PALM/NORTH/B/111218/348253 on dated:27.11.2028. Copy of same is attached as <b>Annexure-16</b> .  We have received fire scheme approval from DG, Fire Service, Haryana Panchkula vide Memo No. FS/2023/36 dated 13/06/2023. Copy of same is attached as <b>Annexure-9</b> .
9.	The provisions of the Solid waste (Management Rules, 2016, e-Waste (Management) Rules, 2016, and the plastic Waste (Management) Rules, 2016 shall be followed.	<b>Noted and agreed</b>  As this project is under construction phase.
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.	<b>Complied</b>  As ECSBC report has been conducted for the project.  Copy of same is attached as <b>Annexure-17</b> .

**I. Air Quality Monitoring And Preservation**

S. No.	Conditions of Environmental Clearance	Status of Compliance
i	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.	<b>Complied.</b>  We are using water sprinkling system to control dust during construction phase including anti-smoke guns.  Copy of same is attached as <b>Annexure-18</b> .
ii	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	<b>Noted and agreed</b>
iii	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 PM25) covering upwind and downwind directions during the construction period.	<b>Complied.</b>  We have installed the sensors for Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period. Photographs for same are attached as <b>Annexure-19</b> and latest lab report of ambient air quality of project site is attached as <b>Annexure-20</b> .

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<b>iv</b>	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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	<b>Noted and agreed.</b>  We have installed acoustically enclosed DG sets at the project site to conform to the guidelines under EPA Act.
<b>v</b>	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.	<b>Complied.</b>  Temporary barricading has been provided at the construction site. Construction materials are being stored with cover and tarpaulins so that no dust emission occurs at and around site premise. Copy of same is attached as <b>Annexure-21</b> .
<b>vi</b>	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	<b>Complied.</b>  Construction materials have been covered properly to prevent dust pollution.
<b>vii</b>	Wet jet shall be provided for grinding and stone cutting.	<b>Noted and agreed.</b>  Wet jet will be provided for grinding and stone cutting.
<b>viii</b>	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	<b>Complied.</b>  Regular sprinkling is being done to suppress the dust. Copy of same is attached as <b>Annexure-18</b> .
<b>ix</b>	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	<b>Complied.</b>  Construction debris is being stored and used within the project site and All demolition and construction waste will be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
<b>x</b>	The diesel generator sets to be used during construction phase shall be ultra-low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	<b>Complied.</b>  DG sets are being used with ultra-low sulphur diesel. Air and Noise levels are within the permissible limits.
<b>xi</b>	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. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height	<b>Complied.</b>  We have installed acoustically enclosed DG sets at the project site to confirm to the guidelines under EPA Act and

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	shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	stack height is also adequate.
<b>xii</b>	For indoor air quality the ventilation provisions as per National Building code of India.	<b>Noted and agreed.</b>  As this project is under construction phase.

**II water quality monitoring and preservation**

<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
<b>[i]</b>	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.	<b>Noted and agreed</b> No natural drain is passing through the project site.
<b>[ii]</b>	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	<b>Noted and agreed</b>  Buildings will be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
<b>[iii]</b>	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.	<b>Noted and agreed</b> Total fresh water use will not exceed the proposed requirement as provided in the project details.
<b>[iv]</b>	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/SEIAA along with six monthly Monitoring reports.	<b>Noted and agreed</b> As this project is under construction phase. We will install digital flow meters to monitor the water usage. water recycling and rain water harvesting in the due course of time.
<b>[v]</b>	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.	<b>Complied</b> We have obtained bill for fresh water supply from GMDA (Gurugram Metropolitan Development Authority). Copy of same is attached as <b>Annexure-10</b> .
<b>[vi]</b>	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.	<b>Noted and agreed</b> Building bye-laws will be followed and at least 20% of the open spaces as required will be kept like previous surfaces.
<b>[vii]</b>	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.	<b>Noted and agreed</b>  As this project is under construction phase.
<b>[viii]</b>	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.	<b>Noted and agreed</b>  PP will adopt feasible water saving devices/fixtures.

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<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
[ix]	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 are done.	<b>Noted and agreed</b> As this project is under construction phase. PP assured to install the dual plumbing system.
[x]	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	<b>Noted and agreed</b> Ppre-mixed concrete, curing agents are being used wherever applicable to reduce the water demand during construction.
[xi]	The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. 06 Rain water harvesting recharge pits/ storage tanks shall be provided for ground water recharging as per the CGWB norms.	<b>Noted and agreed</b> Rain water harvesting recharge pits will be provided at the project site as per the norms in the due course of time before OC.
[xii]	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.	<b>Noted and agreed</b> Rain water harvesting recharge pits will be provided at the project site as per the norms in the due course of time before OC.
[xiii]	All recharge should be limited to shallow aquifer.	<b>Noted and agreed</b>
[xiv]	No ground water shall be used during construction phase of the project.	<b>Noted and agreed</b> STP treated water is being used for construction purpose of project.
[xv]	Any groundwater 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.	<b>Not applicable.</b> There is no requirement of groundwater dewatering in the project.
[xvi]	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/SEIAA along with six monthly Monitoring reports.	<b>Noted and agreed</b> Flow meters will be installed during operational phase for measuring and maintaining water consumption record for different usage.
[xvii]	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 drains.	<b>Noted and agreed</b> As this project is under construction phase. Treated effluent from STP shall be recycled/reused for flushing and gardening as proposed in EC Application.
[xviii]	No sewage or untreated effluent water would be discharged through storm water drains.	<b>Noted and agreed</b> Surplus treated effluent water will be discharged into the nearest sewer line. Sewerage assurance has been obtained from GMDA. Copy of same is attached as <b>Annexure-11</b> .

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S. No.	Conditions of Environmental Clearance	Status of Compliance
[xix]	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.	<b>Noted and agreed</b>  As this project is under construction phase.
[xx]	Periodical monitoring of water quality of treated. Sewage shall be Conducted. Necessary measures should be made to mitigate the odour problem from STP.	<b>Noted and agreed</b>  As this project is under construction phase.
(xxi)	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.	<b>Noted and agreed</b>  As this project is under construction phase.

### III. Noise monitoring and prevention.

S. No.	Conditions of Environmental Clearance	Status of Compliance
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.	<b>Complied</b>  We are provided a NABL accredited lab port for the ambient noise. According to that report both day and night time parameters were under limit.  Lab report of Ambient Noise level is attached as <b>Annexure-20.</b>
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/SEIAA as a part of six-monthly compliance report.	<b>Complied.</b>  We have provided a NABL accredited lab port for the ambient noise. According to that report both day and night time parameters were under limit.  Lab report of Ambient Noise level is attached as <b>Annexure-20.</b>
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.	<b>Complied.</b>  Acoustically enclosed DG set and ear plugs for the operational person is being provided at the project site as mitigation measures for noise impact due to ground

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sources.

#### IV. Energy Conservation measures

S. No.	Conditions of Environmental Clearance	Status of Compliance
(i)	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 no case shall be less than 25% as prescribed.	<b>Complied</b> As ECSBC report has been conducted for the project. Copy of same is attached as <b>Annexure-17</b> .
(ii)	Outdoor and common area lighting shall be LED.	<b>Noted and agreed</b> As this project is under construction phase.
(iii)	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 R & U-values shall be as per ECBC specifications.	<b>Noted and agreed</b> As this project is under construction phase.
(iv)	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.	<b>Noted and agreed</b> As this project is under construction phase.
(v)	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-law's requirement, whichever is higher.	<b>Noted and agreed</b> As this project is under construction phase.
(vi)	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.	<b>Noted and agreed</b> As this project is under construction phase.  Solar panel will be installed before OC as per HAREDA norms.
(vii)	The PP will submit report indicating compliance of each parameter of ECBC requirement and submit	<b>Complied</b>

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Quantification saving report for each component.

As ECSBC report has been conducted for the project.  
Copy of same is attached as **Annexure-17**.

#### V. Waste Management

S. No.	Conditions of Environmental Clearance	Status of Compliance
(i)	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.	<b>Noted and agreed</b> As this project is under construction phase.
(ii)	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.	<b>Noted and agreed</b> Disposal of muck during construction phase have been disposed as per precautions for general safety and health aspects of people.
(iii)	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.	<b>Complied</b> We have provided separate wet and dry waste bins during construction phase for facilitating Segregation of waste. Different types of waste will be collected separately and disposed as per the norms. The same will be done during Operational phase.
(iv)	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.	<b>Noted and agreed</b> As this project is under construction phase.
(v)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	<b>Noted and agreed</b> As this project is under construction phase.
(vi)	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.	<b>Noted and agreed</b> Any hazardous waste generated during construction phase is being disposed off as per applicable rules.
(vii)	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.	<b>Complied</b> Use of environment friendly materials in bricks, blocks and other construction materials are 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

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		other environment friendly materials.
<b>(viii)</b>	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.	<b>Complied.</b> We are using fly-ash based concrete mix for the construction of building.
<b>(ix)</b>	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	<b>Noted and agreed</b> Any wastes from construction and demolition activities related thereto is being managed so as to strictly conform to the Construction and Demolition Rules, 2016.
<b>(X)</b>	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.	<b>Noted and agreed</b> As this project is under construction phase.

**VI. Green Cover**

<b>S. No.</b>	<b>Conditions of Environmental Clearance</b>	<b>Status of Compliance</b>
<b>1.</b>	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. 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).	<b>Complied.</b> We have obtained permission to cut the existing trees from Divisional Forest Officer (DFO) through Reference No. (SRN):- J66-JFU-TBXF on dated: 13.07.2021. Copy of same is attached as <b>Annexure-4</b>
<b>2.</b>	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. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	<b>Noted and agreed</b> As this project is under construction phase
<b>3.</b>	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 greenbelt development shall be provided as per the details provided in the project document.	<b>Complied.</b> We have obtained permission to cut the existing trees from Divisional Forest Officer (DFO) through Reference No. (SRN):- J66-JFU-TBXF on dated: 13.07.2021. Copy of same is attached as <b>Annexure-4</b>

4.	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.	<p><b>Complied.</b></p> <p>Excavated top soil during construction phase is being stored properly and will be later used in horticulture and land filling purposes</p>
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**VII. Transport**

S. No.	Conditions of Environmental Clearance	Status of Compliance
1.	<p>A comprehensive mobility plan as per MoUD best practiced guidelines (URDPFI) shall be prepared to include motorized, non- motorized, public and private networks. Road should deigned with due consideration for environment and safety of users. The road system can be designed with these basic criteria</p> <p>a.Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.  b. Traffic calming measures.  c. Proper design of entry and exit point.  d.Parking norms as per local regulation.</p>	<p><b>Complied.</b></p> <p>The Roads have been designed to segregate the pedestrian &amp; vehicular traffic. Considering traffic calming measures and the roads, turning radius. Entry/Exit points &amp; parking areas have been designed by following the HUDA norms &amp; environment &amp; safety have been duly considered.</p>
2.	<p>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.</p>	<p><b>Complied</b></p> <p>We have provided the PUC Certificate of the vehicles operated during construction Phase.</p> <p>Copy of same is attached as <b>Annexure-22</b>.</p>
3.	<p>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 0kms 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 components of the plan which involve the participation of these departments.</p>	<p>Traffic Impact assessment has been done for the project.</p> <p>Copy of traffic study is attached as <b>Annexure-3</b>.</p>

**VIII. Human health issues**

S. No.	Conditions of Environmental Clearance	Status of Compliance
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.	<b>Complied.</b> Proper helmet. Jackets. Shoes and dust masks are provided to all workers working in the construction Site.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	<b>Noted and agreed</b> As this project is under construction phase
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	<b>Noted and agreed</b>
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.	<b>Complied.</b> Local contractors have been engaged for construction purposes & temporary housing provision for the labours has been made by the contractor. Temporary housing, Drinking water Temporary toilet and Medical Health Care Facility is provided at the project site for the labour engaged in construction of project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	<b>Complied</b> Memorandum of understanding with hospital M/s Ektaa Hospital, Badshahpur, Sec-69, Gurugram for the construction workers as per the requirement. Onsite a temporary First Aid room is also built for the workers. Copy of MOU with hospital is attached as <b>Annexure-23</b> .
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	<b>Complied</b> Photographs of first Aid room are attached as <b>Annexure-24</b> .  Memorandum of understanding with hospital M/s Ektaa Hospital, Badshahpur, Sec-69, Gurugram for the construction workers as per the requirement. Onsite a temporary First Aid room is also built for the workers. Copy of MOU with hospital is attached as <b>Annexure-23</b> .

**IX. Corporate Environment Responsibility**

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S. No.	Conditions of Environmental Clearance	Status of Compliance
i	The project proponent shall comply with the provisions of Corporate Environment Responsibility (CER) as applicable.	<b>Noted and agreed.</b> As this project is under construction phase
ii	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/ wild life norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC/SEIAA as a part of six-monthly report.	<b>Noted and agreed.</b>
iii	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	<b>Complied.</b> A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. A copy of the same is attached as <b>Annexure-25</b> .
iv	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/SEIAA along with the Six Monthly Compliance Report.	<b>Complied.</b> As per EC letter, we have proposed EMP budget of Rs.750 Lakhs (Capital Cost is Rs. 300 Lakhs and Recurring Cost is Rs.450 Lakhs) during construction phase and operation phase of project.  Proposed EMP budget during construction phase and operation phase of project is given at page no.2-3 of EC letter. Copy of EC letter is attached as <b>Annexure-2</b> .
v	PP must submit the balance sheet/Account statement duly attested & signed by the Chartered Accountant showing the dispersal of fund in said scheme along with the "six compliance report" positively.	<b>Noted and agreed</b> As this project is under construction phase.

**X. Miscellaneous**

S. No.	Conditions of Environmental Clearance	Status of Compliance
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i.	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.	<p><b>Complied.</b></p> <p>We have submitted copy of newspapers regarding publish the news of EC.</p> <p>A copy of the same is attached as <b>Annexure-27.</b></p>
ii.	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.	<p><b>Noted and agreed.</b></p>
iii.	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.	<p><b>Complied.</b></p> <p>We are updating the status of compliance of the basic details on our website on <a href="https://elancity.in/">https://elancity.in/</a></p>
iv.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated Environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at Environment Clearance Portal and soft copy of the same to the SEIAA Haryana.	<p><b>Complied</b></p> <p>We are submitting regularly six monthly reports on the status of compliance of the stipulated Environmental conditions to RO.</p>
v.	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.	<p><b>Noted and agreed</b></p> <p>Form-V for each financial year will be submitted every year and will be uploaded on the website as per the required conditions during operational phase company of the project.</p>
vi.	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.	<p><b>Noted and agreed</b></p> <p>As this project is under construction phase.</p>
vii.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	<p><b>Noted and agreed</b></p> <p>We will strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.</p>
iii.	The project proponent shall abide by all the commitments and recommendation made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal	<p><b>Noted and agreed</b></p> <p>We will abide by all the commitments and recommendation made in the EIA/EMP report,</p>

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	Committee.	commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
<b>ix.</b>	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.	<b>Noted and agreed</b> No further expansion or modifications in the plan will be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. We will seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
<b>x.</b>	Any change in planning of the approved plan will leads to environment. Clearance void-ab-intio and PP will have to seek fresh environment. Clearance	<b>Noted and agreed</b> Any change in planning of the approved plan will leads to environment Clearance void-ab-intio and we will have to seek fresh environment Clearance.
<b>xi.</b>	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.	<b>Noted and agreed</b> Copy of affidavit cum undertaking is attached as <b>Annexure-26.</b>
<b>xii.</b>	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.	<b>Noted and agreed</b>
<b>iii.</b>	The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	<b>Noted and agreed</b>
<b>iv.</b>	The Ministry/SEIAA reserve the right to stipulated additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	<b>Noted and agreed</b>
<b>xv.</b>	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 report.	<b>Noted and agreed</b>
<b>vi.</b>	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 Waste: (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1981 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any	<b>Noted and agreed</b>

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	and any others Courts of Law relating to the subject matter.	
vii.	The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more document on any point, the most environmentally friendly commitment on the project shall be taken as commitment by project proponent.	<b>Noted and agreed</b>
iii.	Under the provision of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.	<b>Noted and agreed</b>
ix.	Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, preferred, -within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	<b>Noted and agreed</b>
xx.	The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.	<b>Noted and agreed</b>
xi.	The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent cannot absolve himself/ herself of the responsibility by shifting it to any contractor engaged by project proponent. Besides the developer/ applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/ licensees in whose name/ names the license/ CLU has been granted by the Town & Country Planning Department, Haryana.	<b>Noted and agreed</b>
xii.	In view of the severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/utility provider indicating source of water supply and quantity of water with details of intended use of water portable and non-portable assurance. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MoEF, Chandigarh before the start of construction.	<b>Complied</b> We have obtained bill for supply of fresh water supply assurance from GMDA (Gurugram Metropolitan Development Authority). Copy of same is attached as <b>Annexure-10</b> . Copy of same has been submitted to the SEIAA and RO, MoEF, Chandigarh before the start of construction during initial compliance report of EC.
iii.	Vertical fenestration shall not exceed 60% of total wall area	<b>Noted and agreed</b>

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<b>iv.</b>	The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of approach road to the Project, Levels of the other areas in the Project shall also be kept suitably so as to avoid flooding.	<b>Noted and agreed</b>
<b>xv.</b>	The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.	<b>Noted and agreed</b>
<b>vi.</b>	The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.	<b>Noted and agreed</b>
<b>vii.</b>	The project proponent shall maintain the distance between STP and water supply line.	<b>Noted and agreed</b> As this project is under construction phase
<b>iii.</b>	The project proponent shall ensure that the stack height is 6 meter more than the highest tower.	<b>Noted and agreed</b> As this project is under construction phase
<b>ix.</b>	For disinfection of the treated wastewater ultra-violet radiation or ozonation process should be used.	<b>Noted and agreed</b> As this project is under construction phase
<b>xx.</b>	The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.	<b>Noted and agreed.</b> As this project is under construction phase
<b>xi.</b>	The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.	<b>Noted and agreed</b> As this project is under construction phase
<b>xii.</b>	Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.	<b>Noted and agreed</b> Discharge effluents will be monitored before the release in the environment to conform the norms of CPCB.
<b>iii.</b>	All electric supply exceeding 100 amps, 3 phases shall maintain the power factor between 0.98 lag to 1 at the point of connection.	<b>Noted and agreed</b>
<b>iv.</b>	The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate	<b>Noted and agreed</b> As this project is under construction phase

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	also for that.	
<b>xv.</b>	The project proponent shall ensure that exit velocity from. The stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.	<b>Noted and agreed</b>  As this project is under construction phase
<b>vi.</b>	The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.	<b>Noted and agreed</b>
<b>vii.</b>	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 i.e. 7 years.	<b>Noted and agreed</b>
<b>iii.</b>	The project propend should intimate to the Authority well before shifting their address of communication.	<b>Noted and agreed</b>

# 3

## DETAILS OF ENVIRONMENTAL MONITORING

### 3.1 AMBIENT AIR QUALITY MONITORING

#### 3.1.1 Ambient Air Quality Monitoring Station

Ambient air quality monitoring has been carried out at 1 location; one being nears the main gate. This will enable to have a comparative analytical understanding about air quality and the changes in the air environment in the study area with respect to the condition prevailing. The location of the ambient air quality monitoring station is given in **Table 3.1**.

**Table 3.1 Details of Ambient Air Quality Monitoring Station**

S. No.	Location Code	Location Name/ Description
1	AAQ-1	Gate No.2

#### AAQ-1: Near Main Gate

The sampler was placed Gate No.2 of the Project and was free from any obstructions. Surroundings of the sampling site represent residential environmental setting

#### 3.1.2 Ambient Air Quality Monitoring Methodology

Monitoring was conducted in respect of the following parameters:

- Particulate Matter (PM<sub>2.5</sub>)
- Particulate Matter (PM<sub>10</sub>)
- Sulphur Dioxide (SO<sub>2</sub>)
- Oxides of Nitrogen (NO<sub>x</sub>)
- Carbon Monoxide (CO)

The duration of sampling of PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub> and NO<sub>x</sub> was 24 hourly continuous sampling per day and CO was sampled for 8 hours continuous, thrice in 24 hour duration monitoring. The monitoring was conducted for one day at each location. This is to allow a comparison with the National Ambient Air Quality Standards.

The air samples were analyzed as per standard methods specified by Central Pollution Control Board (CPCB) and IS: 5182. The techniques used for ambient air quality monitoring and minimum detectable levels are given in **Table 3.2**.

Fine Particulate Sampler instruments have been used for monitoring Particulate Matter 2.5 (PM<sub>2.5</sub> i.e. <2.5 microns), and Respirable Dust Sampler was used for sampling Respirable fraction (<10 microns), gaseous pollutants like SO<sub>2</sub>, and NO<sub>x</sub>. Bladder and Aspirator bags were used for collection Carbon monoxide samples. Gas Chromatography techniques have been used for the estimation of CO.

**Table 3.2 Techniques used for Ambient Air Quality Monitoring**

S. No.	Parameter	Technique	Technical Protocol
1	Particulate Matter 2.5	Fine Particulate Sampler, Gravimetric Method	#SOP No. VEL/SOP/01, Section No. SP 63
2	Particulate Matter 10	Respirable Dust Sampler, with cyclone separator, Gravimetric Method	IS-5182 (Part-23)
3	Sulphur dioxide	Modified West and Gaeke	IS-5182 (Part- II)
4	Oxides of Nitrogen	Jacob & Hochheiser	IS-5182 (Part-VI)
5	Carbon Monoxide	Gas Chromatography	IS-5182 (Part-X)

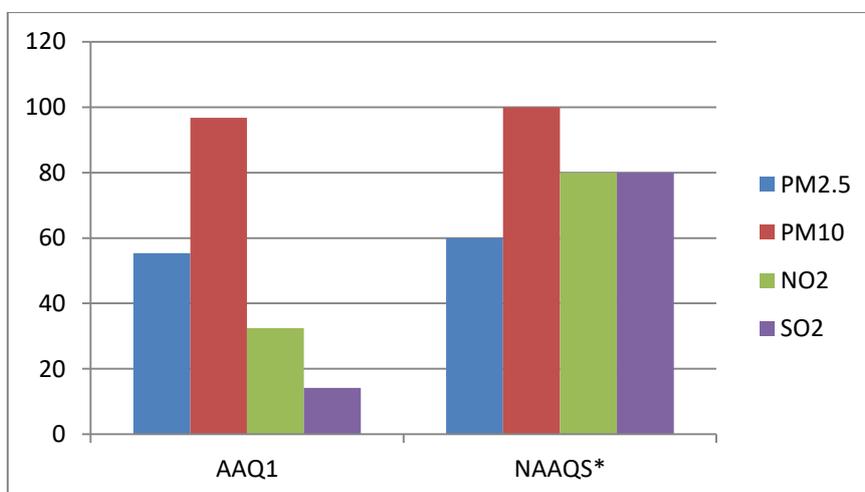
### 3.1.3 Ambient Air Quality Monitoring Results

The detailed on-site monitoring results of PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub>, NO<sub>x</sub> and CO are presented in **Table 3.3**.

**Table 3.3 Ambient Air Quality Monitoring Results**

PARAMETERS	AAQ1	NAAQS*
Particulate Matter (PM10)	96.74	100
Particulate Matter(PM2.5)	55.34	60
Nitrogen Dioxide(NO2)	32.45	80
Sulphur Dioxide(SO2)	14.20	80
Carbon Monoxide(CO)	0.69	4

\*NAAQS – National Ambient Air Quality Standards; Schedule-VII, [Rule 3 (3B)], [Part-II-sec.-3(i)]18.11.2009



**Figure 3.1 Location-wise Variation of Ambient Air Quality**

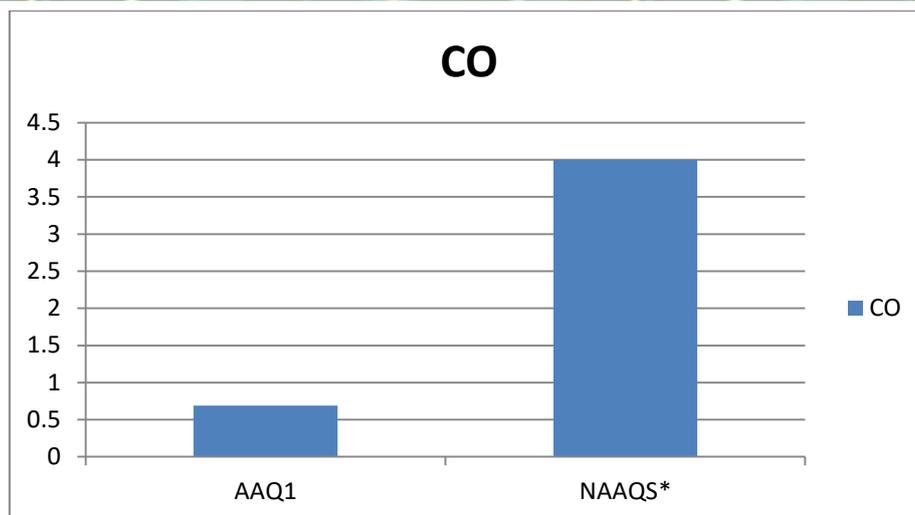


Figure 3.2 Location-wise Variation of CO in Ambient Air Quality

### 3.1.4 Discussion on Ambient Air Quality in the Study Area

PM<sub>10</sub> PM 2.5 levels at the project site are within permissible limit of 100 µg/m<sup>3</sup> and 60 µg/m<sup>3</sup> respectively (for residential, rural and other areas as stipulated in the National Ambient Air Quality Standards). SO<sub>2</sub>, NO<sub>x</sub> and CO was observed within the corresponding stipulated limits (Limit for SO<sub>2</sub> and NO<sub>x</sub>: 80 µg/m<sup>3</sup> and limit for CO: 4.0µg/m<sup>3</sup>) at all monitoring locations. Station wise variation of ambient air quality parameters has been pictorially shown in **Figure 3.1 & 3.2**.

## 3.2 AMBIENT NOISE MONITORING

### 3.2.1 Ambient Noise Monitoring Locations

The main objective of noise monitoring in the study area is to assess the present ambient noise levels in Project Site due to various construction allied activities and increased vehicular movement. A preliminary reconnaissance survey has been undertaken to identify the major noise generating sources in the area. Ambient noise monitoring was conducted at 1 location at the boundary of the project site as given in **Table 3.4**.

Table 3.4 Details of Ambient Noise Monitoring Stations

Sr. No.	Location Code	Location Name	Description
1.	NI	Gate No.2	Residential

### 3.2.2 Methodology of Noise Monitoring

Noise levels were measured using sound level meter. Noise level monitoring was carried out continuously for 24-hours with one hour interval starting at 06:00 hrs to 06:00 hrs next day. The noise levels were monitored on working days only. During each hour Leq were directly computed

by the instrument based on the sound pressure levels. Monitoring was carried out at 'A' response

and fast mode.

### 3.2.3 Ambient Noise Monitoring Results

The location wise ambient noise monitoring results is summarized in **Table 3.5**. The location-wise variation of noise levels are graphically presented in **Figure 3.3**.

**Table 3.5 Ambient Noise Monitoring Results**

	Location Code	
	N1	
	Day Time	Night Time
Leq	51.64	41.62
CPCB Limits in dB(A) Leq (Commercial Area)	65.0	55.0

### 3.2.4 Discussion on Ambient Noise Levels in the Study Area

#### Day Time Noise Levels ( $L_{day}$ ):

The day time noise level at all the locations were found to within limits prescribed for residential area i.e. 65 db (A).

#### Night Time Noise Levels ( $L_{night}$ ):

The night time noise level at all the locations were found to within limit prescribed for residential area i.e. 55 dB (A).

## 3.3 WATER QUALITY MONITORING

### 3.3.1 Water Quality Monitoring Locations

Keeping in view the importance of water as an important source to the local population, sample of water was collected from the project site for the assessment of impacts of the project on the water quality.

Water sample was collected from project site form the construction and drinking purpose. The sample was analyzed for various parameters to compare with the standards for ground water as per IS: 10500 for ground water sources. The details of water sampling locations are given in **Table 3.6**.

**Table3.6 Details of Water Quality Monitoring Station**

S. No.	Location Code	Location Description
1.	DW1	project site

### 3.3.2 Methodology of water Quality Monitoring

Samples were collected as grab sample and sampling forms are filled in as per the sampling plan. The preservative sample were properly added to preserve as per standard operating procedures (SOP) and stored immediately in ice boxes, which were ensured for appropriate temperatures. Sample for chemical analysis was collected in polyethylene carboys. Sample collected for metal content were acidified to <2 pH with 1 ml HNO<sub>3</sub>. A sample for bacteriological analysis was collected in sterilized glass bottles.

Soon after the completion of sampling, chain of custody sheets for the samples are filled in and then they were transported to laboratory for further analysis. Proper care was taken during packing and transportation of samples. All the samples reached the central laboratory within the holding times for different parameters. After ensuring the same the samples were forwarded immediately for analysis.

The samples were analyzed as per the standard procedures specified in 'Standard Methods for the Examination of Water and Wastewater' published by American Public Health Association (APHA) and CPCB. The analytical techniques and the test methods adopted for testing of water are given in **Table 3.7**

### 3.3.3 Water Quality Results

The detailed water quality monitoring results are presented in **Table 3.7**,

**Table 3.7 Water Quality Monitoring Results**

S. No.	Parameter	Test-Method	Result	Unit	Limits of IS:10500 -	
					Requirement (Acceptable Limits)	Permissible limit in the Absence of Alternate
1.	pH (at 25 °C)	IS3025 (P-11)	7.63	--	6.5 to 8.5	No
2.	Colour	IS3025 (P-4)	BLQ(LOQ-1.0)	Hazen	5	15
3.	Turbidity	IS3025 (P-10)	< 1.0	NTU	1	5
4.	Odour	IS3025 (P-5)	Agreeable	--	Agreeable	Agreeable
5.	Taste	IS3025 (P-8)	Agreeable	--	Agreeable	Agreeable
6.	Total Dissolved Solids	IS3025 (P-16)	152.00	mg/l	500	2000
7.	Calcium (as Ca)	IS3025 (P-40)	20.13	mg/l	75	200
8.	Alkalinity (as CaCO <sub>3</sub> )	IS3025 (P-23)	88.45	mg/l	200	600
9.	Chloride (as Cl)	IS 3025 (P-32)	27.61	mg/l	250	1000
10.	Magnesium (as Mg)	IS3025 (P-46)	5.64	mg/l	30	100
11.	Total Hardness (as	IS3025 (P-21)	73.54	mg/l	200	600
12.	Sulphate(as SO <sub>4</sub> )	IS3025 (P-24)	6.42	mg/l	200	400
13.	Fluoride (as F)	IS 3025 (P-60)	BLQ(LOQ-0.2)	mg/l	1.0	1.5
14.	Nitrate (as NO <sub>3</sub> )	IS3025 (P-34)	2.74	mg/l	45	No
15.	Iron (as Fe)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	1.0	No relaxation

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16.	Aluminum (as Al)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.005)	mg/l	0.03	0.2
17.	Boron	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	0.5	2.4
18.	Total Chromium (as Cr)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.05	No Relaxation
19.	Phenolic Compounds	IS3025 (P-43)	BLQ(LOQ-0.001)	mg/l	0.001	0.002
20.	Mineral Oil	IS 3025 (P-39)	BLQ(LOQ-0.5)	mg/l	1.0	No
21.	Anionic Detergents (as MBAS)	IS3025 (P-68)	BLQ(LOQ-0.05)	mg/l	0.2	1.0
22.	Zinc (as Zn)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	5	15
23.	Copper (as Cu)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.05	1.5
24.	Manganese (as Mn)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.01)	mg/l	0.1	0.3
25.	Selenium (as Se)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.001)	mg/l	0.01	No Relaxation
26.	Cadmium (as Cd)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.003	No Relaxation
27.	Lead (as Pb)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.002)	mg/l	0.01	No Relaxation
28.	Cyanide (as CN)	IS 3025 (P-27)	BLQ(LOQ-0.02)	mg/l	0.05	No Relaxation
29.	Arsenic (as As)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.005)	mg/l	0.01	No Relaxation
30.	Mercury (as Hg)	VEL/STP/ICP/W-01, Issue No.-01, 01/11/23	BLQ(LOQ-0.0005)	mg/l	0.001	No Relaxation
31.	Total Coliform	IS 15185	Absent	/100ml	Shall not be detectable in any	
32.	E. coli	IS 15185	Absent	/ 100ml	Shall not be detectable in any	

Note:-This Report Complies as per IS: 10500:2012 (RA: 2018)

\*BLQ-Below Limit of Quantification, \*\*LOQ- Limit of Quantification.

® Amendment No.1 in June 2015 (Limits of Iron & Arsenic) and Amendment No.2 in Sept. 2018 (Limit of Boron & IS method of Total Coliform & E.Coli) & Amendment No.3 in Feb. 2021 (Limit of Mineral Oil).

### 3.3.4 Discussion on Water Quality in the Study Area

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The water quality in the project area is observed to be alkaline in nature with total alkalinity reaching up to 88.45 mg/L, at project against desirable limit of 200 mg/l. Total dissolved solids in the water is 152.00 mg/L, at project site against prescribed limit of 500 mg/L. However, remaining parameters are within the CPCB prescribed limits.

### 3.4 SOIL MONITORING

#### 3.4.1 Soil Monitoring Locations

The objective of the soil monitoring is to identify the impacts of ongoing project activities on soil quality and also predict impacts, which have arisen due to execution of various constructions allied activities. Accordingly, a study of assessment of the soil quality has been carried out.

To assess impacts of ongoing project activities on the soil in the area, the Physico-chemical characteristics of soils were examined by obtaining soil samples from selected points and analysis of the same. Single sample of soil was collected from the project site for studying soil characteristics, the location of which is listed in **Table 3.8**.

**Table 3.8 Details of Soil Quality Monitoring Location**

S. No.	Location Code	Location Name/ Description
1.	S1	Project Site

#### 3.4.2 Methodology of Soil Monitoring

The sampling has been done in line with IS: 2720 & Methods of Soil Analysis, Part-1, 2nd edition, 1986 of American Society for Agronomy and Soil Science Society of America. The homogenized samples were analyzed for physical and chemical characteristics (physical, chemical and heavy metal concentrations).

The samples have been analyzed as per the established scientific methods for Physico-chemical parameters.

The heavy metals have been analyzed by using Atomic Absorption Spectrophotometer.

### 3.4.3 Soil Monitoring Results

Single sample of soil is collected from the site to check the quality of soil of the study area .The Physico-chemical characteristics of the soil, as obtained from the analysis of the soil sample, are presented in **Table 3.9**.

**Table 3.9 Physico-Chemical Characteristics of Soil in the Study Area**

S. No.	Parameter	Test-Method	Result	Unit
1.	pH (at 25 °C)	IS : 2720 (P-26)	7.48	--
2.	Conductivity	IS:14767	0.361	mS/cm
3.	Color	VEL/STP/EN/67, Issue No.- 01, 01/11/2023	Brownish	--
4.	Water holding capacity	VEL/STP/EN/86, Issue No.- 01, 01/11/2023	33.15	%
5.	Bulk density	VEL/STP/EN/59, Issue No.- 01, 01/11/2023	1.48	gm/cc
6.	Chloride as Cl	VEL/STP/EN/69, Issue No.- 01, 01/11/2023	195.64	mg/kg
7.	Calcium as Ca	VEL/STP/EN/72, Issue No.- 01, 01/11/2023	154.20	mg/kg
8.	Sodium as Na	VEL/STP/EN/62, Issue No.- 01, 01/11/2023	130.24	mg/kg
9.	Potassium as K	VEL/STP/EN/61, Issue No.- 01, 01/11/2023	98.47	kg/hect.
10.	Organic Matter	IS 2720 (P-22), Titrimetric Method	0.54	%
11.	Magnesium as Mg	VEL/STP/EN/72, Issue No. 01, 01/11/2023	28.51	mg/kg
12.	Available Nitrogen as N	IS:14684 Distillation Method	231.54	kg./hect.
13.	Available Phosphorus	VEL/STP/EN/73, Issue No.- 01, 01/11/2023	25.40	kg./hect.
14.	Zinc (as Zn)	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	25.41	mg/kg
15.	Manganese (as Mn )	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	15.34	mg/kg

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16.	Chromium (as Cr)	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	11.24	mg/kg
17.	Lead (as Pb)	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	4.20	mg/kg
18.	Cadmium as Cd	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	BLQ (LOQ - 0.5)	mg/kg
19.	Copper (as Cu )	VEL/STP/HW/03, Issue No.- 01, 01/11/2023	7.51	mg/kg
20.	Soil Texture	VEL/STP/EN/64, Issue No.- 01, 01/11/2023	Sandy Loam	--

\*SOP-Laboratory standard operating procedure. Chromium- this parameter is not covered our nabl scope.

#### 3.4.4 Discussion on Soil Characteristics in the Study Area

The soil in study area is characterized by moderate organic content. The soil quality in the project area has not been affected by the project activities.

### 3.5 Stack Emission Monitoring

**Table 3.8 Details of Stack Monitoring Stations**

S. No.	Location Code	Capacity
1.	DG1	125 KVA
2.	DG2	125 KVA

**Table 3.9 Stack Monitoring Results**

**Location- DG1**

S. No.	Test Parameters	Test Method	Results	Units	Limits as Per CPCB
1.	Particulate Matter (as PM)	IS 11255 (P-1), Gravimetric Method	0.024	gm/kw-hr	0.03
2.	Oxide of Nitrogen (as NO <sub>x</sub> )	VEL/EN/STP/146, Issue No.-01, Issu Dte- 01/11/2023	0.264	gm/kw-hr	0.67
3.	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issu Dte- 01/11/2023	0.052	gm/kw-hr	0.19
4.	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issu Dte- 01/11/2023	0.361	gm/kw-hr	3.5

Project: Environment Clearance for Proposed Commercial Colony (Retail, Food Court & Office) planned at Village- Maidawas, Sector-66, Gurugram, Haryana by Emaar India Limited and being developed by Elan City LLP (Memo No. SEIAA (128)/HR/2021/620 dated 09.07.2021)

**Table 3.9 Stack Monitoring Results**

**Location- DG2**

S. No.	Test Parameters	Test Method	Results	Units	Limits as Per CPCB
1.	Particulate Matter (as PM)	IS 11255 (P-1), Gravimetric Method	0.025	gm/kw-hr	0.03
2.	Oxide of Nitrogen (as NO <sub>x</sub> )	VEL/EN/STP/146, Issue No.-01,Issu Dte-01/11/2023	0.241	gm/kw-hr	0.67
3.	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01,Issu Dte-01/11/2023	0.048	gm/kw-hr	0.19
4.	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01,Issu Dte-01/11/2023	0.375	gm/kw-hr	3.5

## 2.12 Point Source (DG Noise) Monitoring

Project: Environment Clearance for Proposed Commercial Colony (Retail, Food Court & Office) planned at Village- Maidawas, Sector-66, Gurugram, Haryana by Emaar India Limited and being developed by Elan City LLP (Memo No. SEIAA (128)/HR/2021/620 dated 09.07.2021)

**Table 3.11 Details of Point Source Monitoring Stations**

S. No.	Location Code	Capacity
1.	DG1	125 KVA
2.	DG2	125 KVA

**Table 3.12 DG Noise Monitoring Results-DG-1**

S. No.	Parameters	Protocol	Result dB(A)		
			Open the Canopy of DG Set Result dB(A)	Close the Canopy of DG Set (0.5 m Distance) Result dB(A)	Insertion Loss
1.	L <sub>eq</sub>	IS-4758	98.5	72.2	26.3
2.	CPCB Limits in dB (A)	--	--	75.0	25.0

**Table 3.12 DG Noise Monitoring Results-DG-2**

S. No.	Parameters	Protocol	Result dB(A)		
			Open the Canopy of DG Set Result dB(A)	Close the Canopy of DG Set (0.5 m Distance) Result dB(A)	Insertion Loss
1.	L <sub>eq</sub>	IS-4758	97.7	72.3	25.4
2.	CPCB Limits in dB (A)	--	--	75.0	25.0

### 3.5. Site Photograph

Project: Environment Clearance for Proposed Commercial Colony (Retail, Food Court & Office) planned at Village- Maidawas, Sector-66, Gurugram, Haryana by Emaar India Limited and being developed by Elan City LLP (Memo No. SEIAA (128)/HR/2021/620 dated 09.07.2021)







## **GREEN RATING FOR INTEGRATED HABITAT ASSESSMENT**

*Elan Empire, Sector 66, Gurugram, Commercial Colony Vide Licence No. 97  
of 2010 Dated 18.11.2010 & Licence No. 41 of 2011 Dated 03.05.2011 (Commercial – 1)*

*has been awarded with a*

**'Four Star'**

*rating under*

**GRIHA Pre-Certification**



*Date of Issue: 23<sup>rd</sup> February 2021*

  
Chief Executive Officer  
GRIHA Council

Note : Precertification has been awarded based on documentation provided by project team in compliance with the requirements of GRIHA. Any change in the specifications shall be intimated to GRIHA Council. Pre-certification is valid only as per report attached with subsequent compliance to GRIHA.

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

Tel: 0172-2565232, 4043956

E-mail Id: [seiaa-21.env@hry.gov.in](mailto:seiaa-21.env@hry.gov.in)

Dated: 09/07/2021

No. SEIAA(128)/HR/2021/620

To

**M/s Emaar India Limited**  
**and developed by M/s Elan City LLP.**  
**3<sup>rd</sup> floor, Golf view Corporate Tower,**  
**Golf Course Road, Sect-42 Gurugram, Haryana.122002**

**Email-arvinder@elanlimited.com**

**Subject: Environment Clearance for proposed Commercial Colony (Retail, Food Court & Office) planned at Village Maidawas, Sector 66, Gurugram, Haryana.**

[1] This letter is in reference to your application dated 10.03.21 addressed to Member Secretary, SEIAA, Haryana received on 19.03.2021 and subsequent letter dated 19.04.2021 seeking Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz. Form 1, Form 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 30.01.2019, in its meeting held on 19.04.2021 awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves the Commercial Colony (Retail, Food Court & Office) planned at Village Maidawas, Sector 66, Gurugram, Haryana. The details of the project as given below:

Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/202823/2021
2.	Latitude	28° 24' 2.5" N
3.	Longitude	77° 3' 42.0" E
4.	Plot Area	5,916.495 m <sup>2</sup> / 1.4625 Acres
5.	Proposed Ground Coverage	3,527.970 m <sup>2</sup> (59.63 %)
6.	Proposed FAR	15,501.216 m <sup>2</sup>
7.	Non FAR Area	8,680.152 m <sup>2</sup>
8.	Total Built Up area	24,181.368 m <sup>2</sup>
9.	Total Population	3201
10.	Total Green Area with %	1,183.299 m <sup>2</sup> (20%)
11.	Rain Water Harvesting Pits (with size)	2 Pits (Dia. 5m & Dep. 4 m)
12.	Total Parking	313 ECS
13.	Organic Waste Converter	Total 3 nos. of OWC of capacity 390 Kg/day (1×250+1×100+1×40Kg/day).
14.	Maximum Height of the Building (m)	41.25 m
15.	Power Requirement	1,943 KVA (DHBVN)
16.	Power Backup	2 nos. of DG Set having total capacity of 2,100 KVA (1 x 1100 KVA+1 x 1000 KVA)

17.	Water Requirement		101 KLD
18.	Domestic Water Requirement		38 KLD
19.	Fresh Water Requirement		38 KLD
20.	Treated Water		63 KLD
21.	Waste Water Generated		70 KLD
22.	STP Capacity		90 KLD
23.	Solid Waste Generated		599 Kg/day
24.	Biodegradable Waste		359 Kg/day
25.	Basement		2 Nos.
26.	No. of stories		LGF+UGF+8
27.	R+U Value of Material used (Glass)		U Value:1.61 w/sqm k SHGC: 0.23
28.	Total Cost of the project:		Total Cost of Project: 150 Cr.
29.	EMP Budget		EMP Budget: Rs.750 Lakhs Capital Cost: Rs.300 Lakhs Recurring Cost: Rs.450 Lakhs
30.	Incremental Load in respect of:	i) PM <sub>2.5</sub>	0.0032µg/m <sup>3</sup>
		ii) PM <sub>10</sub>	0.006µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.0962µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	0.126µg/m <sup>3</sup>
		v) CO	0.0000815µg/m <sup>3</sup>
31.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – HSVP
		iii) STP (Modular)	1 (5 KLD)
		iv) Anti-Smoke Gun	01 Nos of Anti-smoke gun

**EMP Budget**

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	6.00	13.00	Waste Water Management (Sewage Treatment Plant)	113.00	180.00
Garbage & Debris disposal	0.00	8.00	Solid Waste Management (Dust bins & OWC)	35.00	75.00
Green Belt Development	10.00	13.00	Green Belt Development	30.00	76.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00

Rainwater harvesting system (2 pits)	8.00	4.00	Rainwater harvesting system	00.00	15.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15.00	9.00	DG Sets including stack and height and acoustics	20.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	5.00	22.00	Energy Saving (Solar Panel system)	30.00	5.00
Storm Water Management (temporary drains and sedimentation basin)	3.00	5.00	Providing Desktop in the nearby existing village.	25.00	0.00
<b>Total</b>	<b>47 Lakhs</b>	<b>79 Lakhs</b>	<b>Total</b>	<b>253 Lakhs</b>	<b>371 Lakhs</b>

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its **128<sup>th</sup> meeting held on 26.05.2021** decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under **Category 8(a)** of EIA Notification 2006 subject to the **strict compliance with the following stipulations depicted below:-**

**Specific conditions:-**

- 1) 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
- 2) 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.
- 3) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
- 4) The PP shall not carry out any construction above and below revenue rasta passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for usages of the passer byes.
- 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.
- 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.

- 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 solid waste dumping site through authorized vender.
- 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 habilitation 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
- 9) There exists 21 trees at the project site and PP shall take prior permission for cutting/translocation and plant 10 times the no. of trees cut in the project in addition to green plan plants.
- 10) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 1,183.299 m<sup>2</sup> (20%) shall be provided for Green Area development for whole project.
- 11) 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.
- 12) The PP shall spent Rs.5 Lakh on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan and 1.25 lakh as recurring cost per year
- 13) Consent to establish/operate for the 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.
- 14) 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.
- 15) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 16) 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 SO<sup>2</sup> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
- 17) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 18) The PP shall not give occupation or possession before the electricity connection permitted by the Competent Authority.
- 19) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtain the CTO from HSPCB after the approval from CGWA, if required.
- 20) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
- 21) 2 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
- 22) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 2RWH pits.
- 23) The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water.
- 24) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 25) The PP shall provide the mechanical ladder for use in case of emergency.

  
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 Member Secretary, SEIAA,  
 Panchkula

SAI  
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 Member Secretary  
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- 26) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 27) Extensive studies have been undertaken regarding traffic scenario and LOS round the site to ascertain that there would be no adverse effect or impediment in movement of traffic during construction or operational phase of upcoming project.
- 28) While carry out the "Air dispersion Modeling" inbound and outbound vehicles (31 PCU/Hr) along with the emission & running hours (24 hrs.) of DG set has been considered;
- 29) Running of DG sets/ Captive power during construction or operational phase and fuel to be used would be as per related Guidelines of GRAP & strictures/injections passed by Hon'ble EPCA/NGT and further National Clean Air programmed vide Office Order No. HSPCB/SSC/2020/4320-44 dated 25/06/2020 would be implemented

#### **B. Statutory Compliance:**

- [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.
- [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.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [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.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [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.
- [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.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
- [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.

#### **I. Air Quality Monitoring and Preservation**

- i. 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.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- iv. 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,

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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 ultralow-sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. 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.
  - vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
  - vii. Wet jet shall be provided for grinding and stone cutting.
  - viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  - ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
  - x. The diesel generator sets to be used during construction phase shall be ultralow-sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
  - xi. 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. Ultralow-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.
- For indoor air quality the ventilation provisions as per National Building Code of India.

## II. Water Quality Monitoring and Preservation

- i. 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.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. 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.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC as well as to SEIAA, Haryana along with six monthly Monitoring reports.
- v. 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.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. 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.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.
- ix. 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.

- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw 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 pits shall be provided for ground water recharging as per the CGWB norms.
- xii. 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.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. 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.
- xvi. 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.
- xvii. 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.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. 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.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. 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.

### **III. Noise Monitoring and Prevention**

- i. Ambient noise levels shall conform to residential area/commercial area 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.
- ii. 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.
- iii. 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.

### **IV. Energy Conservation Measures**

- i. 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.
- ii. Outdoor and common area lighting shall be LED.
  - iii. 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 R & U-values shall be as per ECBC specifications.
  - iv. 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.
  - v. 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.
  - vi. 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.
  - vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

#### V. Waste Management

- i. 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.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. 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.
- iv. 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.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. 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.

#### VI. Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory

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Member Secretary, SEIA  
Panchkula

authority. 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).

- ii. 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. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. 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.
- iv. 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.

## **VII. Transport**

- i. 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.
  - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b) Traffic calming measures.
  - c) Proper design of entry and exit points.
  - d) Parking norms as per local regulation.
- ii. 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.
- iii. 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.

## **VIII. Human Health Issues**

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

## **IX. Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. 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.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. 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.
- v. PP must submit the Balance sheet/Account statement duly attested & signed by the Chartered Accountant showing the dispersal of funds in said schemes along with the "Six Monthly Compliance Report" positively.

#### X. Miscellaneous

- i. 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.  
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.
- iii. 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.
- iv. 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 and soft copy of the same to SEIAA, Haryana.
- v. 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.
- vi. 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.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. 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.
- ix. 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.
- x. 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
- xi. 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.

Ravi Prakash Gupta  
Member Secretary, SEIAA,  
Panchkula

09/07/2021

- xii. 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.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. 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.
- xvi. 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 Transboundary 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.
- xvii. The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- xviii. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- xix. Any appeal against the Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- xx. The project proponent shall ensure the compliance of Forest Department, Haryana Notification S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- xxi. The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent. Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- xxii. In view of the severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- xxiii. Vertical fenestration shall not exceed 60% of total wall area.
- xxiv. The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- xxv. The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- xxvi. The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- xxvii. The project proponent shall maintain the distance between STP and water supply line.
- xxviii. The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- xxix. For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- xxx. The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.

Ravi K. Gupta, IAS  
Member Secretary, SEIAA,  
Panchkula

09/07/2021

- xxxvi. The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- xxxvii. Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- xxxviii. All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- xxxix. The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- xl. The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- xli. The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.
- xlii. 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 i.e. 7 years.
- xliiii. The Project Proponent should intimate to the Authority as well as to the quarter concerned in case of any change in the present communication address.

  
 Member Secretary,  
 O/C State Level Environment Impact  
 Assessment Authority, Haryana, Panchkula.

Endst. No. SEIAA (128)/HR/2021/ 621-627

Dated: 09/07/2021

A copy of the above is forwarded to the following:

1. Director (IA Division), MoEF & CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road- New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority Haryana Bay's No. 55-58, prayatan bhawan, sector-2, panchkula
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director General, Environment & Climate Change Department, Haryana, SCO 1-3, Sector-17 D, Chandigarh-160017
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

  
 Member Secretary,  
 O/C State Level Environment Impact  
 Assessment Authority, Haryana, Panchkula.

# TRAFFIC IMPACT

# ASSESSMENT

# REPORT



ENVIRONMENT CONSULTANT



**Aegis Environment Research Pvt Ltd**

Suit No-B-04, H-61, Sector-63, Noida, Uttarpradesh-201301

Contact: 9958486431, 9910047760

*Of*

**“EXPANSION CUM MODIFICATION OF  
COMMERCIAL COLONY PROJECT  
PLANNED AT  
VILLAGE-MAIDAWAS, SECTOR-66,  
DISTRICT- GURUGRAM, HARYANA**



**Schedule 8 (A), Category “B”**

**Proposal No. IA/HR/INFRA2/553800/2025**

**BY**

**APPLICANT – M/S EMAAR INDIA LIMITED AND BEING  
DEVELOPED BY ELAN CITY LLP**

**Address- 15th floor, two horizon center, DLF Phase-5, Sector-43, Golf  
Course Road, Gurugram-122002, Haryana**

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### ACRONYMS

1. **TIA** – Traffic Impact Assessment
2. **EIA** - Environment Impact Analysis
3. **KW**- Kilo Watt
4. **KLD**- Kilo Litre Per Day
5. **IRC**- Indian Road Congress
6. **PCU**- Passenger Car Unit
7. **PCE**- Passenger Car Equivalent



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## 1.0 GENERAL

The proposed development will attract and generate the additional trips as an add-on to the existing traffic during its construction and operational period. In order to analyse the traffic conditions during the construction and throughout the project lifespan, a traffic impact assessment is performed. The traffic impact assessment (TIA) is a technical analysis of traffic problems and issues relating to the specific development. The chief objective of the TIA report is to identify whether a particular development project will have an impact on the safety and efficiency of adjacent roads.

### A) Objective: -

The objectives of the traffic impact study are as follows:

- Reconnaissance of the proposed site and the development details of the proposed development
- To assess the internal and external traffic management
- To review the existing traffic conditions of the adjacent road network
- To estimate the potential traffic generation due to the proposed development
- To assess the future traffic situation in the surrounding road network
- To appraise the potential traffic impact of the proposed development on the surrounding road network
- To consider road improvement proposals, if required; and to propose a feasible special traffic arrangement plan
- To suggest proposals to alleviate or minimize the impact

### B) Scope: -

- Initial overview and comments on any current master plan layouts and surrounding roads and identification of potential traffic issues and concerns.
- Assessment of existing traffic conditions in the vicinity of the site; which includes site surveys and analysis of the surrounding road network
- Future Traffic forecast: Traffic surveys to quantify existing flows and trip rates for this type of development
- Traffic Assignment: This involves the pattern in which the generated traffic will be distributed on the surrounding roads. The outcome of the traffic surveys & the existing and future road connectivity will be the inputs for the traffic assignment.



### **C) Key aspects of Traffic Analysis in EIA:**

**i. Traffic Generation:**

Estimating the number of new trips generated by the proposed development during peak hours.

**ii. Traffic Distribution:**

Determining how the generated traffic will be distributed across the existing road network.

**iii. Road Capacity Analysis:**

Evaluating whether the existing road network can handle the increased traffic volume.

**iv. Level of Service (LOS):**

Assessing the quality of traffic flow (e.g., congestion levels) on surrounding roads.

**v. Safety Assessment:**

Identifying potential safety issues like increased accident rates or pedestrian hazards.

**vi. Mitigation Measures:**

Developing strategies to minimize the negative impacts, such as road improvements, traffic signal optimization, or promoting alternative transportation modes.

In essence, a TIA within an EIA helps ensure that new developments are planned and implemented in a way that minimizes negative traffic-related impacts on the environment and the surrounding community.

#### **Importance of Traffic Analysis is crucial for constructional Projects**

Traffic analysis is crucial in construction projects for predicting and managing the impact of construction-generated traffic on existing road networks, ensuring safety, optimizing infrastructure design, and facilitating financial viability by identifying potential issues and necessary improvements before or during the project lifecycle. This analysis helps in developing mitigation strategies, designing efficient temporary traffic control plans, and supporting informed decision-making for both new developments and existing infrastructure upgrades.

#### **Key Reasons for Traffic Analysis**

- It determines how the construction project's additional traffic will affect the efficiency and safety of the surrounding road network and infrastructure.
- By forecasting future traffic patterns, it helps in planning for long-term improvements and evaluating the future impact of the development.



- The data from traffic analysis is used to design appropriate road cross-sections, pavements, and intersections, ensuring the infrastructure can handle existing and future traffic loads.
- It identifies potential traffic problems and leads to the creation of feasible special traffic arrangements or road improvement proposals to mitigate negative impacts.
- Traffic analysis provides data-driven insights that help project managers and engineers make better, more informed decisions about planning, design, and operational strategies.
- For developers, the analysis helps assess the project's financial feasibility by demonstrating its potential traffic impact, which is important for lenders.
- It ensures that construction projects meet statutory requirements for managing traffic impacts and demonstrate responsibility to the public and regulatory bodies.
- During the construction phase, detailed traffic analysis is used to manage and reduce congestion, dust, and other disruptions caused by construction activities and equipment in the project area.

## 1.1 INTRODUCTION

India, with a population of 1.35 billion, is rapidly heading towards the direction of a developed nation. As part of this journey, there has been a significant push to expand and improve road infrastructure. But this expansion has not been matched by the increasing number of vehicles, and therefore there has been increased road safety concerns. According to the Ministry of Road Transport and Highways' 2018 report, 1,51,417 individuals were killed in road accidents within a year, and 85% of the fatalities belonged to the productive age group of 18 to 60 years. Not only are these fatalities a family loss but also an economic and social loss for the country. India accounts for 11% of global road accident deaths, which says a lot about the seriousness of the issue. The main causes are overloading of traffic, negligence of traffic rules, poorly planned roads, and safety non-compliance. In most instances, ignorance and negligence of the driver also play a helping hand in causing accidents. With the growth of transport networks, the likelihood of accidents continues to rise. Therefore, road safety must be addressed as a critical public health issue. Road safety education must be promoted, tougher laws must be enforced, and infrastructure needs to be enhanced to reduce the incidence and severity of accidents.

### 1.1 (a) BACKGROUND: -

The project is expansion cum modification of commercial colony planned at Village Maidawas, Sector-66, Gurugram, Haryana by M/s Emaar India Limited and being developed by Elan City



LLP. The company is having its registered office at 15th floor, two horizon center, DLF Phase-5, Sector-43, Golf Course Road, Gurugram-122002, Haryana, India.

The project has already acquired the land measuring **1.4625 acres/ 5,916.495 m<sup>2</sup>** which is falling in License no. 97 of 2010 & License no.41 of 2011 of Directorate of Town and Country Planning Department, Haryana, Haryana which is valid upto dated: 17.11.2023 and 03.05.2024 respectively. Zoning plan has been also approved by Directorate of Town and Country Planning Department, Haryana through Drawing No. DTCP 7698 on dated: 16.03.2021 in favour of Elan City LLP.

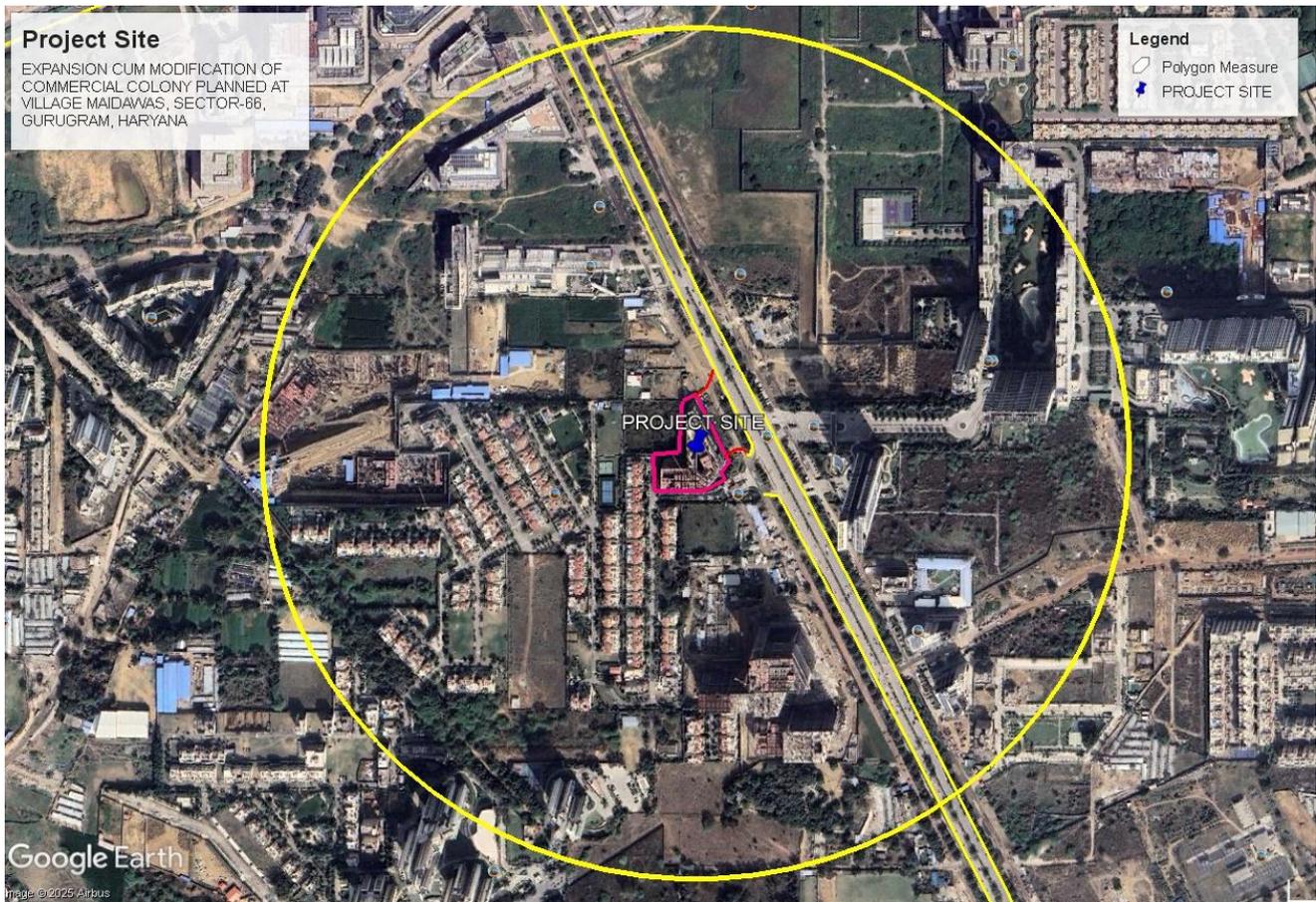
The project has been already granted Environmental Clearance from SEIAA, Haryana vide letter No. SEIAA (128)/HR/2021/620 dated 09.07.2021 for total land area of 1.4625 acres and total built-up area of 24,181.368 m<sup>2</sup>.

After grant of EC, we have obtained consent to establishment (CTE) from Haryana State Pollution Control Board (HSPCB) through No. HSPCB/ Consent/: 313116321GUNOCTE13937721 on dated: 26.07.2021 which is valid upto date: 08.07.2028.

Total land area after expansion cum modification of commercial colony is 1.4625 acres /5,916.495 m<sup>2</sup> and built-up area for the same comes out to be 21,704.484 m<sup>2</sup>.

### Project Site-





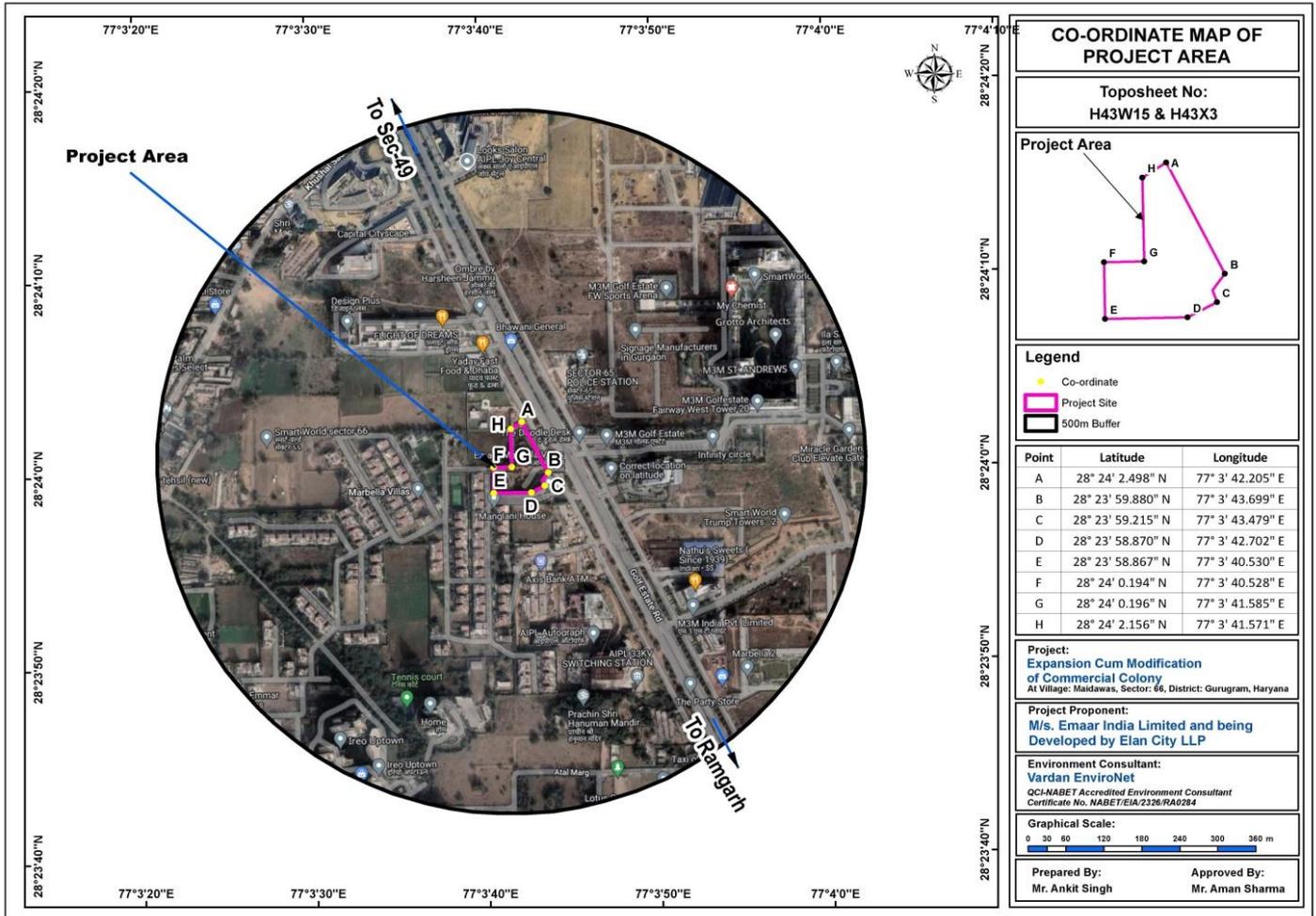
**Fig 1.1 Project site**

As the built-up area, the project falls in category B2, Schedule 8(a) of EIA notification, 2006 and its subsequent amendments.

**Table 1.1 Name and address of the holder of the Project Site**

<b>Name of the Project</b>	The proposed expansion cum modification of commercial colony planned at Village Maidawas, Sector-66, Gurugram, Haryana by M/s Emaar India Limited and being developed by Elan City LLP
<b>Applicant</b>	M/s Emaar India Limited and being developed by Elan City LLP
<b>Address of the Applicant</b>	Address: 15th floor, two horizon center, DLF Phase-5, Sector-43, Golf Course Road, Gurugram-122002, Haryana





**Fig 1.2 Topographical Map of the project site**

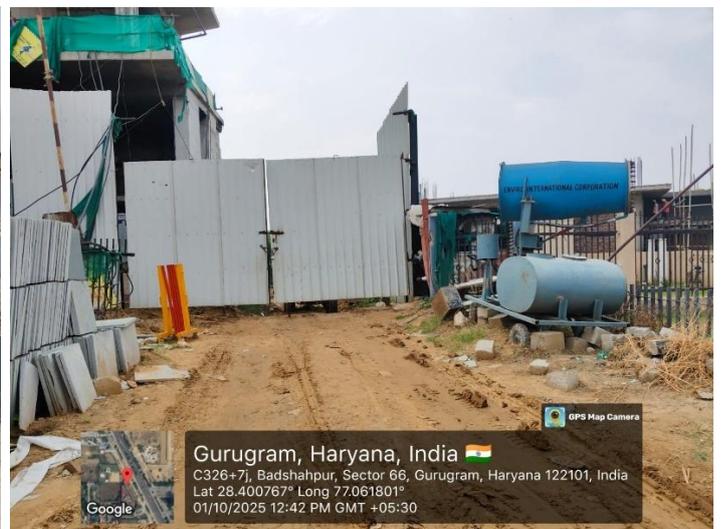
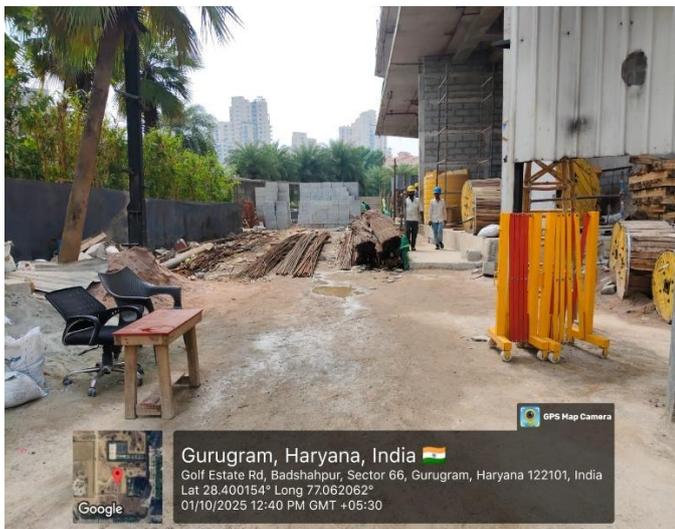
**Table 1.2 Details of the area**

<b>Lessee</b>	M/s Emaar India Limited and being developed by Elan City LLP		
<b>Proposed area</b>	1.4625 acres /5,916.495 m <sup>2</sup>		
<b>Location</b>	At Village- Maidawas, Sector-66, Gurugram, and Haryana		
<b>Coordinates</b>	<b>Pillar Name</b>	<b>N</b>	<b>E</b>
	A	28° 24' 2.5" N	77° 3' 42.0" E
	B	28° 23' 59.8" N	77° 3' 43.5" E
	C	28° 23' 59.1" N	77° 3' 43.3" E
	D	28° 23' 58.7" N	77° 3' 42.5" E
	E	28° 23' 58.7" N	77° 3' 40.3" E
	F	28° 24' 00.1" N	77° 3' 40.3" E
	G	28° 24' 00.1" N	77° 3' 41.4" E
	H	28° 24' 02.1" N	77° 3' 41.3" E



*Signature*

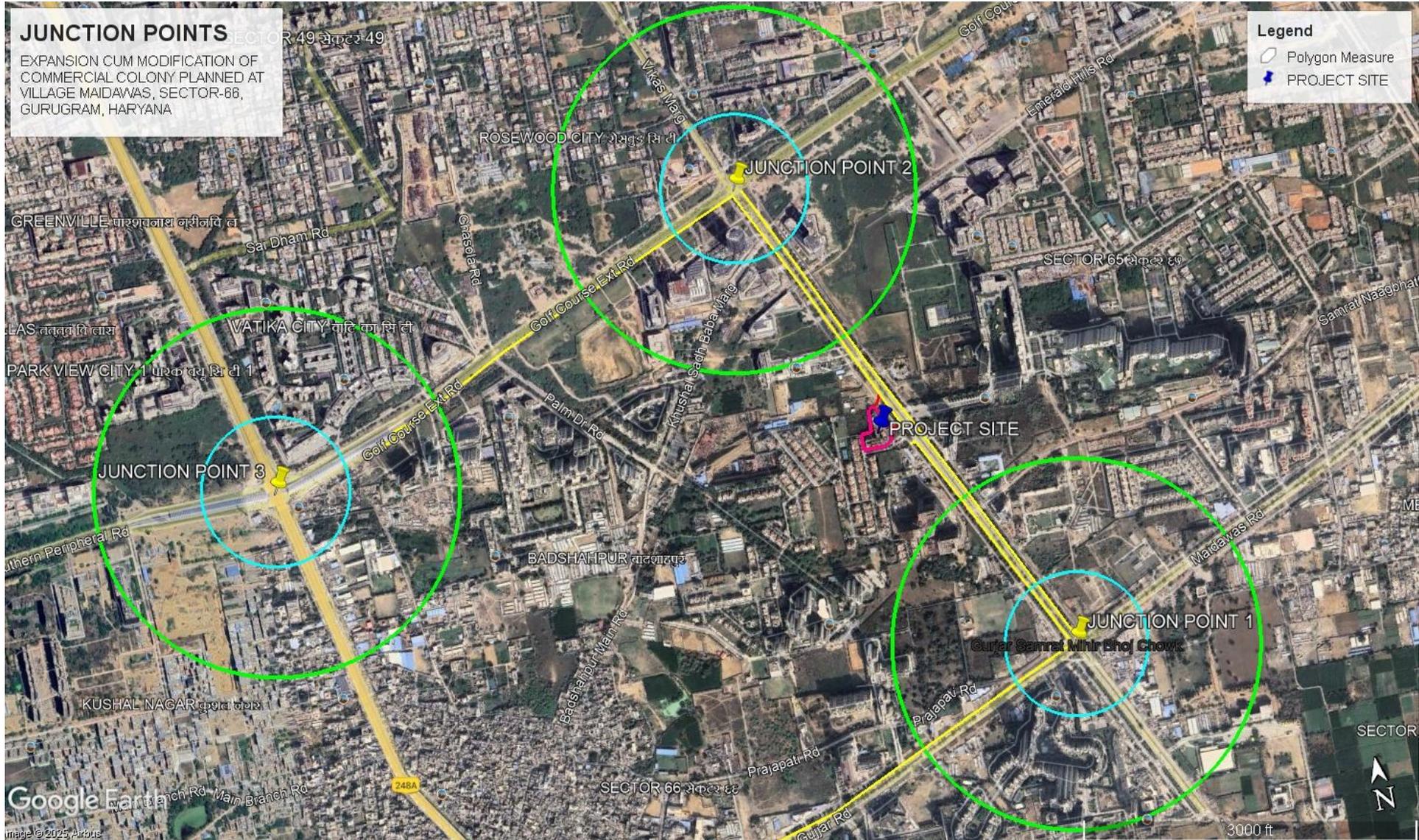
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>• Samrat Mihir Bhoj Road (Golf Estate Road), at the project site</li> <li>• NH-248A which is 1.56 Km away from the project site towards West direction</li> <li>• Golf Course Ext Road &amp; Southern Peripheral Road, 0.70 km in North direction</li> </ul>
<b>Village</b>	<p>Village Nurpur Jharsa – ~2.8 Km, SW</p> <p>Village Nangli Umarpur – ~2 Km, ENE</p>
<b>School</b>	<p>Alpine Convent School – ~1.3 Km towards SSW</p> <p>Lotus Valley School – ~ 1.8 km towards NNE</p>
<b>Hospital</b>	<p>Park Hospital – ~2.3 Km towards NNW</p> <p>Pratikha Hospital – ~3.8 km towards ENE</p>
<b>Temple</b>	<p>Hanuman Temple - ~1 Km towards WSW</p> <p>Shiv Mandir – ~1.7 Km towards SE</p>
<b>Inter-State/Inter Boundary</b>	Haryana- Delhi State boundary is approx 7.9 km from project site at North East direction
<b>Source of Water</b>	The water will be supplied through GMDA/HSVP. Total water requirement for the project will be approximately 99 KLD, out of which 36 KLD is fresh water requirement and 140 KLD is treated water requirement which will be used for flushing, HVAC cooling, DG Cooling and horticulture.
<b>Source of Power</b>	<p>The required connected load for commercial colony after expansion will be approx. 1715 KVA.</p> <p>Source: Dakshin Haryana Bijli Vitran Nigam (DHBVN).</p>



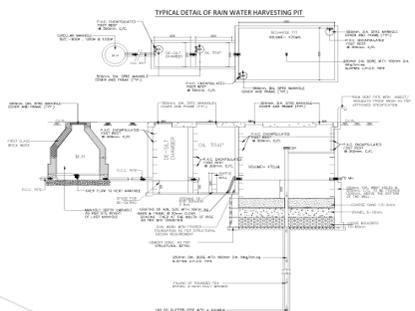
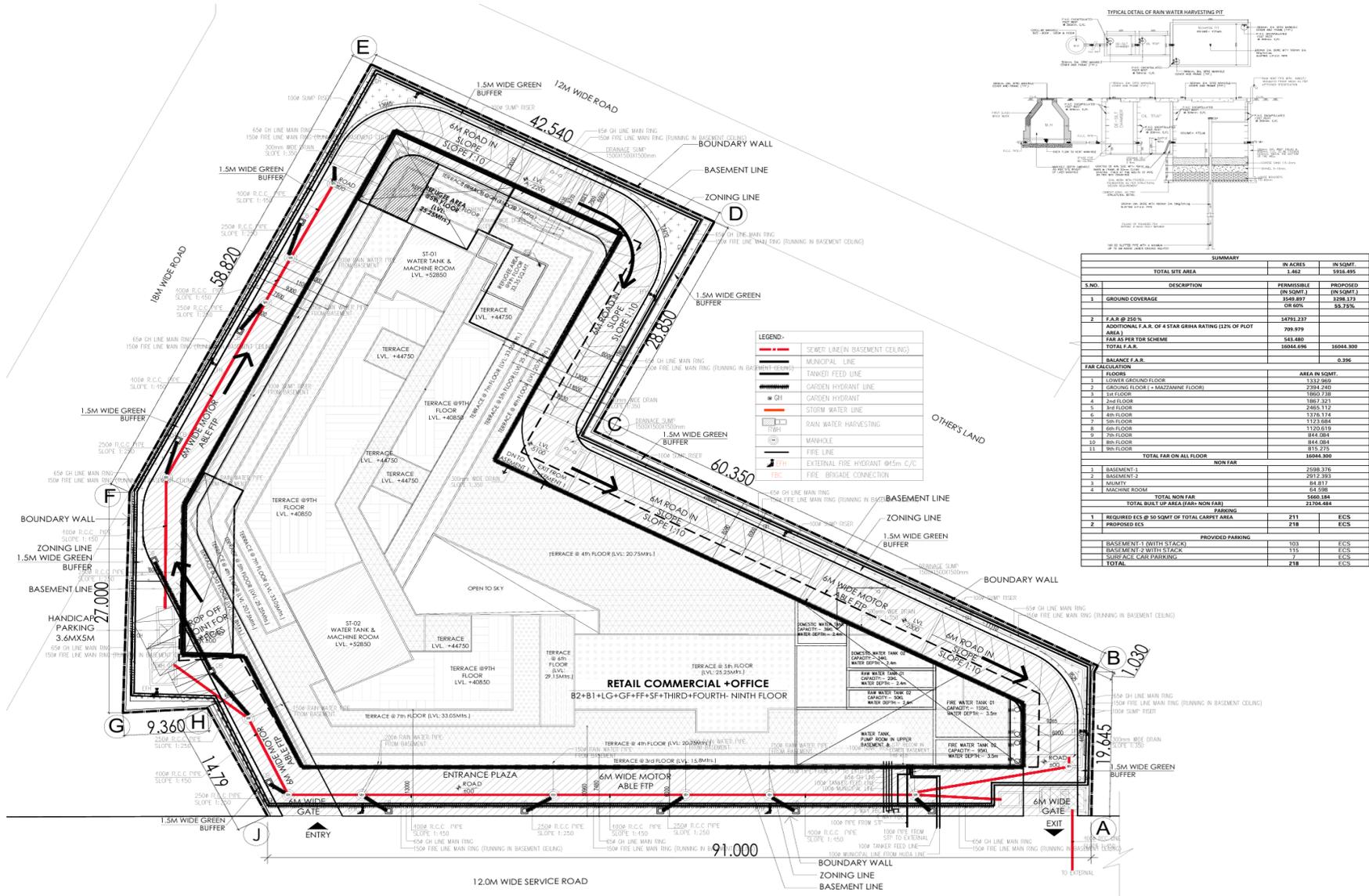
**JUNCTION POINTS**  
 EXPANSION CUM MODIFICATION OF  
 COMMERCIAL COLONY PLANNED AT  
 VILLAGE MAIDAWAS, SECTOR-68,  
 GURUGRAM, HARYANA

**Legend**

- Polygon Measure
- PROJECT SITE



AERPL



SUMMARY			
TOTAL SITE AREA		IN ACRES	IN SQM
		1.462	5516.415
S. NO.	DESCRIPTION	PERMISSIBLE (IN SQM)	PROPOSED (IN SQM)
1	GROUND COVERAGE	3459.817	3298.123
	OR 60%		58.75%
2	F.A.R. @ 250%	14791.237	
	ADDITIONAL F.A.R. OF 4 STAR GRHA RATING (12% OF FLOOT AREA)	798.979	
	FAR AS PER TOR SCHEME	148.980	
	TOTAL F.A.R.	16044.696	16044.300
BALANCE F.A.R.			0.396
FAR CALCULATION		AREA IN SQM	
FLOORS			
1	LOWER GROUND FLOOR	1312.960	
2	GROUND FLOOR (MAGAZINNE FLOOR)	2294.240	
3	1st FLOOR	1860.738	
4	2nd FLOOR	1861.821	
5	3rd FLOOR	2485.112	
6	4th FLOOR	1220.614	
7	5th FLOOR	1123.034	
8	6th FLOOR	1220.619	
9	7th FLOOR	844.083	
10	8th FLOOR	844.084	
11	9th FLOOR	813.226	
	TOTAL FAR ON ALL FLOOR	16044.300	
TOTAL FAR ON ALL FLOOR		NON FAR	
1	BASEMENT-1	2598.376	
2	BASEMENT-2	951.263	
3	MUMTY	84.917	
4	MACHINE ROOM	62.508	
	TOTAL NON FAR	3696.184	
	TOTAL BUILT UP AREA (FAR+NON FAR)	23764.484	
TOTAL BUILT UP AREA (FAR+NON FAR)		PARKING	
1	REQUIRED ECS @ 50 SQM OF TOTAL CAPRTY AREA	211	ECS
2	PROPOSED ECS	218	ECS
PROVIDED PARKING			
	BASEMENT-1 (WITH STACK)	103	ECS
	BASEMENT-2 WITH STACK	376	ECS
	SHARED CAR PARKING	7	ECS
	TOTAL	218	ECS



AERPL

*Handwritten signature in blue ink.*

## 1.1 (b) HARYANA TRAFFIC SCENARIOS

Haryana traffic scenarios involve enforcement of rules through fines for violations like drunk driving, jumping red lights, and not having the required HSRP number plates. Recent incidents highlight dangerous behaviours, such as drivers dragging police officers and the issuance of numerous tickets for issues like tinted windows and improper driving. Adherence to speed limits, giving way to emergency vehicles, and following traffic signals are crucial for road safety in the state.

### Common Traffic Violations and Penalties:

- Speeding: Speed limits are enforced, and exceeding them can result in fines.
- Red Light Jumping: Disobeying traffic signals is a serious offense with penalties.
- No Helmet/Seatbelt: Riders and drivers must wear helmets and seatbelts, respectively.
- Distracted Driving: Using mobile phones while driving can lead to fines.
- Drunken Driving: Driving under the influence of alcohol or drugs is illegal and dangerous.
- Illegal Parking: Parking in no-parking zones or obstructing traffic is prohibited.
- Driving Without License/Documents: Valid licenses, registration, and insurance are required.
- Overloading Vehicles: Exceeding passenger or weight capacity is a violation.
- Disobeying Traffic Officials: Failing to follow instructions from traffic personnel can lead to fines.
- Unnecessary Honking: Excessive honking can also be penalized.

### Key Aspects of Haryana Traffic

**Enforcement and Penalties:** The state enforces traffic rules by issuing fines and e-challans for violations.

- Driving without a License: A fine of ₹5,000 is imposed.
- Drunk Driving: First-time offenders face a fine of ₹10,000 and/or six months imprisonment; a second offense can lead to a ₹15,000 fine and/or two years imprisonment, according to TATA AIG.
- Jumping Red Lights: This offense carries a penalty of ₹2,000.
- Black Film on Windows: The state has issued many challans for this violation, with each ticket costing ₹10,000.



**Mandatory Equipment:** Vehicles must have High-Security Registration Plates (HSRPs).

**Recent Incidents:**

- A video captured a traffic policeman being dragged by a speeding vehicle in Faridabad for failing to provide documents.
- Police have issued numerous challans for using black film on windowpanes.

**Traffic Rules to Follow:**

- Follow Signals: Do not jump red lights.
- Give Way: Provide right-of-way to emergency vehicles.
- Overtake Safely: Only overtake when it is safe and permissible.
- Stay in Lane: Keep to the left when appropriate.

### 1.1 (c) DISTRICT- GURUGRAM TRAFFIC SCENARIOS

Gurugram experiences significant traffic challenges, particularly gridlock, which have gone viral online and are often compared to Bengaluru's notorious congestion. Key scenarios include heavy traffic jams, often exacerbated by road blockages like fallen trees due to monsoon rains or major events, requiring swift response from the Gurugram Police's traffic wing. To mitigate these issues, strategies like intersection redesign, traffic control devices, parking management, and the implementation of Intelligent Transportation Systems (ITS) are being explored in the Integrated Mobility Plan for the area.

**Key Roads and Infrastructure:**

Key roads in Gurugram include the Delhi-Gurgaon Expressway (NH-48), a major artery connecting Delhi and Gurugram; the newly inaugurated Dwarka Expressway, providing a vital third link to the capital; and the Southern Peripheral Road (SPR) and Central Peripheral Road (CPR), which facilitate east-west movement and link key areas. Other crucial roads under development or of significant importance are the Sohna Elevated Road, Manesar Link Road, and various master roads being upgraded to connect to the Dwarka Expressway and improve connectivity within the city.

**Major Expressways & Arterial Roads**

- **Delhi-Gurgaon Expressway (NH-48):** This is a primary, high-traffic route that connects Delhi and Gurugram, forming part of the Golden Quadrilateral project and serving as a vital inter-city link.



- **Dwarka Expressway:** This newly inaugurated, 16-lane access-controlled highway is the third direct route between Delhi and Gurugram, enhancing connectivity to the western parts of the city.
- **Southern Peripheral Road (SPR):** This road serves as a crucial connector for the Golf Course Extension and Sohna Road areas, forming part of the planned free-flow traffic network.
- **Central Peripheral Road (CPR):** Running alongside the SPR, the CPR enables east-west transportation and connects to major thoroughfares, contributing to the proposed free-flow network.

#### **Connecting Roads & Infrastructure**

- **Sohna Elevated Road:** Part of the Sohna Road development, this elevated expressway connects Gurugram to the Delhi-Mumbai Expressway, improving travel times.
- **Manesar Link Road:** This 60-meter-wide road connects New Gurgaon to Manesar, reducing reliance on NH-48 for local transportation.
- **Master Roads in Dwarka Expressway Corridor:** Several key roads within sectors like 83, 84, and 36A are undergoing significant upgrades to improve connectivity to the Dwarka Expressway.
- **Galleria Market Road and Vyapar Kendra Road:** These roads serve as important corridors, linking various parts of the city, although they have faced delays in upgrade projects.

#### **Ongoing Development & Future Plans**

- **Re-development Projects:** The Gurugram Metropolitan Development Authority (GMDA) is undertaking projects to widen and redevelop key roads, including service roads, cycle tracks, and footpaths.
- **Connectivity to Dwarka Expressway:** There is a continuous effort to improve and build new master roads to provide seamless access to the Dwarka Expressway and the developing sectors.
- **Road Network Enhancements:** Plans are also in place for the repair and strengthening of service roads along master roads, enhancing overall road infrastructure.

#### **Mitigation Strategies and Solutions**

- **Traffic Diversions:** The police actively implement traffic diversions to manage congestion, such as directing heavy vehicles to the KMP Expressway and rerouting traffic from specific bottlenecks like the road from Sohna Chowk to Pataudi Road.



- **Police Response and Technology:** The Gurugram Traffic Police utilize technology like interceptor vehicles and have established traffic zones and police stations to manage their jurisdiction effectively.
- **Infrastructure and Planning:** The Integrated Mobility Plan aims to improve the traffic situation through measures like intersection redesign, better traffic control devices and signage, improved parking management, and the use of Intelligent Transportation Systems (ITS).

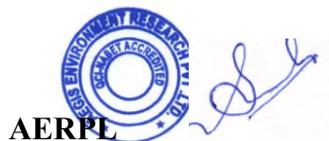
## 1.2 TRAFFIC IMPACT STUDY

Traffic analysis is carried out by understanding the existing carrying capacity of the roads near to the project site and the connecting main roads in the area. Then depending on the capacity of the project, the number of trucks that will be added to the present scenario will be compared to the carrying capacity.

The traffic survey, to ascertain the traffic density in the study area was conducted at multiple junctions near the project site. The average composition of Traffic includes Two-Wheeler, Four-Wheeler (Cars/Jeep) and Four-Wheeler Heavy Vehicles like Trucks/Tankers & Bus.

### 1.2 (a) Project details

The purpose of this study is to assist the client to study traffic connectivity to the site after construction of the project to ensure that the proposed development is able to have access to infrastructures needed for the development and its functionality without damaging or destructing the existing project site. This will also help in assessing the impact of increase in traffic due to the proposed project. The project is well connected by road, rail, airport. The project is likely to add significant number of parking especially during the peak hours in addition to the existing traffic. This may lead to conflict with the traffic on the road outside the site leading to congestion on the access roads of existing project area.



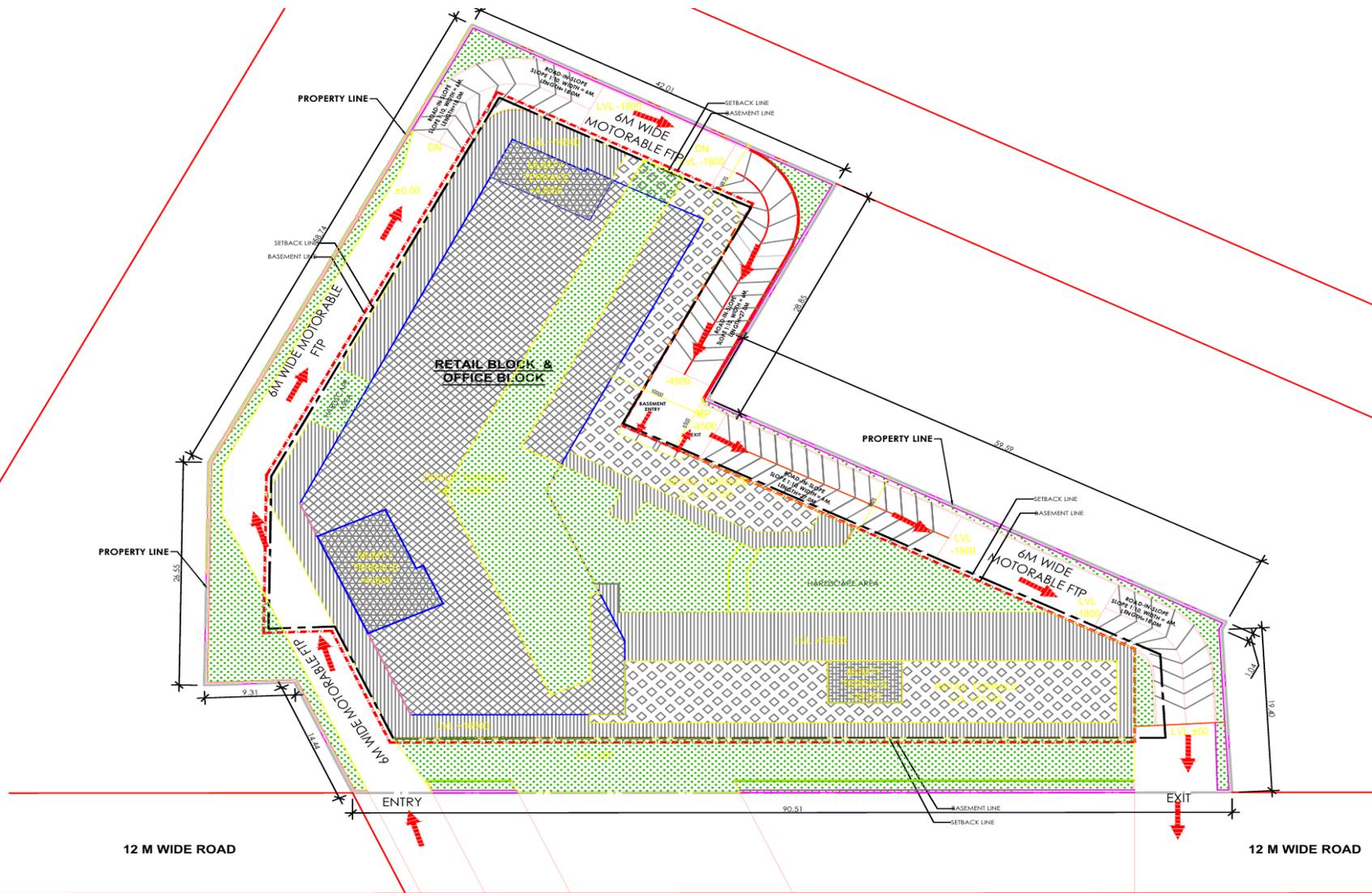


Fig 1.3 Traffic Movement within the Project Site



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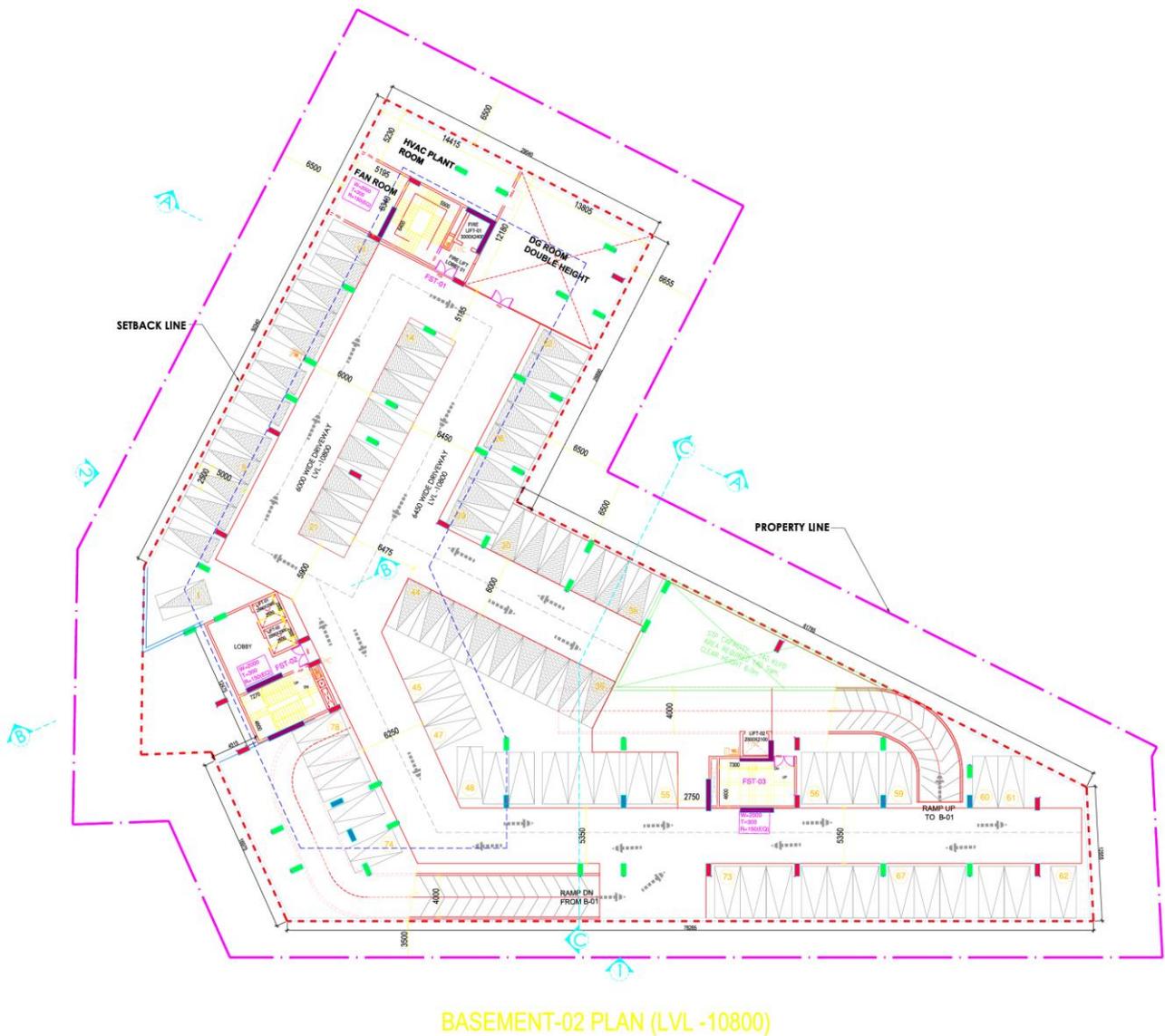
**BASEMENT-01 PLAN (LVL -6300)**

**Fig 1.4 (A) Parking Plan-Basement-1**



**EXIT**





**Fig 1.4 (B) Parking Plan-Basement-2**

*Level of Services (LOS) can be defined as a letter designation that describes a range of operating characteristics on a given facility. Six Levels of Service are defined for capacity analysis. They are given letter designations from A to F, with LOS 'A' representing best level of operational standards and LOS 'F' the worst.*

V/C	LOS	Performance
0.0 - 0.2	A	Excellent
0.2 - 0.4	B	Very Good
0.4 - 0.6	C	Good / Average / Fair
0.6 - 0.8	D	Poor
0.8 - 1.0	E	Very Poor

*Note: Capacity as per IRC: 64-1990 page no 11-12 for arterial road/ Highways*



### Estimation of Passenger Car Units (PCU) count

Passenger Car Units Count is carried out to determine the traffic demand and expected congestion near the roads of the proposed development. Indian road congress and National Highway Authority of India has laid down the PCU equivalent for different types of vehicles. They are given in Table below-

**Table 1.3 Recommended PCE factors for Vehicles on Urban Roads**

(Source: IRC 106-990)

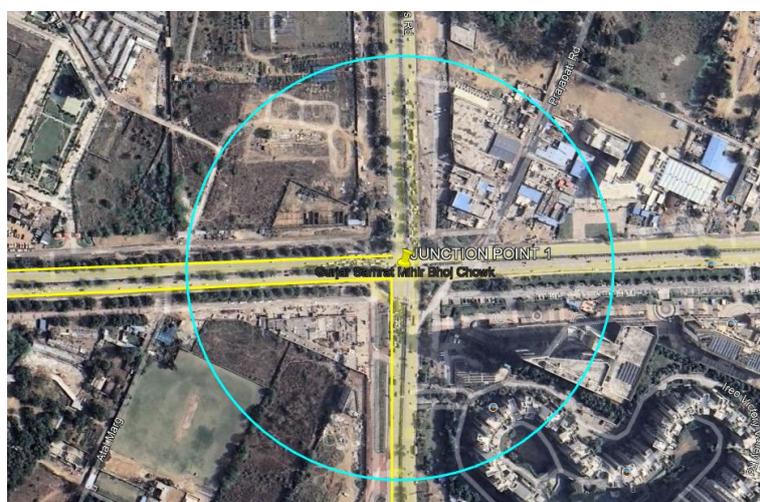
Vehicle Type	PCE based on % composition of vehicle type	
	<10%	≥10 %
Motorcycle/scooter	0.5	0.75
Car	1.0	1.0
Auto-Rickshaw	1.2	2.0
LCV	1.4	2.0
Truck/Bus	2.2	3.7
Tractor	4.0	5.0
Bicycle	0.4	0.5
Tonga	1.5	2.0
Cycle Rickshaw	1.5	2.0
Hand Cart	2.0	2.0

Thus, Number of vehicles moving through the roads of the proposed site were estimated as PCU unit = No of vehicles X PCE of that particular vehicle.

**Junction Points** – There are 3 junction points identified at in the 10 km Buffer Zone of the Project site. The Junction Points are shown Below: -

### 1.3 EXISTING TRAFFIC CONDITIONS & LEVEL OF SERVICE

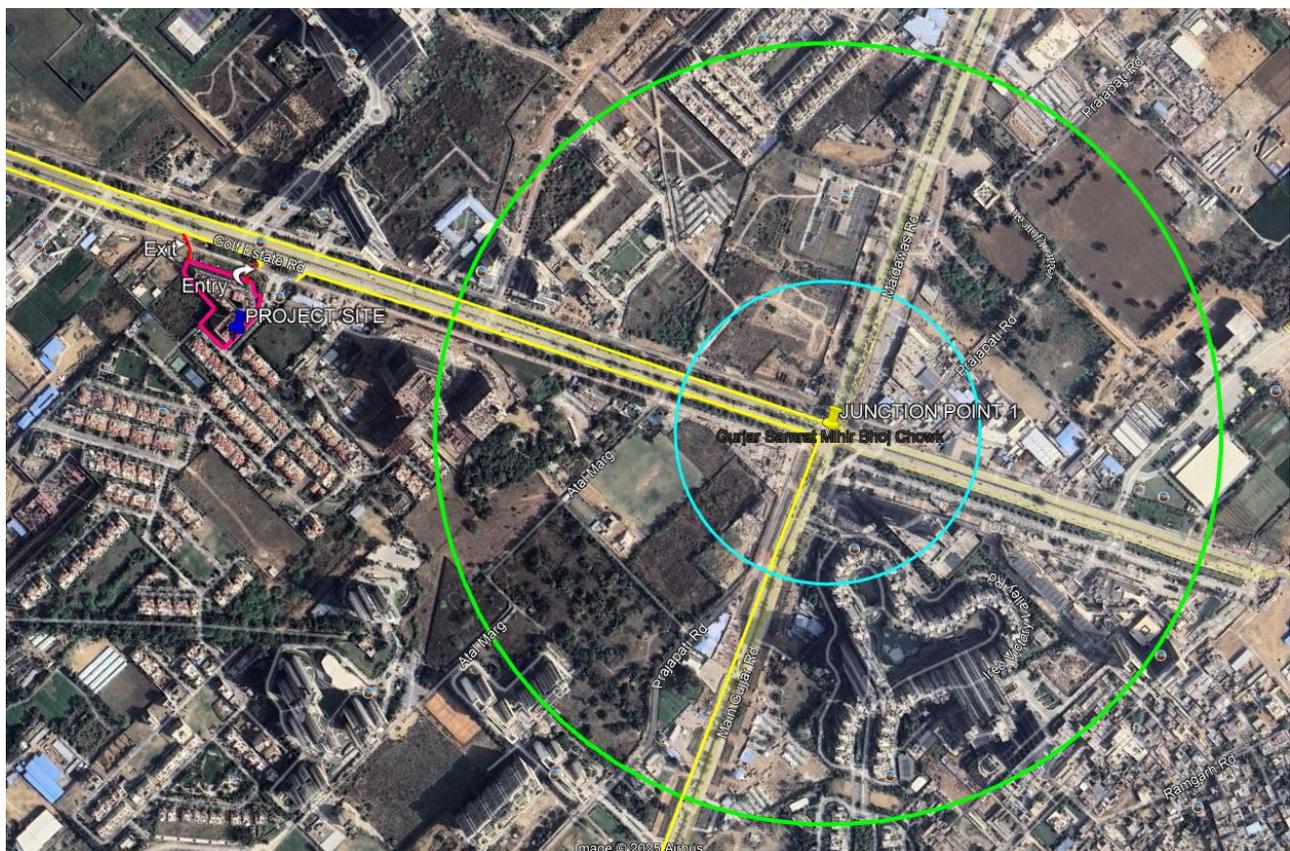
#### (A) JUNCTION 1: (TOWARDS RIGHT DIRECTION FROM THE PROJECT SITE)



The frontier of the project site is having 12m wide One Way Service Road which merges with Samrat Mihir Bhoj Road i.e., Golf Estate Road. The vehicles from the project side enters from right side and exits from the Left side.



The Junction Road is a Two-lane two-way Sub Arterial Road with low cross traffic and frontage. The 24 m wide road (Samrat Mihir Bhoj Road i.e., Golf Estate Road) and 12 m Service Road coming from the project site is meeting at the Junction.



**Fig 1.5 Primary Study Road 1 - Traffic Junction Primary Road**





**Gurugram, Haryana, India**   
93w7+5rx, Badshahpur, Sector 66, Gurugram, Haryana 122101, India  
Lat 28.395761° Long 77.064846°  
08/10/2025 04:42 PM GMT +05:30

 GPS Map Camera



**Gurugram, Haryana, India**   
Golf Estate Rd, Sector 65, Gurugram, Haryana 122101, India  
Lat 28.394286° Long 77.065932°  
08/10/2025 04:41 PM GMT +05:30

 GPS Map Camera



**Lean Hrs:** 22:00 hrs to 09:00 hrs & after 14:00 hrs to 17:00 hrs = **14 Hrs**

**Peak Hrs:** From 09:00 hrs to 14:00 hrs and 17:00 hrs to 22:00 hrs = **10 Hrs**

**INFLOW TRAFFIC AT JUNCTION 1**

**Table 1.4 (a) PCU Counts at Junction 1 (Inflow)**

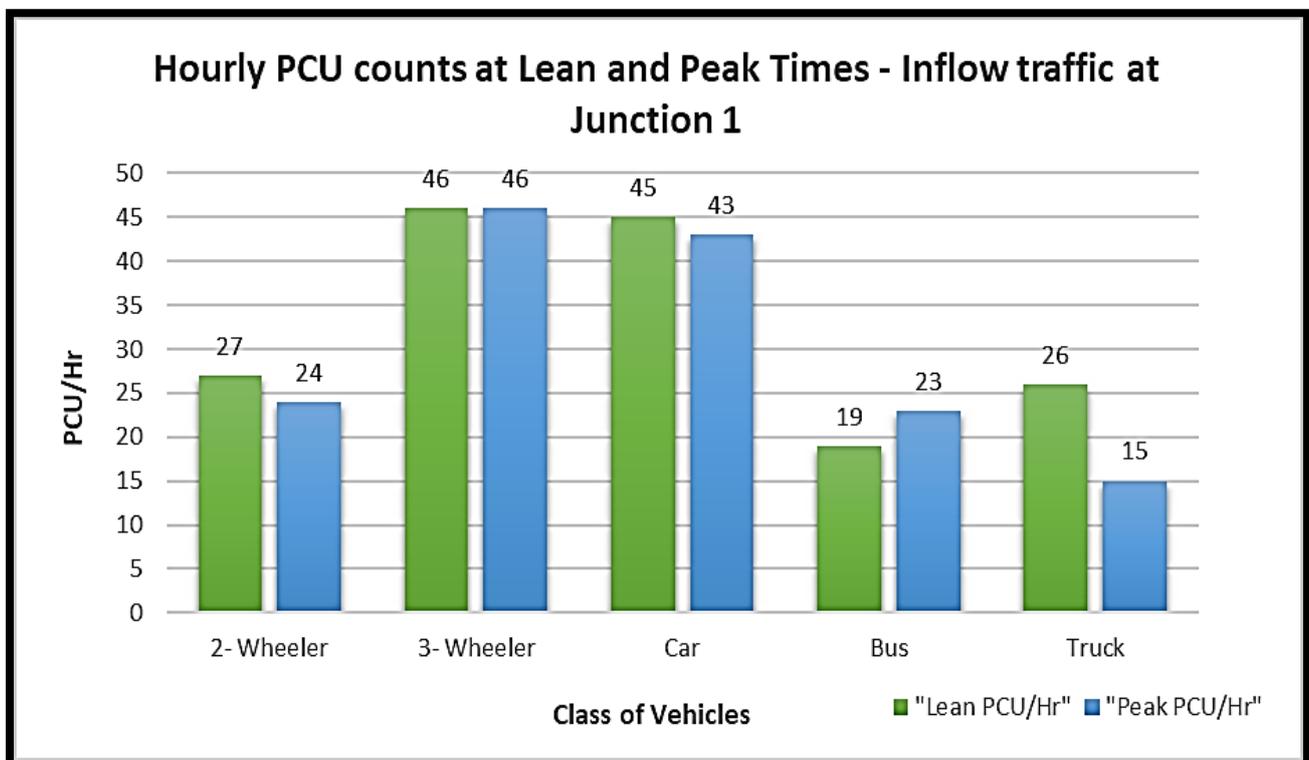
S. No.	Vehicle Type	Lean Hours (Vehicle/Hr)	PCU/Hr	Peak Hours (Vehicles/Hr)	PCU/Hr
1.	2- Wheeler	36	27	32	24
2.	3- Wheeler	23	46	20	46
3.	Car	45	45	43	43
4.	Bus	5	19	6	23
5.	Truck	7	26	4	15
	<b>Total</b>	<b>116</b>	<b>163</b>	<b>105</b>	<b>128</b>

Capacity of road as per IRC = 2400 PCU's/hr

Total Volume during Peak Hours = 128

Existing Volume/Capacity ratio =  $128/2400 = 0.054$

The level of service is "A" that is Excellent.



## OUTFLOW TRAFFIC AT JUNCTION 1

**Table 1.4 (b) PCU Counts at Junction 1 (Outflow)**

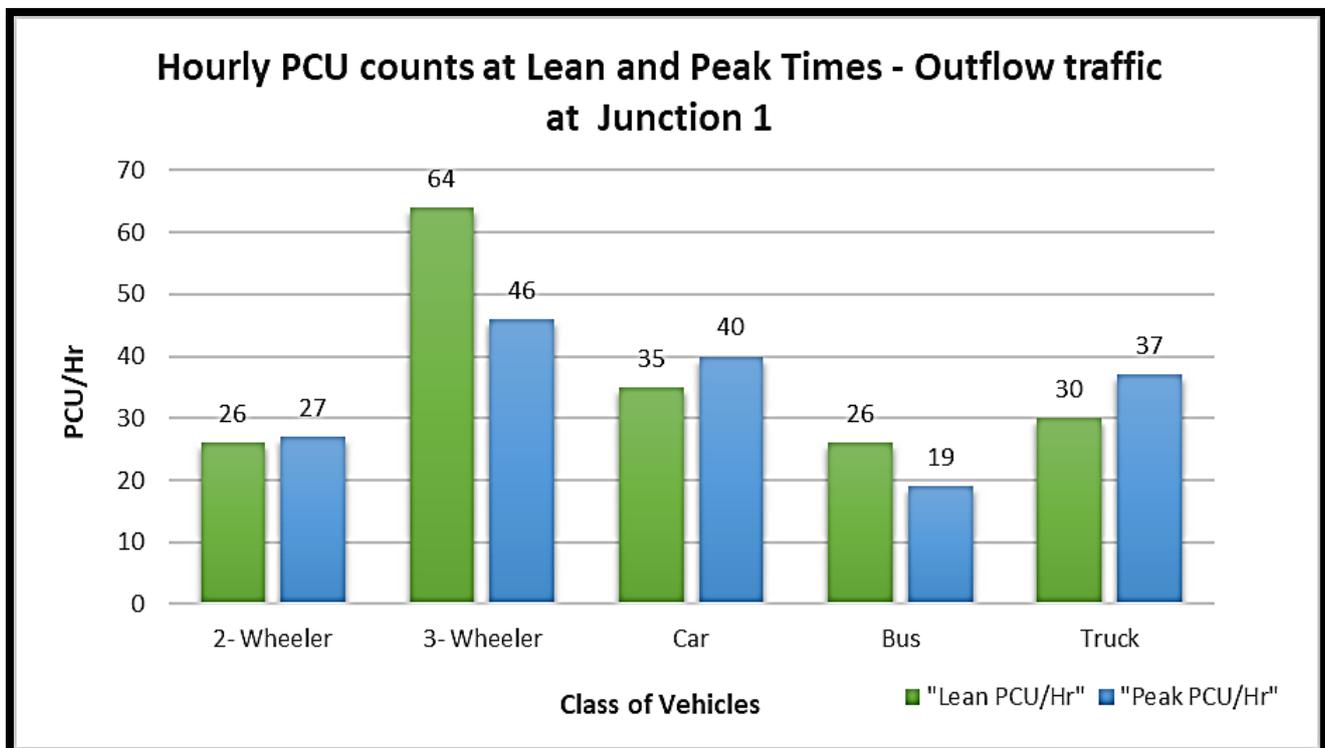
S. No.	Vehicle Type	Lean Hours (Vehicle/Hr)	PCU/Hr	Peak Hours (Vehicles/Hr)	PCU/Hr
1.	2- Wheeler	34	26	36	27
2.	3- Wheeler	32	64	23	46
3.	Car	35	35	40	40
4.	Bus	7	26	5	19
5.	Truck	8	30	10	37
	<b>Total</b>	<b>116</b>	<b>181</b>	<b>114</b>	<b>169</b>

Capacity of road as per IRC = 2400 PCU's/hr

Total Volume during Peak Hours = 169

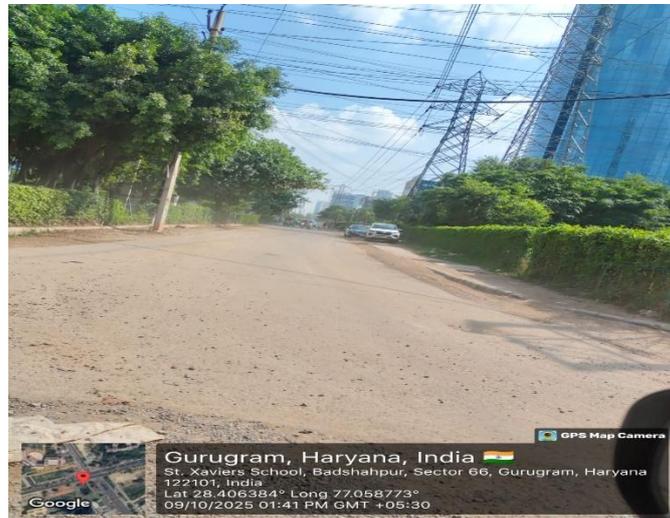
Existing Volume/Capacity ratio =  $169/2400 = 0.0705$

The level of service is "A" that is Excellent.

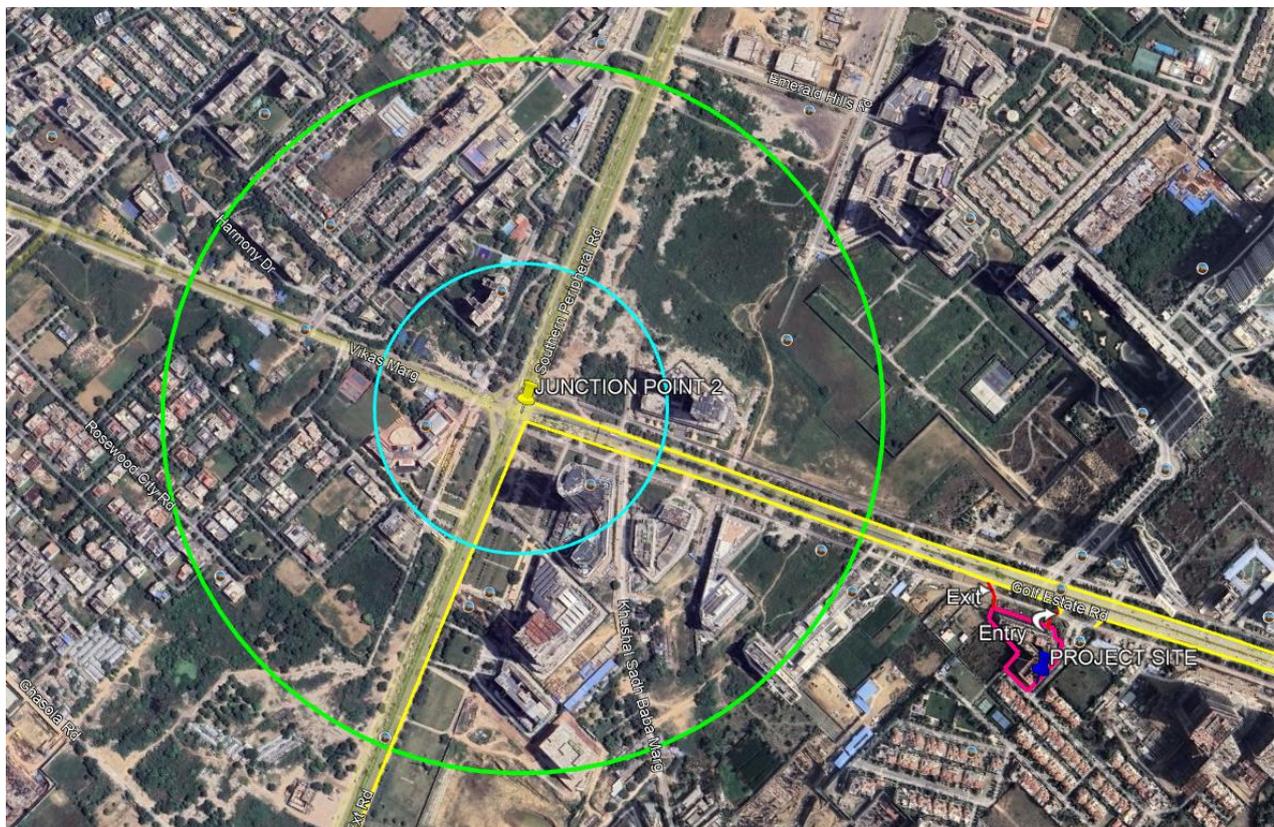


**(B) JUNCTION 2: (TOWARDS LEFT DIRECTION FROM THE PROJECT SITE)**

The frontier of the project site is having 12m wide One Way Service Road which merges with Samrat Mihir Bhoj Road i.e., Golf Course Ext Road. The vehicles from the project site enters from right side and exits from the Left side.

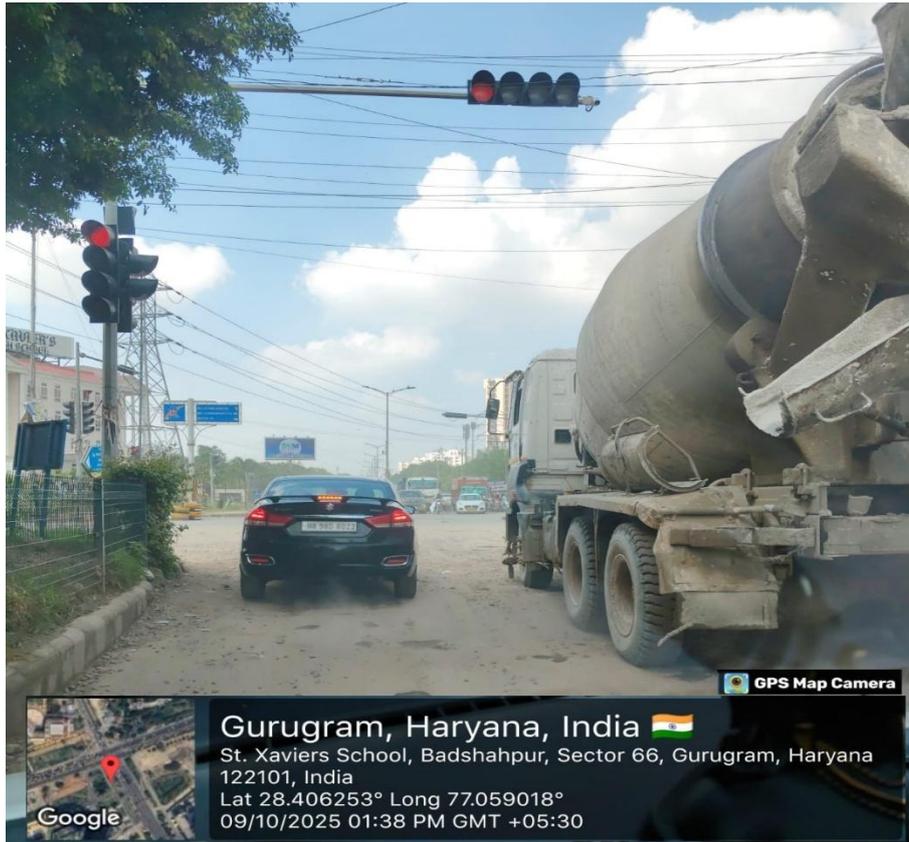


The Junction Road is a Two-lane two-way Arterial Road with adverse cross traffic and frontage. The 24 m wide road (Samrat Mihir Bhoj Road i.e., Golf Estate Road) and 12 m Service Road coming from the project site is meeting at the Junction with Southern Peripheral Road.



**Fig 1.7 Primary Study Road 2**





**Fig 1.8 Junction 2- Traffic Junction Secondary Road**



**The 30 m wide road (Southern Peripheral Road)**



**Lean Hrs:** 22:00 hrs to 09:00 hrs & after 14:00 hrs to 17:00 hrs = **14 Hrs**

**Peak Hrs:** From 09:00 hrs to 14:00 hrs and 17:00 hrs to 22:00 hrs = **10 Hrs**

**INFLOW TRAFFIC AT JUNCTION 2**

**Table 1.5 (a) PCU Counts at Junction 2 (Inflow)**

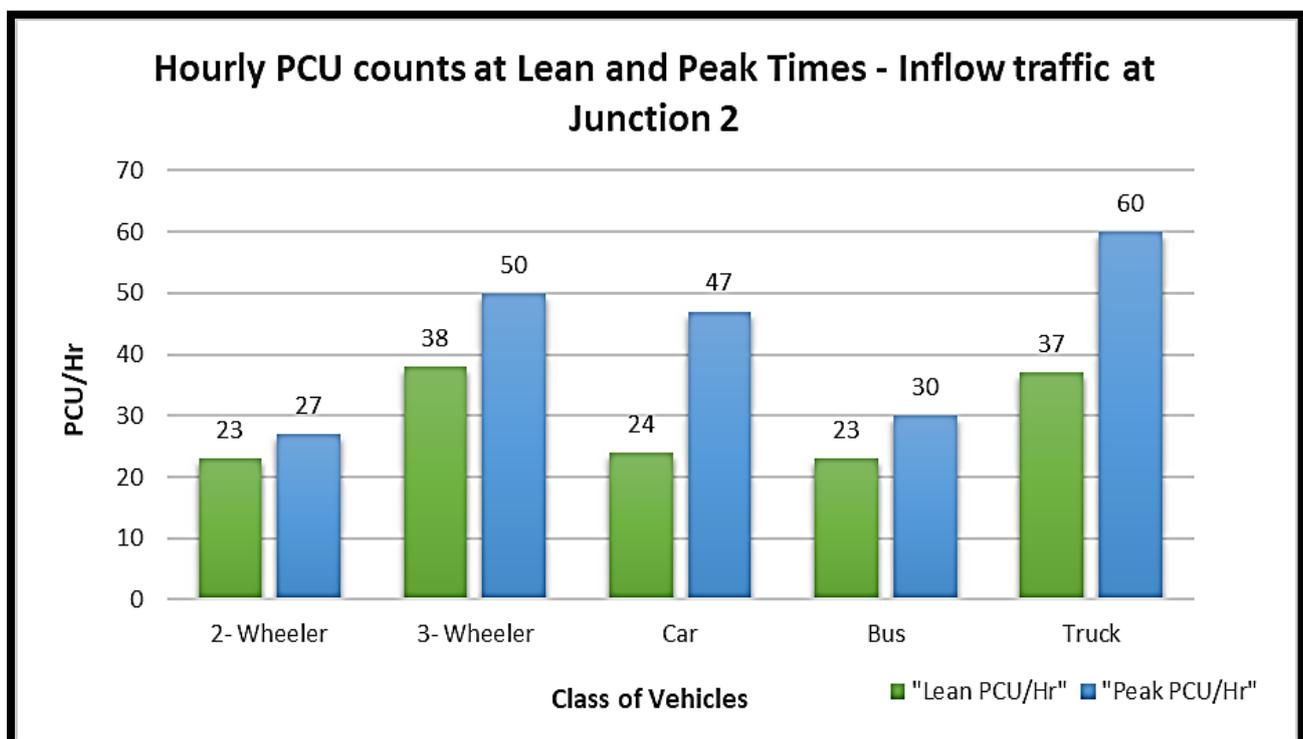
S. No.	Vehicle Type	Lean Hours (Vehicle/Hr)	PCU/Hr	Peak Hours (Vehicles/Hr)	PCU/Hr
1.	2- Wheeler	30	23	35	27
2.	3- Wheeler	19	38	25	50
3.	Car	24	24	47	47
4.	Bus	6	23	8	30
5.	Truck	10	37	16	60
	<b>Total</b>	<b>89</b>	<b>145</b>	<b>131</b>	<b>214</b>

Capacity of road as per IRC = 2400 PCU's/hr

Total Volume during Peak Hours = 214

Existing Volume/Capacity ratio =  $214/2400 = 0.089$

The level of service is "A" that is Excellent.



## OUTFLOW TRAFFIC AT JUNCTION 2

Table 1.5 (b) PCU Counts at Junction 2 (Outflow)

S. No.	Vehicle Type	Lean Hours (Vehicle/Hr)	PCU/Hr	Peak Hours (Vehicles/Hr)	PCU/Hr
1.	2- Wheeler	43	33	50	38
2.	3- Wheeler	35	70	45	90
3.	Car	32	32	34	34
4.	Bus	5	19	8	30
5.	Truck	12	45	15	56
	<b>Total</b>	<b>127</b>	<b>199</b>	<b>152</b>	<b>248</b>

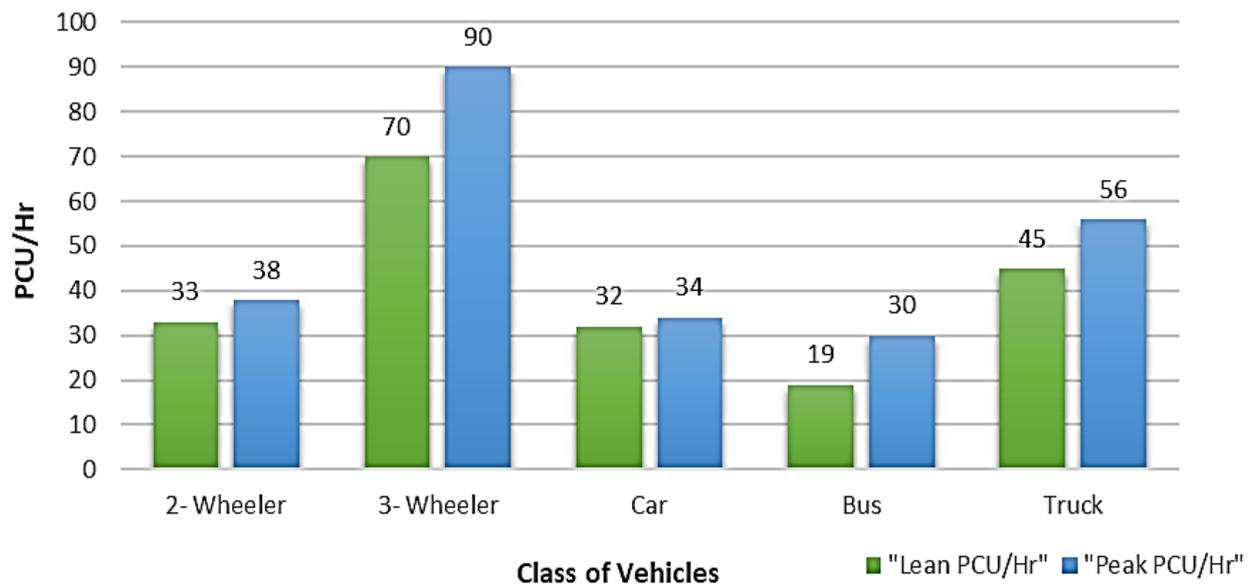
Capacity of road as per IRC = 2400 PCU's/hr

Total Volume during Peak Hours = 248

Existing Volume/Capacity ratio =  $248/2400 = 0.104$

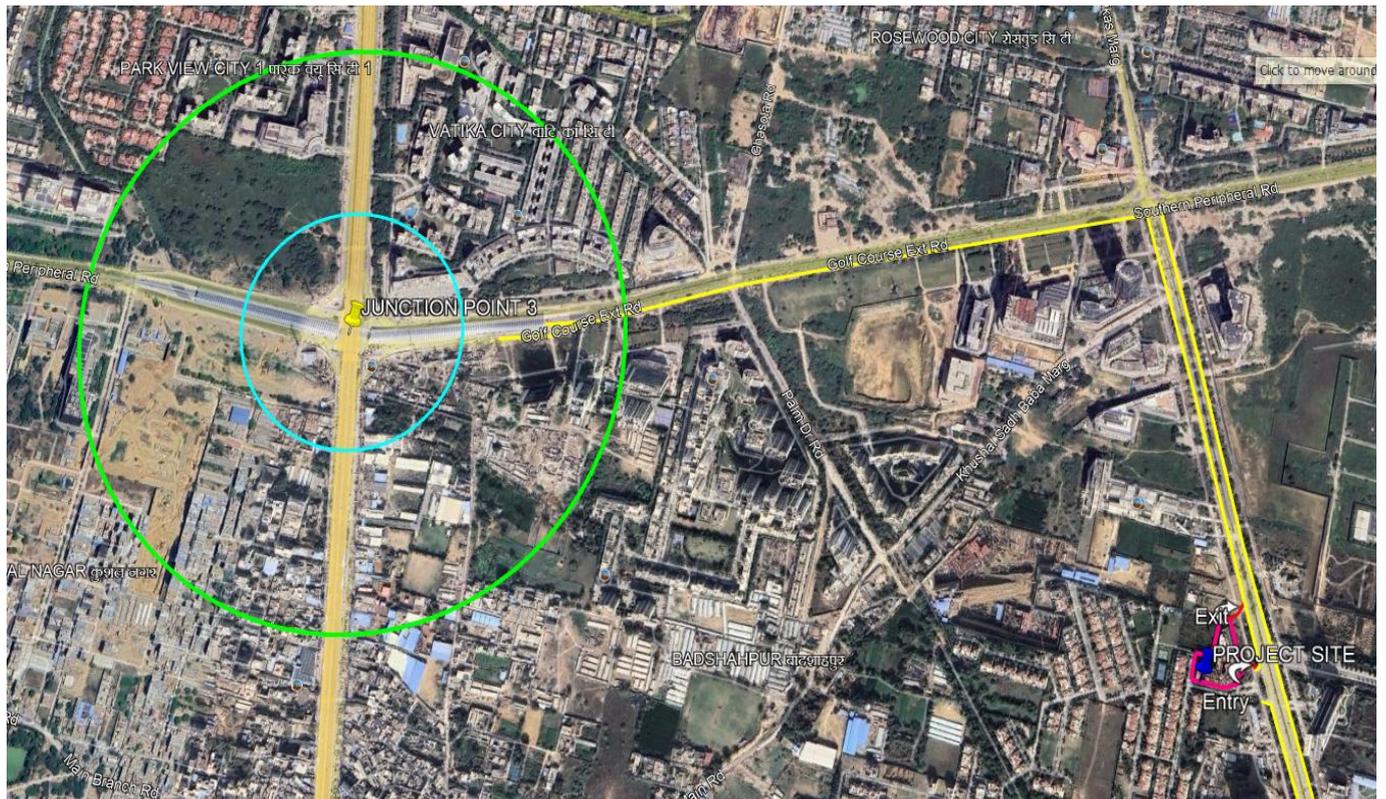
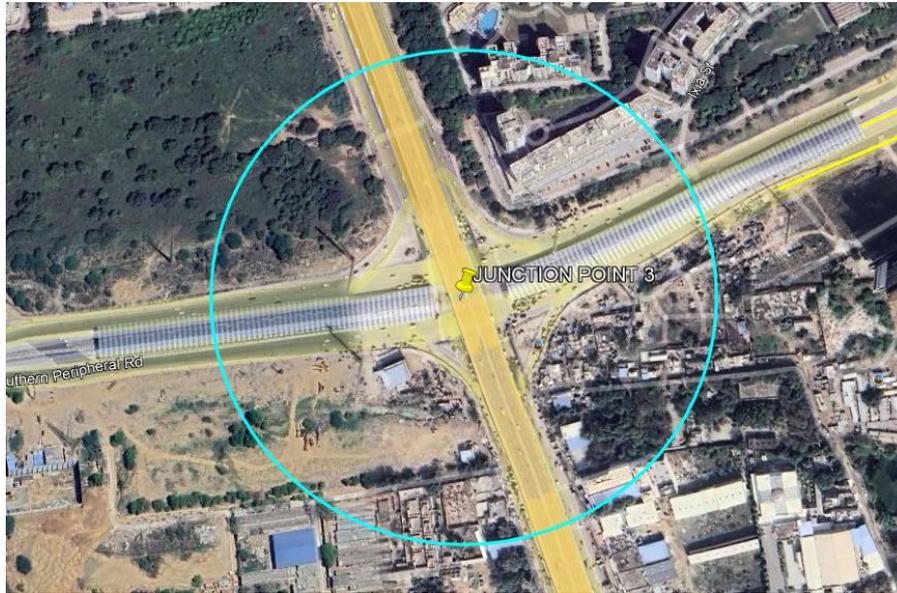
The level of service is "A" that is Excellent.

### Hourly PCU counts at Lean and Peak Times - Outflow traffic at Junction 2



**(C) JUNCTION 3: (TOWARDS SW DIRECTION FROM THE PROJECT SITE)**

The Junction Road is a four-lane Four-way Arterial Road with Adverse cross traffic and frontage (Junction of Golf Course Ext Road to NH-248A).

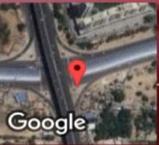




Google

Gurugram, Haryana, India 🇮🇳  
 C22w+p29, Block W, Sector 49, Gurugram, Haryana 122018, India  
 Lat 28.401768° Long 77.045276°  
 08/10/2025 04:26 PM GMT +05:30

**Fig 1.9 Junction 3 - Junction of Vikas Marg Road to Mahashay Hansram Marg Road**



Google

Gurugram, Haryana, India 🇮🇳  
 12, Badshahpur, Sector 66, Gurugram, Haryana 122101, India  
 Lat 28.401354° Long 77.045342°  
 08/10/2025 04:25 PM GMT +05:30



**Lean Hrs:** 22:00 hrs to 09:00 hrs & after 14:00 hrs to 17:00 hrs = **14 Hrs**

**Peak Hrs:** From 09:00 hrs to 14:00 hrs and 17:00 hrs to 22:00 hrs = **10 Hrs**

**INFLOW TRAFFIC AT JUNCTION 3**

**Table 1.6 (a) PCU Counts at Junction 3 (Inflow)**

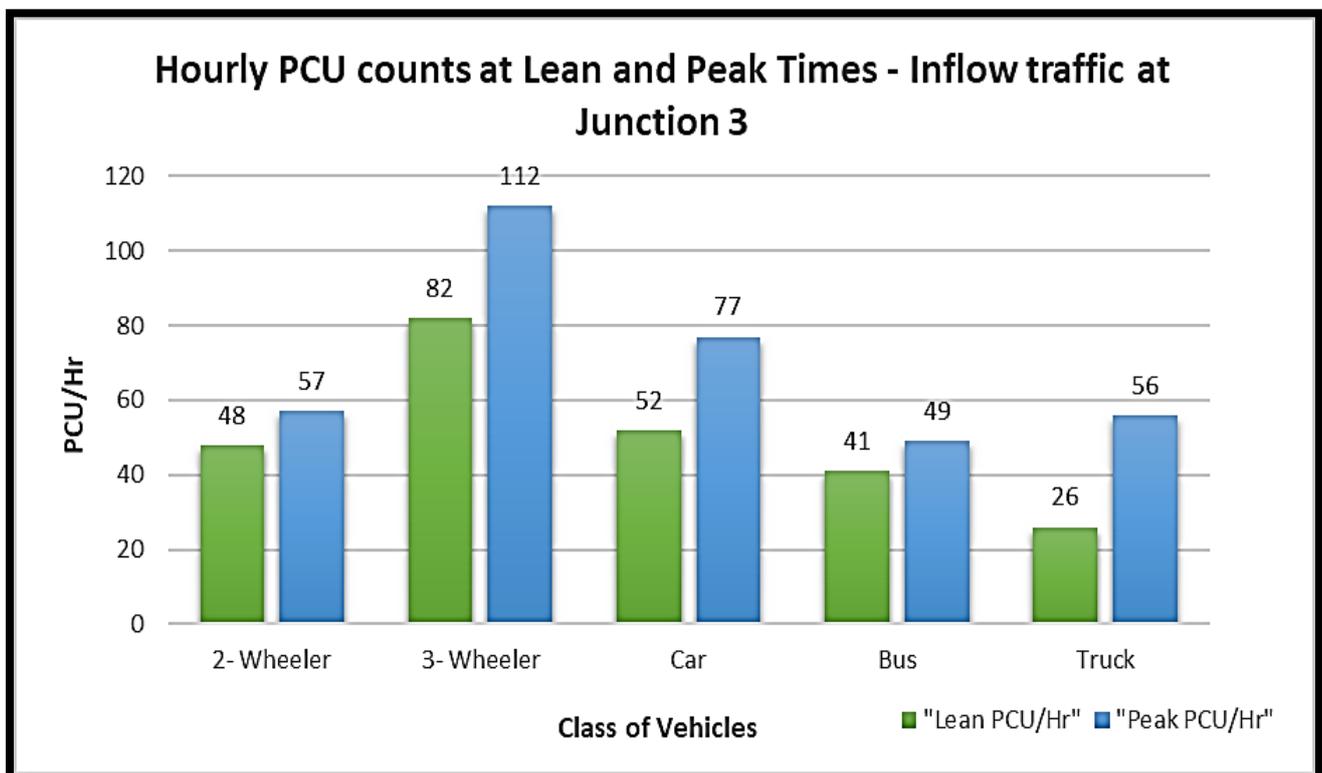
S. No.	Vehicle Type	Lean Hours (Vehicle/Hr)	PCU/Hr	Peak Hours (Vehicles/Hr)	PCU/Hr
1.	2- Wheeler	63	48	76	57
2.	3- Wheeler	41	82	56	112
3.	Car	52	52	77	77
4.	Bus	11	41	13	49
5.	Truck	7	26	15	56
	<b>Total</b>	<b>174</b>	<b>249</b>	<b>237</b>	<b>351</b>

Capacity of road as per IRC = 3600 PCU's/hr

Total Volume during Peak Hours = 351

Existing Volume/Capacity ratio =  $351/3600 = 0.0975$

The level of service is "A" that is Excellent.



## OUTFLOW TRAFFIC AT JUNCTION 3

**Table 1.6 (b) PCU Counts at Junction 3 (Outflow)**

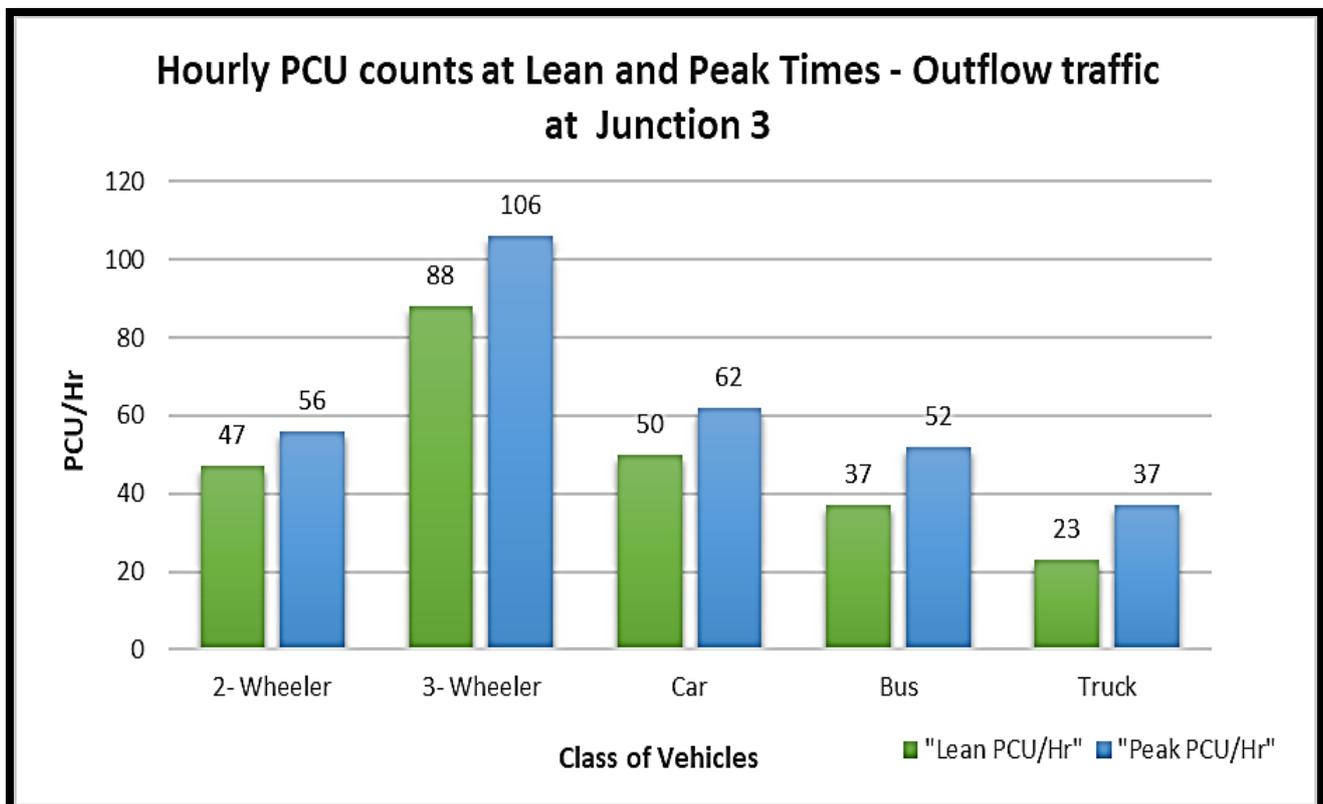
S. No.	Vehicle Type	Lean Hours (Vehicle/Hr)	PCU/Hr	Peak Hours (Vehicles/Hr)	PCU/Hr
1.	2- Wheeler	62	47	74	56
2.	3- Wheeler	44	88	53	106
3.	Car	50	50	62	62
4.	Bus	10	37	14	52
5.	Truck	6	23	10	37
	<b>Total</b>	<b>172</b>	<b>245</b>	<b>213</b>	<b>313</b>

Capacity of road as per IRC = 3600 PCU's/hr

Total Volume during Peak Hours = 313

Existing Volume/Capacity ratio =  $313/3600 = 0.0869$

The level of service is "A" that is Excellent.



## 1.4 MODIFIED TRAFFIC CONDITIONS & LOS IN CONSTRUCTION PHASE OF THE PROJECT

Modified Traffic Scenario (During Construction phase of the project)

26 trucks carrying the construction material are assumed to enter and exit during the entire day based upon the proposed activity.

Additional volume in PCU will therefore be  $26 = 97$  PCU per day.

*That is, an additional average 9.7 PCU's or 10 PCU,s during peak hours*

### (A) Traffic flow: Inflow traffic at Junction 1

Total volume during peak hours after completion of the project (EV) =  $128 + 10 = 138$

Capacity of Road as per IRC (C) = 2400 PCU's/hr

Modified Existing Volume/Capacity ratio will be (EV/C) =  $138/2400 = 0.0575$

The level of service of the road will be "A" after construction of the site is "Excellent".

### Traffic flow: Outflow traffic at Junction 1

Total volume during peak hours after completion of the project (EV) =  $169 + 10 = 179$

Capacity of Road as per IRC (C) = 2400 PCU's/hr

Modified Existing Volume/Capacity ratio will be (EV/C) =  $179/2400 = 0.0745$

The level of service of the road will be "A" after construction of the site is "Excellent".

### (B) Traffic flow: Inflow traffic at Junction 2

Total volume during peak hours after completion of the project (EV) =  $214 + 10 = 224$

Capacity of Road as per IRC (C) = 2400 PCU's/hr

Modified Existing Volume/Capacity ratio will be (EV/C) =  $224/2400 = 0.0934$

The level of service of the road will be "A" after construction of the site is "Excellent".

### Traffic flow: Outflow traffic at Junction 2

Total volume during peak hours after completion of the project (EV) =  $248 + 10 = 258$

Capacity of Road as per IRC (C) = 2400 PCU's/hr

Modified Existing Volume/Capacity ratio will be (EV/C) =  $258/2400 = 0.1075$

The level of service of the road will be "A" after construction of the site is "Excellent".



**(C) Traffic flow: Inflow traffic at Junction 3**

Total volume during peak hours after completion of the project (EV) = 351 + 10 = 361

Capacity of Road as per IRC (C) = 3600 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 361/3600 = 0.1003

The level of service of the road will be “A” after construction of the site is “Excellent”.

**Traffic flow: Outflow traffic at Junction 3**

Total volume during peak hours after completion of the project (EV) = 313 + 10 = 323

Capacity of Road as per IRC (C) = 3600 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 323/3600 = 0.0898

The level of service of the road will be “A” after construction of the site is “Excellent”.

**1.5 MODIFIED TRAFFIC CONDITIONS & LOS IN OPERATION PHASE OF THE PROJECT**

*Adequate provision will be made for car/vehicle parking at the proposed project site. There shall also be adequate parking provisions for visitors so as not to disturb the traffic and allow smooth movement at the site.*

Modified Traffic Scenario (During Operation phase of the project)

According to the Parking Plan Given in Fig 1.4, trucks/Tanker and 4-Wheeler will be expected at the project site. Total 218, 4-wheeler Vehicles are assumed to enter and exit during the entire day based upon the proposed project activity.

**Proposed car parking details**

S. No	Description	E. C. S
1.	Basement-1	103
2.	Basement-2	115
3.	Surface Parking	7
	<b>Total</b>	<b>218</b>

Additional volume in PCU will therefore be 218 = 806.6 PCU per day or 807 PCU per day.

*That is, an additional average 80.7 or 81 PCU’s during peak hours*

**(A) Traffic flow: Inflow traffic at Junction 1**

Total volume during peak hours after completion of the project (EV) = 128 + 81 = 209

Capacity of Road as per IRC (C) = 2400 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 209/2400 = 0.088



The level of service of the road will be “A” after construction of the site is “Very Good”.

**Traffic flow: Outflow traffic at Junction 1**

Total volume during peak hours after completion of the project (EV) = 169 + 81 = 250

Capacity of Road as per IRC (C) = 2400 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 250/2400 = 0.105

The level of service of the road will be “A” after construction of the site is “Excellent”.

**(B) Traffic flow: Inflow traffic at Junction 2**

Total volume during peak hours after completion of the project (EV) = 214 + 81 = 295

Capacity of Road as per IRC (C) = 2400 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 295/2400 = 0.123

The level of service of the road will be “A” after construction of the site is “Excellent”.

**Traffic flow: Outflow traffic at Junction 2**

Total volume during peak hours after completion of the project (EV) = 248 + 81 = 329

Capacity of Road as per IRC (C) = 2400 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 329/2400 = 0.138

The level of service of the road will be “A” after construction of the site is “Excellent”.

**(C) Traffic flow: Inflow traffic at Junction 3**

Total volume during peak hours after completion of the project (EV) = 351 + 81 = 432

Capacity of Road as per IRC (C) = 3600 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 432/3600 = 0.12

The level of service of the road will be “A” after construction of the site is “Excellent”.

**Traffic flow: Outflow traffic at Junction 3**

Total volume during peak hours after completion of the project (EV) = 313 + 81 = 394

Capacity of Road as per IRC (C) = 3600 PCU’s/hr

Modified Existing Volume/Capacity ratio will be (EV/C) = 394/3600 = 0.1095

The level of service of the road will be “A” after construction of the site is “Excellent”.



## 1.6 TRAFFIC FORECAST

Traffic forecasting has been estimated for the project using traffic growth projection values for different classes of vehicles including cars, 2-wheelers, 3-wheelers, trucks and buses.

Level of Service (LOS) before and after at the project site					
Junction Number	Junction description	Flow of Traffic	Existing LOS	Modified LOS in Construction Phase	Modified LOS in Operation Phase
1	Main Road (Samrat Mihir Bhoj Road i.e., Golf Estate Road) coming from the project site- 24m wide connecting to Golf Course Ext Road towards Left side of the project covering approx 0.80 km Distance	Inflow	A	A	A
		Outflow	A	A	A
2	Main Road (Samrat Mihir Bhoj Road i.e., Golf Estate Road) coming from the project site- 24m wide connecting to Maidawas Road towards Right side of the project covering approx 0.72 km Distance	Inflow	A	A	A
		Outflow	A	A	A
3	Main Road (Golf Course Ext Road) coming from the project site- 20m wide connecting to NH-248A	Inflow	A	A	A
		Outflow	A	A	A



Traffic Management has been planned in consideration of existing and proposed load. The Traffic impacts of the Project Site are being mitigated by implementing few measures.

1. Outside the premises of project site, parking must be prohibited on main access road in front of the proposed gate of property.
2. The signage scheme around the project site must provide adequate information in time and every time in a simple sign language which is appropriate for road users so that they can take safe measures.
3. On street parking on approach roads outside the project site must be prohibited through regulatory measures.
4. At the entry/ exit gates of project site parking must be strictly avoided to facilitate easy entry and exit as well maintain site distance for entering and leaving traffic.
5. Within the project site, the users must be directed through signs.
6. It is suggested that the guests and physically challenged users must be allow to park at surface level and signs must be posted to make these parking slots clearly visible.

**The following steps can be taken to reduce the Traffic congestions-**

1. Illegal parking on the side of the road should be strictly prohibited.
2. Shops at pathways and on the road should be removed.
3. Proper pathways should be created.
4. Marking of traffic road lines and zebra crossing lines should be clearly visible and should be preferably light reflective, so that they will be visible during night also or
5. install “smart” pedestrian crosswalk which light up when people cross the road at night or in foggy and rainy conditions.
6. Traffic lights and signals should be installed and the broken traffic lights should be repair properly.
7. Strictly follow traffic rules.

### **1.7 TRAFFIC FORECAST OVER 5 AND 10 YEARS (In Existing, Constructional & Operational Phase)**

Traffic forecasting has been estimated for the project using traffic growth projection values for different classes of vehicles including cars, 2-wheelers, 3-wheelers, trucks/tankers and buses. The forecasting and growth estimation for both primary and secondary road junctions and is calculated for 5 years, 10 years, during Constructional and Operational Phase. The results are tabulated as below:



## JUNCTION 1-

### Traffic Forecast in Existing/Current Situation- Inflow

<b>Junction: Inflow Traffic at Junction 1</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Existing/Current – Before Construction &amp; Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
128	0.054	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
178	0.074	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
228	0.095	A

### Traffic Forecast in Existing/Current Situation- Outflow

<b>Traffic Forecast and Growth Estimation</b>		
<b>Junction: Outflow Traffic at Junction 1</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Existing/Current – Before Construction &amp; Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
169	0.0705	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
219	0.092	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
319	0.133	A



**Traffic Forecast in Modified Situation- Inflow (In Construction Phase)**

<b>Junction: Inflow Traffic at Junction 1</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Modified – In Construction Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
138	0.0775	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
143	0.0595	A

**Traffic Forecast in Modified Situation- Outflow (In Construction Phase)**

<b>Junction: Outflow Traffic at Junction 1</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Modified – In Construction Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
179	0.0745	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
184	0.076	A

**Traffic Forecast in Modified Situation- Inflow (In Operation Phase)**

<b>Junction: Inflow Traffic at Junction 1</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Modified – In Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
209	0.088	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
229	0.096	A



**Traffic Forecast in Modified Situation- Outflow (In Operation Phase)**

<b>Junction: Outflow Traffic at Junction 1</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Modified – In Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
250	0.105	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
270	0.1126	A

**JUNCTION 2-**

**Traffic Forecast in Existing/Current Situation- Inflow**

<b>Junction: Inflow Traffic at Junction 2</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Existing/Current – Before Construction &amp; Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
214	0.089	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
264	0.11	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
364	0.152	A

**Traffic Forecast in Existing/Current Situation- Outflow**

<b>Junction: Outflow Traffic at Junction 2</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Existing/Current – Before Construction &amp; Operation Phase</b>		



Volume (PCUs/hr)	Level of Service (IRC - 106 - 990)	
248	0.104	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
Volume (PCUs/hr)	Level of Service (IRC - 106 - 990)	
298	0.125	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
Volume (PCUs/hr)	Level of Service (IRC - 106 - 990)	
398	0.166	A

**Traffic Forecast in Modified Situation- Inflow (In Construction Phase)**

<b>Junction: Inflow Traffic at Junction 2</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Modified – In Construction Phase</b>		
Volume (PCUs/hr)	Level of Service (IRC - 106 - 990)	
224	0.0934	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
Volume (PCUs/hr)	Level of Service (IRC - 106 - 990)	
229	0.095	A

**Traffic Forecast in Modified Situation- Outflow (In Construction Phase)**

<b>Junction: Outflow Traffic at Junction 2</b>		
<b>Capacity of Road:2400 PCUs/hour</b>		
<b>Modified – In Construction Phase</b>		
Volume (PCUs/hr)	Level of Service (IRC - 106 - 990)	
258	0.1075	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
Volume (PCUs/hr)	Level of Service (IRC - 106 - 990)	
263	0.1096	A



**Traffic Forecast in Modified Situation- Inflow (In Operation Phase)**

<b>Junction: Inflow Traffic at Junction 2</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Modified – In Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
295	0.1229	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
315	0.1312	A

**Traffic Forecast in Modified Situation- Outflow (In Operation Phase)**

<b>Junction: Outflow Traffic at Junction 2</b>		
<b>Capacity of Road: 2400 PCUs/hour</b>		
<b>Modified – In Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
329	0.138	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
429	0.179	A

**JUNCTION 3-**

**Traffic Forecast in Existing/Current Situation- Inflow**

<b>Junction: Inflow Traffic at Junction 3</b>		
<b>Capacity of Road: 3600 PCUs/hour</b>		
<b>Existing/Current – Before Construction &amp; Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
351	0.0975	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	



401	0.1114	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
501	0.139	A

**Traffic Forecast in Existing/Current Situation- Outflow**

<b>Junction: Outflow Traffic at Junction 3</b>		
<b>Capacity of Road: 3600 PCUs/hour</b>		
<b>Existing/Current – Before Construction &amp; Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
313	0.0869	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
363	0.1009	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
463	0.129	A

**Traffic Forecast in Modified Situation- Inflow (In Construction Phase)**

<b>Junction: Inflow Traffic at Junction 3</b>		
<b>Capacity of Road: 3600 PCUs/hour</b>		
<b>Modified – In Construction Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
361	0.1003	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
366	0.102	A



**Traffic Forecast in Modified Situation- Outflow (In Construction Phase)**

<b>Junction: Outflow Traffic at Junction 3</b>		
<b>Capacity of Road: 3600 PCUs/hour</b>		
<b>Modified – In Construction Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
323	0.0898	A
<b>5 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
328	0.092	A

**Traffic Forecast in Modified Situation- Inflow (In Operation Phase)**

<b>Junction: Inflow Traffic at Junction 3</b>		
<b>Capacity of Road: 3600 PCUs/hour</b>		
<b>Modified – In Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
432	0.12	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
452	0.126	A

**Traffic Forecast in Modified Situation- Outflow (In Operation Phase)**

<b>Junction: Outflow Traffic at Junction 3</b>		
<b>Capacity of Road: 3600 PCUs/hour</b>		
<b>Modified – In Operation Phase</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
394	0.1095	A
<b>10 Year Forecast (Source: Kamplimath, H.,2013)</b>		
<b>Volume (PCUs/hr)</b>	<b>Level of Service (IRC - 106 - 990)</b>	
414	0.115	A



## 1.8 LOS AFTER 5 YEARS/ 10 YEARS FROM NOW- In Operation and Construction

### Phase

Level of Service (LOS) before and after at the project site					
Junction Number	Junction description	Flow of Traffic	Existing LOS	Modified LOS in Construction Phase after 5 years	Modified LOS in Operation Phase after 10 years
1	Main Road (Samrat Mihir Bhoj Road i.e., Golf Estate Road) coming from the project site- 24m wide connecting to Golf Course Ext Road towards Left side of the project covering approx 0.80 km Distance	Inflow	A	A	A
		Outflow	A	A	A
2	Main Road (Samrat Mihir Bhoj Road i.e., Golf Estate Road) coming from the project site- 24m wide connecting to Maidawas Road towards Right side of the project covering approx 0.72 km Distance	Inflow	A	A	A
		Outflow	A	A	A
3	Main Road (Golf Course Ext Road) coming from the project site- 20m wide connecting to NH-248A	Inflow	A	A	A
		Outflow	A	A	A



It is being seen that over a period of time after commencement of the Construction of the project activity the LOS is not changed from “A” i.e., “Excellent” Whereas after 10 years of project being operational, the LOS for Junctions is being changed from “A”, whereas all the primary junction 1, 2 & 3 remains non affected from the Proposed activity.

### **1.9 IMPACT ON NOISE ENVIRONMENT DUE TO TRAFFIC SCENARIOS**

Traffic significantly contributes to noise pollution, particularly in urban areas, and can have considerable impacts on human health and well-being. The noise generated by vehicles, including factors like traffic volume, vehicle type, speed, and road surface conditions, can lead to annoyance, sleep disturbances, and even more serious health issues like cardiovascular disease and hearing loss.

#### **Factors Influencing Noise Levels:**

- **Traffic Volume:** Higher traffic density generally leads to increased noise levels.
- **Vehicle Type:** Heavy vehicles (trucks, buses) produce more noise than passenger cars.
- **Speed:** Higher speeds result in greater noise production, especially from tires and engines.
- **Road Surface:** Smooth roads tend to be quieter than rough or damaged surfaces.
- **Traffic Flow:** Acceleration, deceleration, and gear changes contribute to noise, particularly in congested areas.

#### **Health Impacts:**

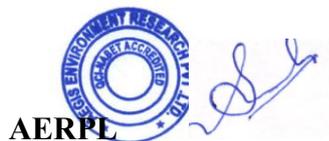
- **Annoyance and Sleep Disturbance:** Traffic noise can be a major source of annoyance and disrupt sleep patterns, leading to fatigue and reduced daytime performance.
- **Cardiovascular Issues:** Studies have linked long-term exposure to traffic noise to increased risk of hypertension, heart disease, and stroke.
- **Cognitive Impairment:** Children exposed to high levels of traffic noise may experience difficulties with learning and cognitive development, according to a BBC article.
- **Hearing Loss:** Prolonged exposure to excessively loud traffic noise can contribute to hearing damage.
- **Increased Risk of Diabetes and Other Conditions:** Research suggests a possible link between traffic noise and increased risk of diabetes and other health problems, according to the National Institutes of Health.



**Mitigation Strategies:**

- **Traffic Management:** Implementing measures like traffic calming, optimizing traffic flow, and promoting public transportation can help reduce noise levels.
- **Road Design:** Using quieter road surfaces and implementing noise barriers can help reduce noise propagation.
- **Vehicle Technology:** Promoting the use of electric vehicles and quieter vehicle technologies can significantly reduce noise pollution.
- **Urban Planning:** Incorporating noise reduction measures into urban planning and zoning can help create quieter living environments.

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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अधीन अधिसूचित भूमि में वृक्षों की कटाई की अनुमति।  
Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900).

नाम Name	गौरव खंडेलवाल Gaurav Khandelwal
संगठन का नाम Organisation Name	Elan City LLP
वर्तमान पता Current Address	3rd Floor, Gold View Corporate Tower, Gold Course Road, Sector 42, Gurugram 122002
भूमि स्थान Land Location	Medawas , Gurgaon (Haryana),Maidawas
भूमि मापन Land Measurements	1.4625(Acre)
खसरा/ प्लॉट नम्बर Khasra/Plot Number	17//13min (2-9), 4/2/1min (0-5),7/2 (4-10), 14/1 Min (2-5), 14/2/1 Min (2-5)
रेंज अफसर का नाम Range Officer Name	Narender Kumar

Reference No. (SRN):-J66-JFU-TBXF

जारी करने की तिथि / Date of Issuance: 13-07-2021

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer (Rajeev Tejyan,)



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/forest/J66JFUTBXF>





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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अधीन अधिसूचित भूमि में वृक्षों की कटाई की अनुमति।  
Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900).

Applicant Gaurav Khandelwal located at village Medawas district Gurgaon made a proposal to fell trees on this land with Khasra/ Plot number -.  
The report submitted by RFO, Narender Kumar dated 15-06-2021.

CONDITIONS OF PERMIT

1. Only the numbered trees will be felled.
2. Trees to be felled will not be uprooted except in case of developmental works/ Individual plots.
3. No dragging of wood will be permitted.
4. Felling after sun set and before the sun rise will not be permitted.
5. No fire will be allowed.
6. No damage to unmarked trees will be caused during felling in the area and the owner will have to pay the compensation as determined by DFO for any such damage.
7. The owner of land shall be responsible for any illicit felling in the area and he will have to pay the compensation as determined by DFO for any such illicit felling.
8. No forest produce will be removed without a Rawana Challan from concerned Range Officer.
9. The permit is liable to be cancelled at any time if any violations of conditions of permit take place / facts given in the application for permit are found incorrect. The decision of DFO in this regard will be final.
10. The forest department does not hold any responsibility for distribution of sale proceeds among the owners of the land.
11. No separate permit for timber transit as per Indian Forest Act, 1927 is required within the territory of Haryana.
12. Permission Granted For Felling Of 04 Trees To Transplant And 15 Trees For Felling As Per The Cfsc Letter No. C-xviii-76/1541 Dated 08.07.2021. This Permission Is Valid For Three Months From The Date Of Issuance.



Date: 13-07-2021  
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/forest/J66JFUTBXF>

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

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,

web site: [tcpharyana.gov.in](http://tcpharyana.gov.in)Phone: 0172-2549349; E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Tanmay Developers Pvt. Ltd. & others,  
C/o Emaar MGF Land Ltd.,  
ECE House, 1st Floor, 28 KG Marg,  
New Delhi-110017.

Memo No. LC-2169/JE(SB)/2023/29710 Dated: 08-09-2023

**Subject:** Renewal of Licence no. 97 of 2010 dated 18.11.2010 granted for setting up of Residential Plotted Colony on the area measuring 106.856 acres falling in the revenue estate of village-Maidawas, Sector-65 & 66, GMUC-Emaar MGF land Ltd.

**Reference:** Your application dated 18.10.2022 & 27.10.2022 on the subject cited above.

Your request for renewal of Licence no. 97 of 2010 dated 18.11.2010 granted for setting up of Residential Plotted Colony on the area measuring 106.856 acres falling in the revenue estate of village-Maidawas, Sector-65 & 66, GMUC has been considered and licence is hereby renewed upto 17.11.2023 on the terms & conditions laid down in the licence and following conditions:

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall clear the outstanding dues of Rs. 11.87 Cr. on account of EDC/IDC as on 27.04.2023 within 60 days from issuance of this letter.
3. You shall transfer the portion of Sector/Master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the validity of renewal permission.
4. That you shall be bound to adhere to the provisions of Section 3(3) (a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
5. That you shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
6. That you shall get the licence renewed till final completion of the colony is granted.

The renewal of license will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

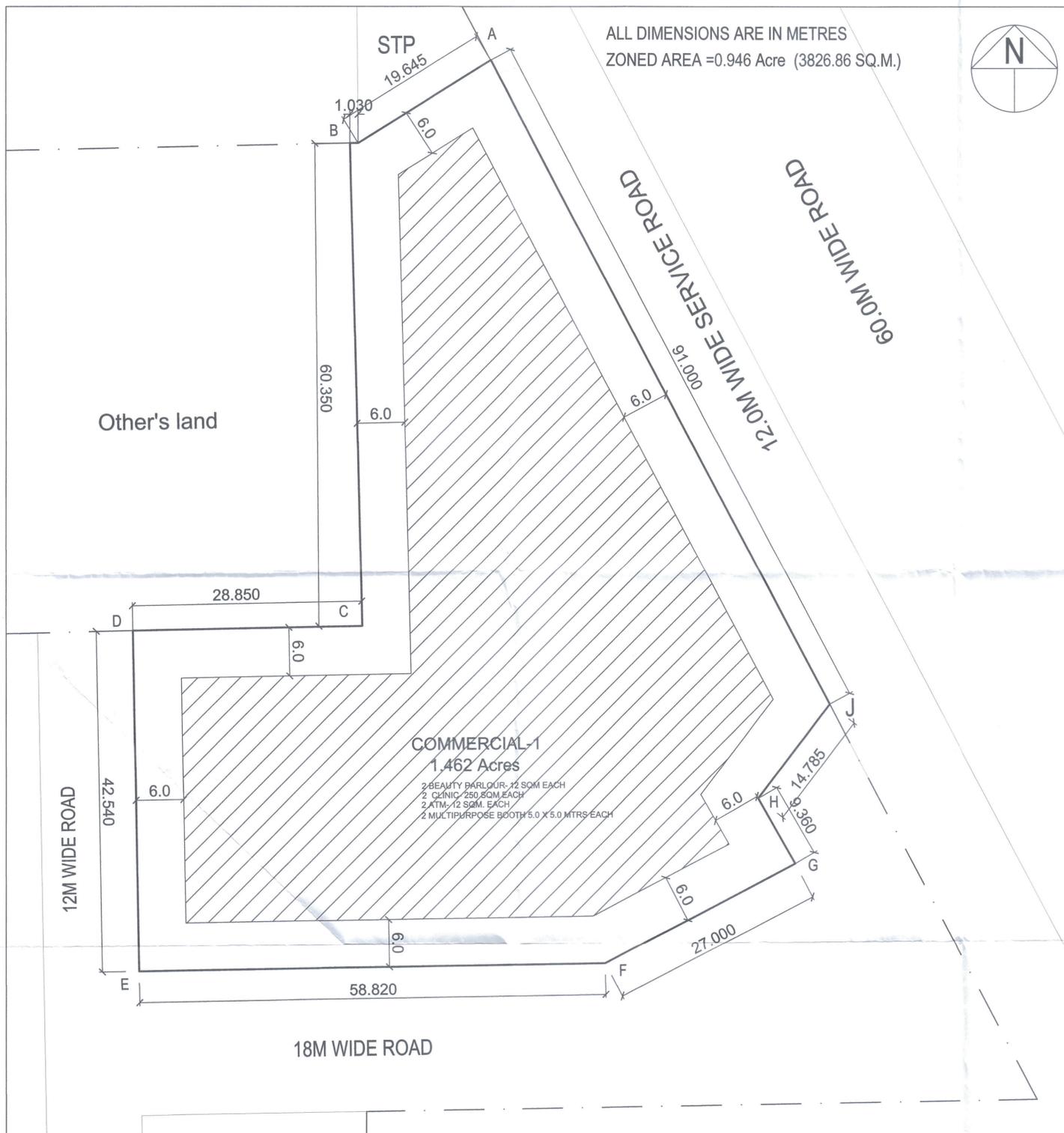
Dated:

Endst no: LC-2169/JE(DS)/2023/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

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



ALL DIMENSIONS ARE IN METRES  
ZONED AREA = 0.946 Acre (3826.86 SQ.M.)



**REVISED ZONING PLAN OF COMMERCIAL SITE-1 AREA MEASURING 1.462 ACRES PURCHASED BY ELAN CITY LLP FALLING IN THE RESIDENTIAL PLOTTED COLONY PART OF 107.9190 ACRES (LICENCE NO. 97 OF 2010 DATED 18.11.2010, LICENCE NO. 41 OF 2011 DATED 03.05.2011) IN SECTOR-65 & 66, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ACTIVE PROMOTERS PVT. LTD AND OTHERS IN COLLABORATION WITH EMAAR MGF LAND LTD**

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

**2. SHAPE & SIZE OF SITE.**  
The shape and size of site is in accordance with the demarcation plan shown as A to D as confirmed by DTP Gurugram, vide Endst. No. 872 dated 23.01.2018

**3. LAND USE.**  
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex-2031AD, as amended from time to time, as applicable.

**4. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**  
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

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-iii above and uses permissible in the open space zone.

**5. 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 on ground floor shall be 60% on the area of 1.462 acre.
- (c) Maximum Permissible FAR shall be 175 on the area of 1.462 acres. Not less than 50% of permissible FAR should be used for neighbourhood shopping needs.

**6. 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 Chapter 6.3 (3) (i) and Chapter 6.3 (3) (VIII).
- (b) The plinth height of building shall be as per Chapter 7.3.
- (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.

**7. PARKING**

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

**8. 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.

**9. BAR ON SUB-DIVISION OF SITE.**

Sub-division of the site shall not be permitted, in any circumstances.

**10. APPROVAL OF BUILDING PLANS.**

The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

**11. BASEMENT.**

- (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).
- (b) The basement shall be constructed, used and maintained as per Chapter 7.16.

**12. PLANNING NORMS.**

The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.

**13. PROVISIONS OF PUBLIC HEALTH FACILITIES.**

The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

**14. EXTERNAL FINISHES**

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, glass metals or any other finish which may be allowed by the Competent Authority.
- (b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

**15. LIFTS AND RAMPS.**

- (a) Lift and Ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
- (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
- (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

**16. BUILDING BYE-LAWS**

The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

**17. FIRE SAFETY MEASURES**

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 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. This approval shall be obtained prior to starting the construction work at site.

**18. 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, if applicable.**

**19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.**

**20. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.**

**21. That the coloniser/owner 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.**

**22. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.**

**23. That the coloniser/owner 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.**

**24. GENERAL**

- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (d) Garbage collection center of appropriate size shall be provided within the site.
- (e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DTCP- 7698 Dated 16-03-2021

(RAM AVTAR BASSI) AD (HQ)      (DIVYA DOGRA) ATP (HQ)      (NARENDER KUMAR) DTP(HQ)      (HITESH SHARMA) STP(M/HQ)      (JITENDER SIHAG) CTP(HR)      (K. MAKRAND PANDURANG, IAS) D,TCP(HR)


**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.hrocmmns.nic.in E-Mail - hspcbho@gmail.com*
*Telephone No.: 0172-2577870-73*

**No. HSPCB/Consent/ : 313116321GUNOCTE13937721**
**Dated:26/07/2021**
**To.**

**M/s : M/s Emaar India Limited and developed by M/s Elan City LLP**  
**Proposed Commercial Colony at Sector- 66, Village- Maidawas, Gurugram, Haryana.**  
**GURGAON**  
**122018**

**Sub. : Grant of consent to Establish to M/s M/s Emaar India Limited and developed by M/s Elan City LLP**

Please refer to your application no. 13937721 received on dated 2021-07-13 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s M/s Emaar India Limited and developed by M/s Elan City LLP is here by granted consent as per following specification/Terms and conditions.

<b>Consent Under</b>	AIR/WATER
<b>Period of consent</b>	26/07/2021 - 08/07/2028
<b>Industry Type</b>	Building and construction projects having quantity of waste water generation 10 KLD to 100 KLD irrespective of their built-up area
<b>Category</b>	ORANGE
Investment(In Lakh)	14935.0
Total Land Area (Sq. meter)	5916.495
Total Builtup Area (Sq. meter)	24181.36
<b>Quantity of effluent</b>	
1. Trade	0.0 KL/Day
2. Domestic	70.0 KL/Day
Number of outlets	1.0
<b>Mode of discharge</b>	
1. Domestic	Reuse/Recycle
2. Trade	0
<b>Permissible Domestic Effluent Parameters</b>	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l

4. pH	5.5-9.0
5. O&G	10 mg/l
6. Total Phosphorus	1 mg/l
7. Total Nitrogen	10 mg/l
8. Faecal Coliform (MPN/100ml)	<100
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	2
<b>Height of stack</b>	
1. DG set	6.63 Meter (Above roof level)
2. DG set	6.32 Meter (Above roof level)
<b>Permissible Emission parameters</b>	
1. NA	
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Diesel	0.43 KL/day

**Regional Officer, Gurgaon North**

*Haryana State Pollution Control Board.*

### **Terms and conditions**

1. The industry has declared that the quantity of effluent shall be 70 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 70 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 for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.

25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

**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/ACPM 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 Management 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 for 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. Best available technology may be used. For example usage of EAF/SAF/IF in place of Cupola Furnace, Usage of Supercritical technology in place of sub-critical technology. 14. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 15. Stipulation of green belt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 16. 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. 17. Project Proponent will not discharge any type of effluent inside & outside of the premises of the project and reuse/recycle of treated wastewater be ensured. 18. Continuous monitoring of emission and effluent quality /quantity to be installed & will connect the same with server of CPCB and HSPCB. 19. A detailed water harvesting plan may be submitted by the project proponent. 20. Project Proponent will achieve zero discharge and install latest technology of STP/ETP and reuse/recycle of treated effluent. 21. In case, domestic waste water generation is more than 10 KLD, the industry may install STP. 22. Dumping of waste (fly ash, slag, red mud etc.) may be permitted only at designated locations approved by SPCBs/PCCs. 23. More stringent norms for management of hazardous waste. The waste generated should be preferably utilized in co-processing. 24. Monitoring of compliance of EC conditions may be submitted with third party audit every year. 25. Project Proponent will dispose off their waste/spent oil of DG sets only to authorize recyclers by the HSPCB. 26. 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. 27. 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. 28. Project Proponent will submit an affidavit regarding compliance of above said conditions within 30 days. 29. 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. 30. 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. 31. Project proponent will comply with all the conditions mentioned in Environmental Clearance granted vide letter dated 09.07.2021 and submit the compliance of the same within 90 days to this office. 32. 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. 33. The Project Proponent/unit will not claim any benefits on the basis of this CTE in respect of past violation committed by them. 34. Unit will not do any construction work in their project without obtaining valid renewed license from DTCP and CTE will become null and void if unit fails to renew DTCP license. 35. This CTE is only valid for the area for which unit has obtained License /CLU issued by DTCP and Araval clearance report from Deputy Commissioner, Gurugram. 36. 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/Acts/Notifications/Policies/Rules.

*Regional Officer, Gurgaon North  
Haryana State Pollution Control Board.*

**manish consultants**

F – 19, Ground Floor, South City – 2,  
Sector – 50, Gurugram – 122018  
TEL: +91 0124-4144714  
manish@manishconsultants.com

**STRUCTURAL STABILITY CERTIFICATE**

This is to certify that, we have been retained by Elan City LLP, 15th Floor, Two Horizon Centre, DLF Phase 5, Sector-43, Golf Course Road, Gurugram 122002 for Structural Design Consultancy Services for Elan Commercial Project, Sector-66, Gurugram, Haryana.  
In this regard we confirm as follows:-

1. The structural design is in conformity with the provisions of National Building Code, as stipulated by the Bureau of Indian Standards.
2. The Building superstructure and the foundation have been designed for the appropriate seismic loads, all dead loads and live loads, wind pressure etc. In all cases, normal strengthening to resist distress during earthquake have been provided in the designs.
3. The roof slab of extended basement (at ground level) external to the building has been designed to take fire tender load up to 60 MT.
4. The structural analysis and designs have been carried out for seismic Zone – IV as per IS 1893 – 20016, IS 13920 -2016, IS 456 – 2000 & NBC 2016 and IS 16700-2016.

Signature

:



Name of Structural Engineer

:

Col SC Khanna

Qualification

:

M.Tech. (Structures),

Date

:

22<sup>nd</sup> December, 2022



# INDIAN INSTITUTE OF TECHNOLOGY BOMBAY

Upon recommendation of the Senate  
hereby confers the Degree of  
Master of Technology

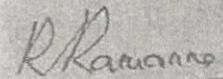
in Civil Engineering with specialization in  
Structural Engineering  
on Suresh Chander Khanna

who has completed the course of studies as prescribed under the  
regulations, passed the Examinations and successfully defended  
his dissertation in July 1978.

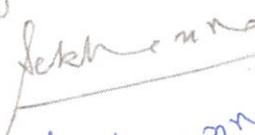
Given this day, under the seal of the Institute at Bombay  
in the Republic of India,  
the 3rd day of October, 1978.

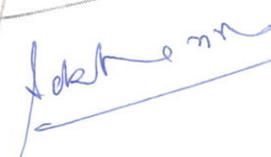
  
Chairman, Senate

  
Registrar

  
Chairman, Board of Governors

Self Attestd







**From** Director General  
Fire Service, Haryana Panchkula

**To** **M/s** Elan City LLP  
Village Maidawas Sector 66 Gurugram

**Memo No. FS/2023/36 dated : 13/09/2023**

**Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Mixed Occupancy at Village Maidawas, Sector 66, Gurugram meas. 1.462 acres of M/s Elan City LLP :**

Reference your Transaction Id 050262323002642 dated: 23/08/2023 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Gurgaon Sector-29, .The means of escape and Fire Protection system were checked and found as per the National Building Code of India, Part- IV guidelines. Therefore your proposed fire fighting scheme is hereby approved as per following detail from the fire safety point of view with the following conditions:-

<b>Tower Name</b>	<b>Floor Detail</b>	<b>Terrace Height of Last Livable Floor(In Meters)</b>	<b>Ground Coverage</b>
01	LG+G to 09	44.750 Mt.	3298.173 Sq. Mt.
<b>Tower Name</b>	<b>Basement Level</b>	<b>Basement Area</b>	<b>Basement Remarks</b>
	Basement- 01	2598.376 Sq. Mt.	-
	Basement- 02	2912.393 Sq. Mt.	-

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.
- 5) If the infringement of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) The above Fire Fighting Scheme is valid for Five Year from the date of issue of this letter.
- 9) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building

**Remarks:- OK**



Deputy Director (Technical)-I,  
for Director General, Fire  
Service, Haryana  
Panchkula

Exercising the power of Director, Fire Services, Haryana

## **Gurugram Metropolitan Development Authority**

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT833711695633133153

Tanker size: Upto 15000 Ltrs. Charges: Rs. 1000/-

Withdrawal slip 1 of 1

Type - Potable/Drinking Water

Water Station - Boosting Station Sector 16

Valid From - Mon, 25 Sep 2023

Valid Till - Fri, 29 Sep 2023

File Id - BWT-1695632752884

Name - M/S Elan city LLP

Site/Project Name - Elan Empire

Site/Project Address - sector -66 gurugram

# Gurugram Metropolitan Development Authority

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT563411697787043406

Tanker size: Upto 15000 Ltrs. Charges: Rs. 1000/-

Withdrawal slip 1 of 1

Type - Potable/Drinking Water

Water Station - Boosting Station Sector 16

Valid From - Fri, 20 Oct 2023

Valid Till - Tue, 24 Oct 2023

File Id - BWT-1697786632620

Name - M/S Elan city LLP

Site/Project Name - Elan Empire

Site/Project Address - sector -66 gurugram

# Gurugram Metropolitan Development Authority

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT791821698922585170

Tanker size: Upto 15000 Ltrs. Charges: Rs. 1000/-

Withdrawal slip 1 of 1

Type - Potable/Drinking Water

Water Station - Boosting Station Sector 16

Valid From - Thu, 2 Nov 2023

Valid Till - Mon, 6 Nov 2023

File Id - BWT-1698922501790

Name - M/S Elan city LLP

Site/Project Name - Elan Empire

Site/Project Address - sector -66 gurugram



OFFICE OF THE EXECUTIVE ENGINEER-V, SEW. DIVISION -II, GMDA, GURUGRAM  
Address : 5<sup>th</sup> Floor, Plot No. 3, Sector-44, Gurugram, E-mail : [xen4infra2.gmda@gov.in](mailto:xen4infra2.gmda@gov.in)

To,

M/s Emaar India Ltd.,  
(Formerly known as Emaar MGF Land Limited)  
C/o Elan City LLP,  
3<sup>rd</sup> Floor, Golf View Corporate Tower,  
Golf Course Road, Sector-42, Gurugram.

Memo No. GMDA/SEW/2021/219

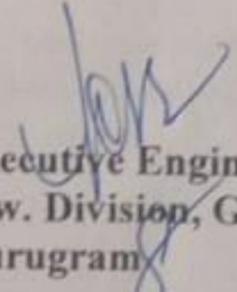
Dated. 23-02-2021

**Sub: -** Assurance for Sewerage Connection for disposal of 75 KLD surplus treated domestic effluent in Master Sewer line after commissioning of proposed Commercial Colony area measuring 1.462 Acres i.e 1.063 Acres under License No. 41 of 2011 dated 03.05.2011 & balance part under License No. 97 of 2010 dated 18.11.2010, in revenue estate of village-Maidawas, Sector-66, Gurugram, Haryana being developed by M/s Emaar India Ltd. (Formerly known as Emaar MGF Land Limited)

**Ref :-** Your office letter on dated 22.02.2021.

In this regard, it is submitted that the Sewerage connection in Master Sewer line for disposal of 75 KLD surplus treated domestic effluent from proposed Commercial Colony area measuring 1.462 Acres i.e 1.063 Acres under License No. 41 of 2011 dated 03.05.2011 & balance part under License No. 97 of 2010 dated 18.11.2010, in revenue estate of village-Maidawas, Sector-66, Gurugram, Haryana being developed by M/s Emaar India Ltd. (Formerly known as Emaar MGF Land Limited) could be given after completion of the Master Sewer line in the area.

The sewerage connection for your above said project for discharge of surplus treated waste water will be accorded after completion of the master sewerage network and as applied by your firm as per GMDA rules.

  
Executive Engineer -V  
Sew. Division, GMDA  
Gurugram

**C.C. :-**

1. The Chief Engineer, Infra -II, GMDA, Gurugram.
2. The Superintending Engineer -III, Infra -II, GMDA, Gurugram.
3. The Head I.T., GMDA, Gurugram.

**DAKSHIN HARYANA BIJLI VITRAN NIGAM**

NAME OF OP DIVN. .... PARTICULARS OF CONNECTION

3304884 M&P DIVISION GURUGRAM (M.T-1 PERFORMA)

Book No. G 1458 Page No. 47

NAME OF SUB DIVN. ....

1.	Purpose of Checking	New Connection	12.	Di. of present check	5-11-2022
2.	Name of Consumer/Sl	EMBAR M&P Narbali	13.	Di. of previous check	-
3.	Address	Sheela Kk Emerald Bldg	14.	Meter make & Sr. No.	HRT 87793
4.	Account No.	RS-44	15.	Meter Model No.	2819
5.	Sanctioned Load	8061-7 BUs	16.	M & P Lab S. No.	-
6.	Contract Demand	8957-5 BUs	17.	Rev. / Pulse per KWH	80
7.	Category of Connection	AG DS	18.	M.F. of Meter	6WH
8.	Nature of Connection	H-T 336w	19.	Meter CT Ratio	3x50
9.	Seasonal (S/W)	-	20.	Meter P.T. Ratio	3300/110V/1/2
10.	Non Seasonal	-	21.	CT Ratio Installed	3x200/5A
11.	Actual M.F. (with Cal.)	X 40 (Faulty)	22.	PT Ratio Installed	3300/110V

**POSITION OF SEALS**

S.No.	Location	Seal No.	Sealer No.	Di. of Seal No.	Sealer No.
(a)	Meter Cub Board			82432809	PS
(b)	Meter Optical Board			8243214	PS
(c)	Test Terminal Block			884320607	PS
(d)	Max. Demand Indicator			8243203	PS
(e)	Terminal Cover			824320405	PS
(f)	Meter Cover Seals			8549887070	PS
(g)	CT/PT Chamber-F			8054998855000	PS
(h)	CT/PT Chamber-R			824321, 202	PS
(i)	11 KV Cable Box-1/C			8215 89344	PS
(j)	11 KV Cable Box-2/C				

**PENDING OBSERVATION (IF ANY)**

Defect in 80549870 67

Endst/No. Ch. /M&P  
 Forwarded to  
 (1) SDO/JE (OP) DHBVN  
 (2) XEN (OP) DHBVN  
 (3) SE (OP), DHBVN GURUGRAM

Date  
 03/11/22  
 03/11/22  
 03/11/22

Sign. Name & Desg. of M & P Officer  
 Sign. Name & Desg. of SDO/JE (OP/AFM)

Sign. Name & Desg. of Consumer or his Rep.  
 In token of Acceptance of Results

**DETAIL OF MASTER READINGS**

l (real time)	150-1	n (no. of Reads)	02	TOD	TAMER INF.	TAMER INF.
U (Kwh-1)	108	PF	0.91	1-00	0.91	
U (Kwh-E)	-	H		2-00		
r (leg. KVA(H))	37	Phase Angle		3-168		
r (lead) KVA(H)	42	A <sub>1</sub>		4-00		
AKVA(H)	187	Power Factor		5-00		
d (MIDI)	0.00	A <sub>2</sub>		6-00		
C (Comm.)	141.2	A <sub>3</sub>		7-00		

**DETAILS OF METER CHECKING WITH ACCUCHECK**

Equipment	R & V	Voltage Y & V	B & V	R & I	Current Y & I	B & I	PF	K.W.
Meter / CMRI	19.11	19.29	19.12	0.37	0.39	0.38	0.91	
Accucheck	19.36	19.15	19.29	0.37	0.38	0.38	0.91	

**Result of Checking Meter / CMRI**

Equipment Meter / CMRI by Yes Metering Accucheck by NABL UES - 0.098 %

**OBSERVATIONS**

- Voltage to be as per 800 Ratio error with meter as 7800 at 30-6-2020 for Repair of Meter Connection.  
 - New GS, PT-connection tested by Yes metering NABL Lab and found in order.  
 - All Connections and wiring checked and found in order.  
 - All necessary work completed by Yes metering NABL Lab.  
 - Accuracy of meter checked by NABL Lab working within permissible limit.  
 - Cabinet Box got sealed.  
 - M.F. for Billing is X 40 (Faulty)

Sign. & Name of Consumer or his Rep.  
 In token of Acceptance of Results  
 Mandeep Singh  
 93112278



## Gurugram Metropolitan Development Authority

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT629501698922903538

Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-

Withdrawal slip 1 of 1

Type - Recycle Water

Water Station - STP Beharampur

Valid From - Thu, 2 Nov 2023

Valid Till - Mon, 6 Nov 2023

File Id - BWT-1698922832246

Name - M/S Elan city LLP

Site/Project Name - Elan EMPIRE

Site/Project Address - SECTOR 66 GURUGRAM

## **Gurugram Metropolitan Development Authority**

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT216281698227052174

Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-

Withdrawal slip 1 of 1

Type - Recycle Water

Water Station - STP Beharampur

Valid From - Wed, 25 Oct 2023

Valid Till - Sun, 29 Oct 2023

File Id - BWT-1698226980542

Name - M/S Elan city LLP

Site/Project Name - Elan EMPIRE

Site/Project Address - SECTOR 66 GURUGRAM

## **Gurugram Metropolitan Development Authority**

A Statutory Authority Under GMDA Act 2017

Show below QR Code to the operator. Do not share this with anyone else.



Or

Transaction Id : GMDABWT998191695634003602

Tanker size: Upto 15000 Ltrs. Charges: Rs. 450/-

Withdrawal slip 1 of 1

Type - Recycle Water

Water Station - STP Beharampur

Valid From - Mon, 25 Sep 2023

Valid Till - Fri, 29 Sep 2023

File Id - BWT-1695633889006

Name - M/S Elan city LLP

Site/Project Name - Elan EMPIRE

Site/Project Address - SECTOR 66 GURUGRAM

## Photographs for Anti Smog guns



# ANNEXURE-15



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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अधीन अधिसूचित भूमि में वृक्षों की कटाई की अनुमति।  
Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900).

नाम Name	गौरव खंडेलवाल Gaurav Khandelwal
संगठन का नाम Organisation Name	Elan City LLP
वर्तमान पता Current Address	3rd Floor, Gold View Corporate Tower, Gold Course Road, Sector 42, Gurugram 122002
भूमि स्थान Land Location	Medawas , Gurgaon (Haryana),Maidawas
भूमि मापन Land Measurements	1.4625(Acre)
खसरा/ प्लॉट नम्बर Khasra/Plot Number	17//13min (2-9), 4/2/1min (0-5),7/2 (4-10), 14/1 Min (2-5), 14/2/1 Min (2-5)
रेंज अफसर का नाम Range Officer Name	Narender Kumar

Reference No. (SRN):-J66-JFU-TBXF

जारी करने की तिथि / Date of Issuance: 13-07-2021

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer (Rajeev Tejyan,)



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/forest/J66JFUTBXF>





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



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) की धारा-4 के अधीन अधिसूचित भूमि में वृक्षों की कटाई की अनुमति।  
Permission for felling of trees in areas notified under general section-4 of Haryana Land and Preservation Act, 1900 (Punjab Act II of 1900).

Applicant Gaurav Khandelwal located at village Medawas district Gurgaon made a proposal to fell trees on this land with Khasra/ Plot number -.  
The report submitted by RFO, Narender Kumar dated 15-06-2021.

CONDITIONS OF PERMIT

1. Only the numbered trees will be felled.
2. Trees to be felled will not be uprooted except in case of developmental works/ Individual plots.
3. No dragging of wood will be permitted.
4. Felling after sun set and before the sun rise will not be permitted.
5. No fire will be allowed.
6. No damage to unmarked trees will be caused during felling in the area and the owner will have to pay the compensation as determined by DFO for any such damage.
7. The owner of land shall be responsible for any illicit felling in the area and he will have to pay the compensation as determined by DFO for any such illicit felling.
8. No forest produce will be removed without a Rawana Challan from concerned Range Officer.
9. The permit is liable to be cancelled at any time if any violations of conditions of permit take place / facts given in the application for permit are found incorrect. The decision of DFO in this regard will be final.
10. The forest department does not hold any responsibility for distribution of sale proceeds among the owners of the land.
11. No separate permit for timber transit as per Indian Forest Act, 1927 is required within the territory of Haryana.
12. Permission Granted For Felling Of 04 Trees To Transplant And 15 Trees For Felling As Per The Cfsc Letter No. C-xviii-76/1541 Dated 08.07.2021. This Permission Is Valid For Three Months From The Date Of Issuance.



Date: 13-07-2021  
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/forest/J66JFUTBXF>



Emaar MGF Land Limited

306-308, 3rd Floor, Square One, C-2,  
District Centre Saket South Delhi Delhi  
110017

Date: 27-11-2018

Valid Upto: 27-11-2026

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	PALM/NORTH/B/111218/348253
Applicant Name*	Shishir Lal
Site Address*	This is a commercial project, Village Maidawas, Sector-65 and 66, Gurgaon Manesar Urban Complex, Haryana, Gurgaon, Gurgaon, Haryana
Site Coordinates*	77 03 40.72-28 23 59.33, 77 03 41.57-28 24 02.11, 77 03 42.03-28 24 02.15, 77 03 43.07-28 23 59.52
Site Elevation in mtrs AMSL as submitted by Applicant*	228.98 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	423.98

\*As provided by applicant

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

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 office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

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.

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.

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.

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.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566  
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है |"

S. K. Purwar  
S. K. Purwar  
महानिदेशक (वा.या.प्र.)  
General Manager (ATM)



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 423.98 (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- 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
- 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.
- 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
- 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 to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed aerodrome as outlined in Rule 13 of GSR751 (E)
- n. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- o. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: NORTH

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

Email ID: noc\_nr@aai.aero

Contact No: 011-25653551

S. K. Purwar  
27/11/18  
एस. के. पुरवार  
S. K. Purwar  
General Manager (NOC)

Name / Designation / Sign with Date	
Prepared By :	<i>S. K. Purwar</i> AGM (AOM)
Verified By :	

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566  
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

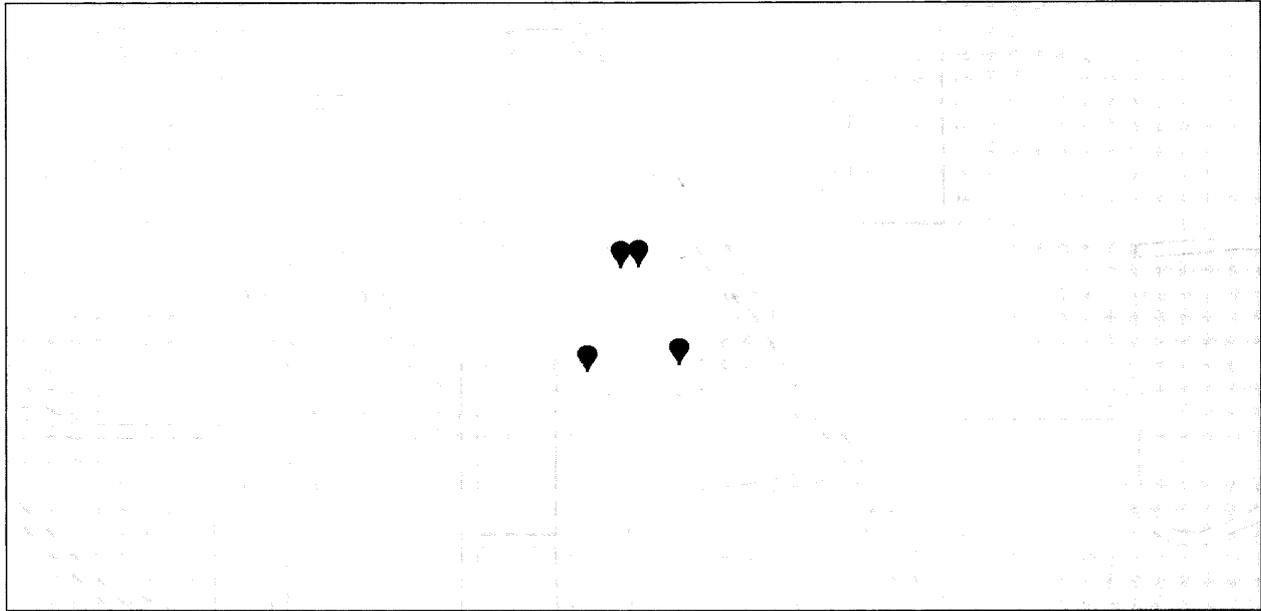
" हिंदी पत्रों का स्वागत है | "

**Distance From Nearest Airport And Bearing**

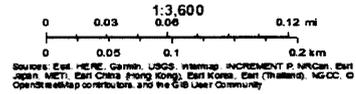
Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
I.G.I Airport	19280.8	193.72
Rohini Heliport	38953.89	178.5
Safdarjung Airport	24849.46	213.73
NOCID	PALM/NORTH/B/111218/348253	

365

**Street view**



November 12, 2018

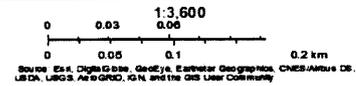


AA

**Satellite View**



November 12, 2018



AA

# ECSBC (2024) COMPLIANCE REPORT

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ELAN EMPIRE, SECTOR 66, GURUGRAM,  
HARAYANA

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## DISCLAIMER

This ECSBC Compliance Report has been prepared with due care and caution based on the data and information provided by the Elan Empire, Sector 66, Gurugram, Haryana project team. The analyses and findings represent the professional judgments of the authors and are based on the data available at the time of preparation.

The views, analyses, and conclusions contained in this report are those of the authors and do not necessarily reflect the opinions or policies of any affiliated organizations or stakeholders. The report pertains solely to the implementation of energy-efficient measures in alignment with the Energy Conservation and Sustainable Building Code (ECSBC) guidelines and does not comment on the overall operations or performance of the facility.

The authors, as well as any associated organizations, disclaim any responsibility for errors, omissions, or discrepancies in the information provided. Furthermore, no liability shall be assumed for any consequences resulting from the use of, or reliance on, the information, analysis, or opinions presented in this report.

Readers and stakeholders are advised to exercise their discretion and assume all responsibilities for decisions made based on this report. For further application or interpretation of the findings, consultation with relevant experts is recommended.

## ACKNOWLEDGMENT

The preparation of this ECSBC Compliance Report has been made possible through the collective efforts of all stakeholders involved.

The organization extends its gratitude to the project owner, architects, and engineering consultants for their valuable contributions and support throughout the energy modelling and analysis process. Their collaboration ensures the alignment with the Energy Conservation and Sustainable Building Code (ECSBC) (2024) requirements.

Appreciation is also extended to the implementation team and on-site personnel for their dedication to incorporating energy-efficient design principles into the project.

Finally, the organization acknowledges the guidance and feedback provided by review authorities and other concerned parties, which were vital in achieving compliance effectively.

This report reflects a shared commitment to promoting energy efficiency and sustainable development.

- Mr. Anurag Bajpai (Green Building Expert)
- Mr. Dhruv Jain (Process Expert)
- Mr. Jeyaraj Kalirajan (Energy Associate)
- Mr. Vinoth Kumar (Sr. Manager Energy Analyst)
- Mrs. Shashank Verma (Sr. Energy Analyst)

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# INTRODUCTION

## INTRODUCTION TO THE PROJECT

The proposed Commercial project is located at Gurugram, Haryana. This upcoming facility has 2B+LG+GF+8 above grade floors and include spaces like retails area & office. This project has opted to show compliance with the requirement of ECBC through whole building simulation approach

*Table 1: Project Information*

<b>Project Name</b>	Elan Empire, Sector 66
<b>Project Location</b>	Gurugram
<b>Project Weather</b>	Composite
<b>No. Of Towers</b>	1 Block
<b>Built Up Area (Sq. Mt)</b>	14948.41



**INTRODUCTION TO ECSBC COMPLIANCE**

The Energy Conservation and Sustainable Building Code (ECSBC - 2024) aims to promote energy efficiency in building design and operation, setting a framework for optimizing energy performance while maintaining occupant comfort. Compliance with ECBC guidelines involves detailed energy simulation, a process that evaluates a building's energy consumption against prescribed benchmarks.

**ENERGY SIMULATION PROCESS**

Energy simulation for ECSBC compliance involves creating a virtual model of the building using specialized software such as E-quest. This model incorporates key design and operational parameters, such as:

1. Building Envelope: Wall, roof, and glazing specifications to minimize heat gain or loss.
2. Lighting Systems: Energy-efficient lighting fixtures and control systems.
3. HVAC Systems: High-performance heating, ventilation, and air conditioning systems.
4. Electrical Systems: Efficient equipment and integration of renewable energy sources.

By simulating these elements, the software predicts the building's annual energy consumption. The results are compared to the baseline defined by ECSBC to determine compliance.

The compliance is achieved by evaluating the Modelled Energy Performance Index (MEPI) ratio between the Proposed Case and Base Case through Integrative Compliance Method.

$$\text{Modelled Energy Performance Index (MEPI)} = \frac{\text{Total Annual Energy Consumption } (\frac{kWh}{yr})}{\text{Net Built - up Area (m}^2\text{)}}$$

Table 2: MEPI Requirements

Building Type	MEPI Requirement
ECSBC	MEPI (Baseline) = MEPI (Proposed)
ECSBC plus	MEPI (Proposed) < MEPI (Baseline)
Super ECSBC	MEPI (Proposed) < MEPI (Baseline)



The report includes the compliances for all the requirements mentioned in the Energy Conservation and Sustainability Building Code 2024

- Sustainable Sites & Planning
- Electrical and Renewable Energy Systems
- Water Management and Controls
- Waste Management
- Indoor Environmental Quality



# COMPLIANCE PROCESS

## WHOLE BUILDING PERFORMANCE

Whole building performance is an advanced method used to evaluate a building's energy performance by creating a virtual model that replicates its design, systems, and operations. The simulation accounts for factors such as building envelope, lighting, HVAC systems, internal loads, and climatic conditions to estimate energy consumption and identify opportunities for optimization.

This approach is essential for demonstrating compliance with energy codes like the Energy Conservation and Sustainable Building Code (ECSBC - 2024) and for achieving sustainable building certifications.

ECSBC offers two pathways for compliance:

1. **Integrative Compliance Method (ICM) (Simulation Approach):** A building shall comply with the code using ICM if it meets the simulation requirements mentioned in the Guide of ECSBC 2024
2. **Standardized Compliance Method (SCM) (Prescriptive Approach):** A building shall comply with the code using SCM if it meets the standardized requirements mentioned in the Guide of ECSBC 2024 in addition to meeting all the mandatory requirements. ECSBC Buildings that demonstrate compliance through SCM shall be deemed to have PES.

Whole building performance is the most comprehensive compliance method, offering design flexibility and performance-based validation. Irrespective of the compliance pathway, ECSBC mandates certain minimum standards to ensure basic energy efficiency. Key mandatory requirements include:

1. **Building Envelope:** Minimum insulation, thermal transmittance (U-values), and shading coefficients for walls, roofs, and glazing. (Section 5.2)
2. **Lighting Systems:** Use of energy-efficient lighting fixtures and mandatory lighting controls such as timers, daylight sensors, and occupancy sensors. (Section 7.2)
3. **HVAC Systems:** Minimum efficiency for chillers, air handling units (AHUs), and ventilation systems. (Section 6.2)
4. **Electrical Systems:** Efficient transformers, power factor correction, and metering for energy monitoring. (Section 8.2)

Whole building simulation, paired with adherence to mandatory requirements, ensures the delivery of high-performance, energy-efficient buildings that align with regulatory standards and sustainability goals.



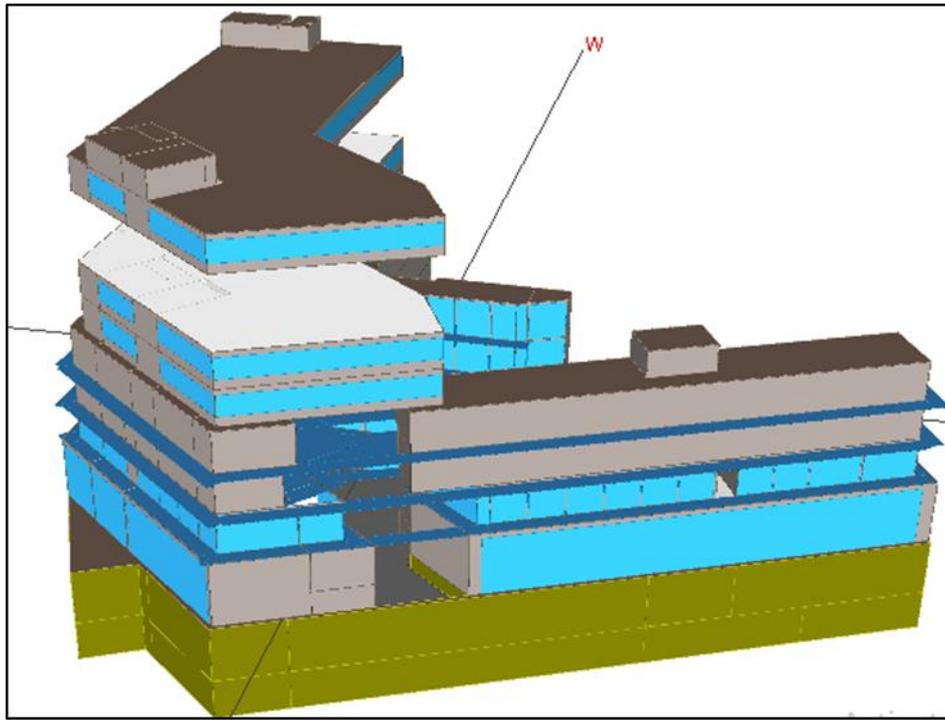
The project uses the following parameters in the Whole Building Performance to adhere the compliance of ECSBC 2024 which are highlighted in the summary table shown below:

Table 3: Project Parameters for Energy Simulation

Building Envelope			
Parameters	Base Case	Proposed Case	Reference for Base Case
Wall U value (W/ m2.K   btu/hr. ft2. F)	0.40 W/ m2.K   0.058 btu/hr. ft2. F	6.48 W/ m2.K   0.154 btu/hr. ft2. F	Table no. 4-7 ECBC 2017
Wall Layer-by-Layer Construction	As per ECBC 2017	15mm Internal Plaster + 200mm AAC Block +25mm External plaster	
Roof U value (W/ m2.K   btu/hr. ft2. F)	0.33 W/ m2.K   0.071 btu/hr. ft2. F	8.91 W/ m2.K   0.112 btu/hr. ft2. F	Table no. 4-4 ECBC 2017
Roof Layer-by-Layer Construction	As per ECBC 2017	200mm RCC slab + 50mm XPS + 25mm External Plaster	
Glass U value (W/ m2.K   btu/hr. ft2. F)	3 W/ m2.K   0.53 btu/hr. ft2. F	1.61 W/ m2.K   0.28 btu/hr. ft2. F	Table no. 4-10 ECBC 2017
Glass Solar Heat Gain Coefficient (SHGC)	0.27	0.2	Table no. 4-10 ECBC 2017
Glass Solar Shading Coefficient (SC)	0.31	0.23	Table no. 4-10 ECBC 2017
Visible Light Transmittance (VLT %)	29%	33%	Table no. 4-10 ECBC 2017
Lighting Power Density (W/ft2)			
Restroom	0.72	0.50	Table no. 6-4 ECBC 2017
Elec/Mech	0.66	0.46	
Stair	0.51	0.36	
Parking	0.28	0.20	
Corridor	0.66	0.46	
Audi	0.89	0.89	
Sales	1.70	1.70	
Dining	1.01	1.01	
Heating Ventilation and Air Conditioning (HVAC)			
Water Cooled Chiller	2.8 EER	COP 5.4	Table no. 5-1 ECBC 2017

The project parameters are taken in the Energy simulation for the analysis and comprehensive results are deduced from the same.





## OVERALL ENERGY PERFORMANCE

Table 4: Annual Energy Consumption (kWh/yr) for Proposed Case and Base Case

Parameters	Lights	Misc Equip	Space Heating	Space Cooling	Heat Rejection	Pumps & Aux	Vent Fan	Ext Light	Total
PC	6,63,101	8,15,896	0	7,06,415	27994	1,54,834	2,62,421	87,016	27,17,677
BC 0	6,63,101	8,15,896	0	7,06,415	27994	1,54,834	2,62,421	87,016	27,17,677
BC 90	6,78,772	8,15,896	31,371	11,16,441	0	1,696	5,85,093	87,016	33,16,282
BC 180	6,78,772	8,15,896	31,881	11,13,198	0	1,696	5,82,952	87,016	33,11,410
BC 270	6,78,772	8,15,896	31,407	11,10,768	0	1,693	5,82,947	87,016	33,08,497
BC AVG	6,78,772	8,15,896	31,506	11,13,192	0	1,695	5,83,647	87,016	33,11,722
SAVING (%)									10%



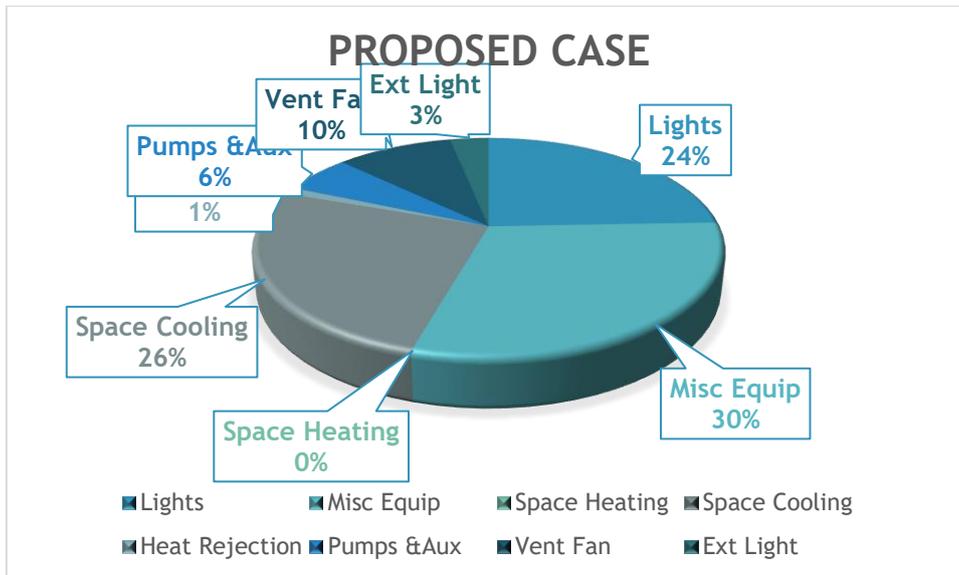


Figure 3: Proposed Case Energy Consumption

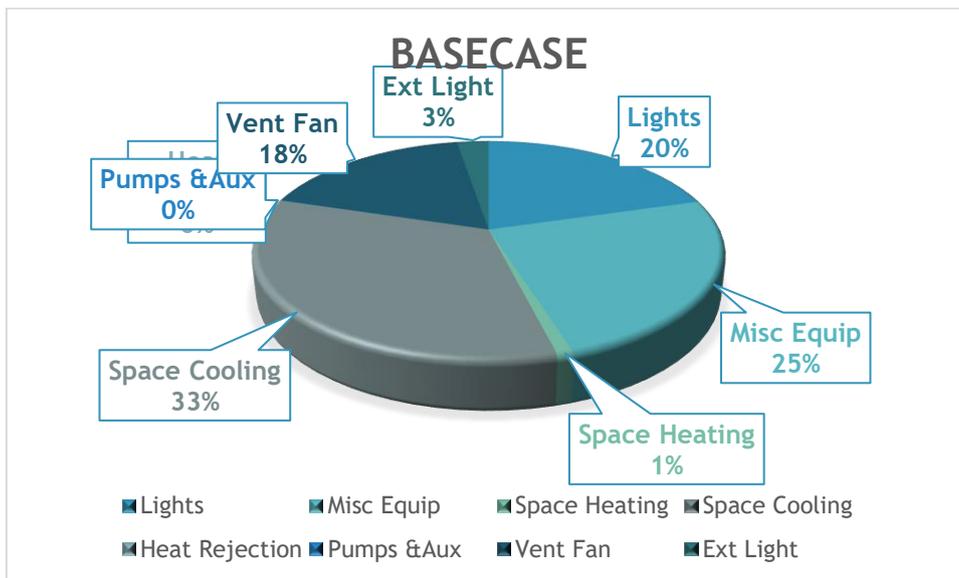


Figure 4: Basecase Energy Consumption

### Baseline vs. Proposed Case (PC)

The proposed case (PC) shows a total energy consumption of 2717677 which is approximately 10% lower than the average baseline case (BC AVG) total of 3311722.

#### 1. Parameter-Specific Insights

- **Lights & Misc. Equipment:** Baseline cases have higher consumption for lighting compared to the proposed case. Miscellaneous equipment energy consumption remains constant across all scenarios.
- **Space Heating & Cooling:** Savings are significant in space cooling, with marginal variations across BC 90, BC 180, BC 270, and BC AVG.



- Ventilation Fan & External Lighting: The proposed case has consistent savings in ventilation fans and external lighting compared to baseline scenarios.

## 2. Overall Savings

Total energy consumption in PC is reduced by 10% compared to the baseline cases.

## 3. Observations

- Lighting Improvements: Lighting optimizations in the proposed case contribute significantly to energy savings.
- Space Heating & Cooling: Space cooling shows potential for further savings by targeting operational efficiency.
- Consistent Performance: Miscellaneous equipment energy use remains unchanged, indicating a stable or untargeted segment.



**MODELLED ENERGY PERFORMANCE INDEX (MEPI)**

Table 5: Annual energy consumption(kWh/yr.) & EPI ratio

Block	Proposed Case Consumption (kWh/yr.)	Proposed Case EPI (kWh /m <sup>2</sup> . yr)	Base-case Consumption (kWh /yr.)	Base-case EPI (kWh /m <sup>2</sup> . yr)	Built-up Area excluding basement (m <sup>2</sup> )	Epi Ratio
<b>Elan Sector 66</b>	<b>27,17,677.00</b>	<b>181.80</b>	<b>33,11,722.25</b>	<b>221.54</b>	<b>14,948.41</b>	<b>0.82</b>

The proposed Modelled Energy Performance Index (MEPI) stands at 181.8 kWh/m<sup>2</sup>. yr, a notable improvement over the base case MEPI of 221.54 kWh/m<sup>2</sup>. yr, reflecting the effectiveness of the implemented energy efficiency measures.

As per the Compliance Requirements, the mandate states that Baseline MEPI shall be equal to Proposed MEPI. In accordance to the Whole Building Energy Performance Method the project has achieved the lower MEPI for the proposed case than the required baseline MEPI.

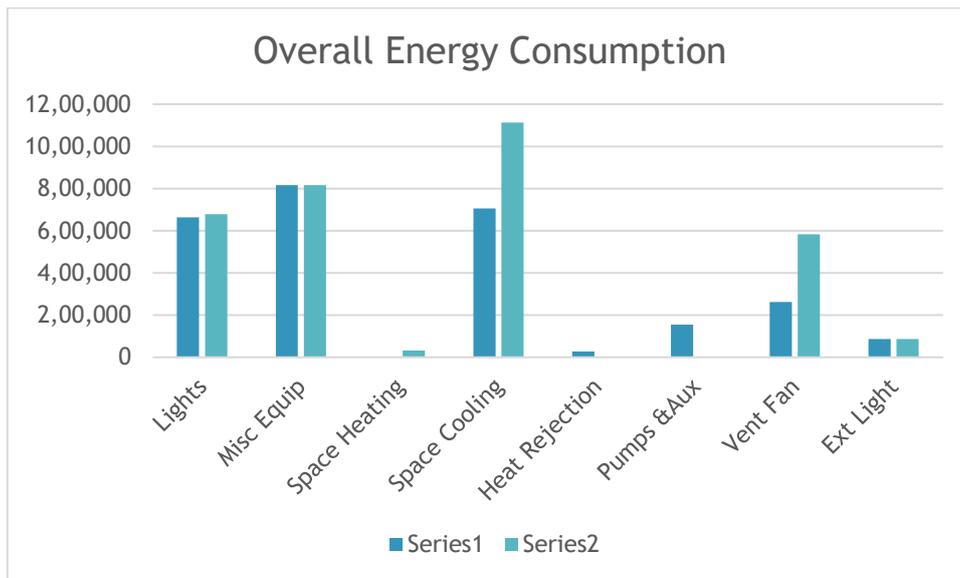


Figure 5: Energy Cost Savings



## Sustainable Sites & Planning

### ECSBC 2024 Requirements

The ECSBC 2024 establishes mandatory requirements for sustainable site selection and planning to mitigate environmental impact from construction and operation. Key mandatory provisions include:

- **Topsoil Preservation:** Preserving a 150 to 200 mm layer of fertile topsoil for reuse on-site or elsewhere.
- **Tree Preservation and Planting:** Protecting existing trees or providing compensatory planting at a 1:3 ratio.
- **Site Selection:** Adhering to local bylaws and ensuring construction does not interfere with existing infrastructure.
- **Design for Differently-abled:** Providing accessibility features like ramps (conforming to NBC 2016), accessible main entrances (minimum 900mm width), elevators, and restrooms.
- **Heat Island Reduction:** Limiting paved areas to 30% of the total site area, excluding the building footprint, to reduce urban heat island effects.
- **Brownfield Remediation:** Using brownfield sites only after proper remediation and approval from a local statutory body.

Additional requirements include installing a sedimentation basin to prevent topsoil erosion, providing dedicated parking for the differently-abled, ensuring access to at least four amenities within an 800m walking distance, and a more stringent approach to heat island reduction for both roof and non-roof areas.

## Electrical & Renewable Energy Systems

### ECSBC 2024 Requirements

The ECSBC 2024 mandates a range of requirements for electrical and renewable energy systems to ensure efficiency and sustainability. These include:

- **Transformers:** Conforming to minimum BEE star ratings (3-star for ECSBC, 4-star for ECSBC+, and 5-star for Super ECSBC).
- **Energy-Efficient Motors:** Using motors of a minimum IE3 efficiency class for ECSBC buildings.
- **Check-Metering and Monitoring:** Installing permanent electrical metering to monitor demand, energy use, and power factor for services above 65 kVA.
- **Power Factor Correction:** Maintaining a power factor of at least 0.97 for ECSBC compliant buildings.
- **Renewable Energy Generation:** Requiring on-site renewable energy generation capacity to meet at least 4% of the total contract demand or cover 50% of the available roof area.
- **EV Charging:** Providing EV charging infrastructure for a minimum of 20% of parking spaces for ECSBC buildings.



## Water Management and Controls

### ECSBC 2024 Requirements

The ECSBC 2024 places a strong emphasis on water efficiency and sustainable water management. The code's mandatory provisions include:

- **Water Sources:** Utilizing alternative water sources such as reclaimed, recycled, or harvested rainwater for non-potable uses.
- **Water Quality:** Ensuring potable water meets IS 10500:2012 standards and that treated water quality for reuse meets CPHEEO manual guidelines.
- **Pumping Systems:** Requiring pumps to operate near their Best Efficiency Point (BEP) and utilize motors of at least IE2 efficiency class.
- **Service Water Heating:** Mandating the use of energy-efficient systems like heat pumps or solar water heating to provide hot water.
- **Water Efficiency:** Requiring fixtures and sanitaryware to meet minimum water efficiency ratings, starting with a 1-star rating for ECSBC compliance.
- **Wastewater Treatment:** Mandating the installation of a wastewater treatment plant capable of treating 100% of the wastewater for projects that generate more than 10 kL/day.

## Waste Management

### ECSBC 2024 Requirements

The ECSBC 2024 addresses both construction and post-occupancy waste management to reduce the amount of waste sent to landfills. Mandatory provisions include:

- **Construction Waste:** Segregating and diverting at least 50% of non-hazardous waste from landfills, and recycling 100% of packaging waste.
- **Post-Occupancy Waste:** Providing a designated, centralized area for the collection and segregation of dry, wet, sanitary, and hazardous waste.
- **Organic Waste:** For projects with a built-up area greater than 5,000 square meters, providing a designated on-site area for composting at least 50% of the organic waste generated.

## Indoor Environment Quality

### ECSBC 2024 Requirements

The ECSBC 2024 focuses on ensuring a high-quality indoor environment for building occupants, covering Indoor Air Quality (IAQ), Thermal Comfort, Visual Comfort, and Acoustics. Mandatory requirements include:

- **IAQ:** Using air filters conforming to IS/ISO 16890 standards and designing ventilation systems to meet specified rates.
- **Thermal Comfort:** Maintaining operative temperatures within a defined range (e.g., 23.0°C±3.0°C in summer) and ensuring a maximum of 300 unmet hours per year.
- **Visual Comfort:** Conforming to IS 3646 Part 1 for lighting quantity and quality, and achieving a minimum uniformity of illuminance of 0.7 in task areas.
- **Acoustics:** Mandating specific sound insulation properties for building materials and specifying minimum Noise Isolation Class (NIC) ratings for various spaces.



## CONCLUSION

Based on the provided documentation, the Elan Empire, Sector 66 project successfully achieves compliance with the energy performance requirements of the Energy Conservation and Sustainable Building Code (ECSBC) 2024. By employing the Integrative Compliance Method, the project demonstrated a Proposed MEPI of 181.8 kWh/m<sup>2</sup>.yr., which is a 10% improvement over the Baseline MEPI of 221.54 kWh/m<sup>2</sup>.yr.

The EPI Ratio of 0.82 confirms that the project's overall energy efficiency exceeds the minimum requirements of the code's baseline model.

This achievement was primarily driven by strategic design choices in the building envelope and lighting systems, which successfully reduced the energy consumption for lighting and space cooling.

The project also demonstrates the compliances for the ECSBC 2024 for the sections on Sustainable Sites, Water Management, Waste Management, and Indoor Environment Quality.

Thus, the project Elan Empire Sector 66, Gurugram meets the compliance of the Energy Conservation and Sustainable Building Code.



# ANNEXURES

## PROPOSED CASE

Elan, Sector 66													DOE-2.2-50a	2/22/2021	17:52:10	BDL RUN 1
REPORT- BEPU Building Utility Performance													WEATHER FILE- EPW NEW DELHI,-,IND			
	LIGHTS	TASK LIGHTS	MISC EQUIP	SPACE HEATING	SPACE COOLING	HEAT REJECT	PUMPS & AUX	VENT FANS	REFRIG DISPLAY	HT PUMP SUPPLEM	DOMEST HOT WTR	EXT USAGE	TOTAL			
EM1 ELECTRICITY																
KWH	663101.	0.	815896.	0.	706415.	27994.	154834.	262421.	0.	0.	0.	87016.	2717677.			
FM1 NATURAL-GAS																
THERM	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.			
TOTAL ELECTRICITY			2717677. KWH	18.526 KWH			/SQFT-YR GROSS-AREA			18.526 KWH	/SQFT-YR NET-AREA					
PERCENT OF HOURS ANY SYSTEM ZONE OUTSIDE OF THROTTLING RANGE = 3.03																
PERCENT OF HOURS ANY PLANT LOAD NOT SATISFIED = 2.32																
HOURS ANY ZONE ABOVE COOLING THROTTLING RANGE = 265																
HOURS ANY ZONE BELOW HEATING THROTTLING RANGE = 0																
NOTE: ENERGY IS APPORTIONED HOURLY TO ALL END-USE CATEGORIES.																

## BASE CASE – BASELINE

Elan, Sector 66													DOE-2.2-50a	2/22/2021	16:44:19	BDL
REPORT- BEPU Building Utility Performance													WEATHER FILE- EPW NEW DELHI,-,IND			
	LIGHTS	TASK LIGHTS	MISC EQUIP	SPACE HEATING	SPACE COOLING	HEAT REJECT	PUMPS & AUX	VENT FANS	REFRIG DISPLAY	HT PUMP SUPPLEM	DOMEST HOT WTR	EXT USAGE	TOTAL			
EM1 ELECTRICITY																
KWH	678772.	0.	815896.	31371.	1116441.	0.	1696.	585093.	0.	0.	0.	87016.				
FM1 NATURAL-GAS																
THERM	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.			
TOTAL ELECTRICITY			3316282. KWH	22.606 KWH			/SQFT-YR GROSS-AREA			22.606 KWH	/SQFT-YR NET-AREA					
PERCENT OF HOURS ANY SYSTEM ZONE OUTSIDE OF THROTTLING RANGE = 3.37																
PERCENT OF HOURS ANY PLANT LOAD NOT SATISFIED = 0.00																
HOURS ANY ZONE ABOVE COOLING THROTTLING RANGE = 294																
HOURS ANY ZONE BELOW HEATING THROTTLING RANGE = 1																
NOTE: ENERGY IS APPORTIONED HOURLY TO ALL END-USE CATEGORIES.																

## BASE CASE – 90

Elan, Sector 66													DOE-2.2-50a	2/22/2021	17:35:10	BDL RUN 4
REPORT- BEPU Building Utility Performance													WEATHER FILE- EPW NEW DELHI,-,IND			
	LIGHTS	TASK LIGHTS	MISC EQUIP	SPACE HEATING	SPACE COOLING	HEAT REJECT	PUMPS & AUX	VENT FANS	REFRIG DISPLAY	HT PUMP SUPPLEM	DOMEST HOT WTR	EXT USAGE	TOTAL			
EM1 ELECTRICITY																
KWH	678772.	0.	815896.	31881.	1113198.	0.	1696.	582952.	0.	0.	0.	87016.	3311410.			
FM1 NATURAL-GAS																
THERM	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.			
TOTAL ELECTRICITY			3311410. KWH	22.573 KWH			/SQFT-YR GROSS-AREA			22.573 KWH	/SQFT-YR NET-AREA					



BASE CASE – 180

REPORT- BEPU Building Utility Performance													WEATHER FILE- EPW NEW DELHI,-,IND	
	LIGHTS	TASK LIGHTS	MISC EQUIP	SPACE HEATING	SPACE COOLING	HEAT REJECT	PUMPS & AUX	VENT FANS	REFRIG DISPLAY	HT PUMP SUPPLEM	DOMEST HOT WTR	EXT USAGE	TOTAL	
EM1 ELECTRICITY														
KWH	678772.	0.	815896.	31407.	1110768.	0.	1693.	582947.	0.	0.	0.	87016.	3308497.	
FM1 NATURAL-GAS														
THERM	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	
TOTAL ELECTRICITY			3308497. KWH	22.553 KWH /SQFT-YR GROSS-AREA			22.553 KWH /SQFT-YR NET-AREA							

BASE CASE – 270

REPORT- BEPU Building Utility Performance													WEATHER FILE- EPW NEW DELHI,-,IND	
	LIGHTS	TASK LIGHTS	MISC EQUIP	SPACE HEATING	SPACE COOLING	HEAT REJECT	PUMPS & AUX	VENT FANS	REFRIG DISPLAY	HT PUMP SUPPLEM	DOMEST HOT WTR	EXT USAGE	TOTAL	
EM1 ELECTRICITY														
KWH	678772.	0.	815896.	31364.	1112362.	0.	1696.	583596.	0.	0.	0.	87016.	3310700.	
FM1 NATURAL-GAS														
THERM	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	
TOTAL ELECTRICITY			3310700. KWH	22.568 KWH /SQFT-YR GROSS-AREA			22.568 KWH /SQFT-YR NET-AREA							





**GreenTree Building Energy Pvt Ltd**

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🌐 www.greentree.global



## Photographs for Sensor for PM-2.5 & 10





## Test Report

Page No. 1/1

Sample Number : VEL/AP/01

Name & Address of the Party : M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

Report No. : VEL/AP/2510290018

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 03/11/2025

Period of Analysis : 29/10/2025-03/11/2025

Receipt Date : 29/10/2025

Name of Sample : AMBIENT AIR

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : Gate No.2  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Sampling Equipment used : RDS/FPS  
Instrument Code : VEL/INS/ENV/RDS/FPS/01  
Instrument Calibration Status : Calibrated  
Meteorological condition during monitoring : Clear Sky  
Date of Monitoring : 28/10/2025 To 29/10/2025  
Time of Monitoring : 09:50 AM To 09:50 AM  
Ambient Temperature (°C) : Min.24°C, Max.32°C  
Surrounding Activity : Human & Vehicular Activities  
Scope of Monitoring : Regulatory Requirement  
Sampling & Analysis Protocol : IS : 5182  
Sampling Duration : 24.0 Hours  
Parameter Required : As per work order

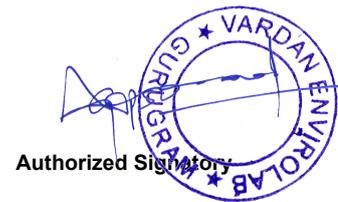
S.No.	Parameters	Test Method	Results	Units	Limit as per NAAQS
<b>Discipline : Chemical</b>					
1	Particulate Matter (as PM -2.5)	IS:5182 (P-24) : 2019	55.34	µg/m <sup>3</sup>	60
2	Particulate Matter (as PM -10)	IS:5182 (P- 23) :2006 RA: 2017	96.74	µg/m <sup>3</sup>	100
3	Nitrogen Dioxides (as NO <sub>2</sub> )	IS 5182 (P- 6) :2006 RA:2022	32.45	µg/m <sup>3</sup>	80
4	Sulphur Dioxide (as SO <sub>2</sub> )	IS 5182 (P- 2) : RA:2023	14.20	µg/m <sup>3</sup>	80
5	#Carbon Monoxide (as CO)	IS 5182 (P-10) : 1999	0.69	mg/m <sup>3</sup>	4.0

Note - # indicates 1 hour monitoring of CO.

\*\*\*End of Report\*\*\*



Reviewed By



Authorized Signatory



## Test Report

**Sample Number :** VEL/AP/02  
**Name & Address of the Party :** M/s Elan City LLP.  
Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

**Report No. :** VEL/AP/2510290019  
**Format No :** 7.8 F-03  
**Party Reference No :** Nil  
**Reporting Date :** 03/11/2025  
**Period of Analysis :** 29/10/2025-03/11/2025  
**Receipt Date :** 29/10/2025

**Name of Sample :** AMBIENT NOISE  
**Sample Group :** Atmospheric Pollution

### General Information

**Sampling Location :** Gate No.2  
**Sample Collected By :** VEL Representative (Mr. Sudhir)  
**Sampling Equipment used :** Sound Level Meter  
**Instrument Code :** VEL/INS/ENV/SLM/04  
**Instrument Calibration Status :** Calibrated  
**Meteorological condition during monitoring :** Clear Sky  
**Date of Monitoring :** 28/10/2025 To 29/10/2025  
**Time of Monitoring :** 10:00 AM To 10:00 AM  
**Ambient Temperature (°C) :** Min.24°C, Max.32°C  
**Surrounding Activity :** Human & Vehicular Activities  
**Scope of Monitoring :** Regulatory Requirement  
**Sampling & Analysis Protocol :** IS:9989 RA:2020  
**Sampling Duration :** 24.0 Hours  
**Parameter Required :** As per work order

S.No.	Parameters	Test Method	Test Results		Units
			Day Time (6:00 am to 10:00 pm)	Night Time (10:00 pm to 6:00 am)	
Discipline : Chemical					
1	Leq	IS:9989 RA:2020	51.64	41.62	dB (A)

### Ambient Noise Quality Standards as per Noise Pollution (Regulation and Control) Rules, 2000

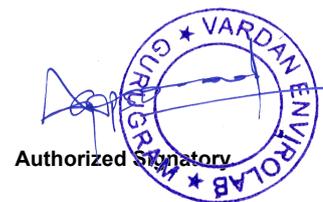
Area Code	Category of Area/Zone	Limits in dB(A) Leq*	
		Day Time	Night Time
A	Industrial area	75	70
B	Commercial area	65	55
C	Residential area	55	45
D	Silence Zone	50	40

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean from 10.00 p.m. to 6.00 a.m., Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority, Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

\*dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale 'A' which is relatable to human hearing

Note-\*A "decibel" is a unit in which noise is measured.

\*\*\*End of Report\*\*\*





## Test Report

Page No. 1/1

Sample Number : VEL/AP/03

Name & Address of the Party : M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

Report No. : VEL/AP/2510290020

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 03/11/2025

Period of Analysis : 29/10/2025-03/11/2025

Receipt Date : 29/10/2025

Name of Sample : Stack Emission Monitoring

Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set Area  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Instrument Code : VEL/INS/ENV/SMK/01  
Date of Sampling : 28/10/2025  
Sampling duration (Minutes) : 41.0  
Stack attached to : DG Set No.1 (125 KVA)  
Make of stack : MS  
Type of Fuel Used : HSD  
Diameter of stack(m) : 0.15 Mtr.  
Height of stack(m) : 2.43 Mtr.  
Instrument calibration status : Calibrated  
Meteorological Condition : Clear Sky  
Ambient Temperature - Ta (°C) : 30.0  
Temperature of Stack Gases - Ts (°C) : 135.0  
Velocity of Stack Gases (m/sec.) : 7.64  
Flow rate of PM (LPM) : 22.0  
Flow rate of Gas (LPM) : 2.0  
Sampling condition : Isokinetic  
Protocol used : IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS:11255 (P-1) : 2019	0.024	gm/kw-hr	0.03
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.264	gm/kw-hr	0.67
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/2023	0.052	gm/kw-hr	0.19
4	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.361	gm/kw-hr	3.5

\*\*\*End of Report\*\*\*





## Test Report

Page No. 1/1

Sample Number : VEL/AP/04

Name & Address of the Party : M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

Report No. : VEL/AP/2510290021

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 03/11/2025

Period of Analysis : 29/10/2025-03/11/2025

Receipt Date : 29/10/2025

Name of Sample : Stack Emission Monitoring

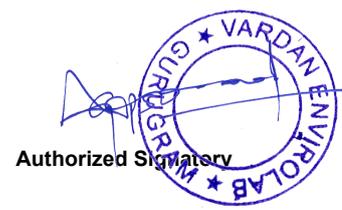
Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set Area  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Instrument Code : VEL/INS/ENV/SMK/01  
Date of Sampling : 28/10/2025  
Sampling duration (Minutes) : 40.0  
Stack attached to : DG Set No.2 (125 KVA)  
Make of stack : MS  
Type of Fuel Used : HSD  
Diameter of stack(m) : 0.15 Mtr.  
Height of stack(m) : 2.43 Mtr.  
Instrument calibration status : Calibrated  
Meteorological Condition : Clear Sky  
Ambient Temperature - Ta (°C) : 30.0  
Temperature of Stack Gases - Ts (°C) : 145.0  
Velocity of Stack Gases (m/sec.) : 8.41  
Flow rate of PM (LPM) : 21.0  
Flow rate of Gas (LPM) : 2.0  
Sampling condition : Isokinetic  
Protocol used : IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS:11255 (P-1) : 2019	0.025	gm/kw-hr	0.03
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.241	gm/kw-hr	0.67
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/2023	0.048	gm/kw-hr	0.19
4	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.375	gm/kw-hr	3.5

\*\*\*End of Report\*\*\*





## Test Report

Page No. 1/1

**Sample Number :** VEL/AP/05

**Name & Address of the Party :** M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

**Report No. :** VEL/AP/2510290022

**Format No :** 7.8 F-03

**Party Reference No :** Nil

**Reporting Date :** 03/11/2025

**Period of Analysis :** 29/10/2025-03/11/2025

**Receipt Date :** 29/10/2025

**Name of Sample :** DG Noise

**Sample Group :** Atmospheric Pollution

### General Information

**Sampling Location :** DG Set No.1 (125 KVA)

**Sample Collected By :** VEL Representative (Mr. Sudhir)

**Sampling Equipment used :** Sound Level Meter

**Instrument Code :** VEL/INS/ENV/SLM/01

**Instrument Calibration Status :** Calibrated

**Meteorological condition during monitoring :** Clear Sky

**Date of Monitoring :** 28/10/2025

**Scope of Monitoring :** Regulatory Requirement

**Sampling & Analysis Protocol :** IS 4758

**Sampling duration (Minutes) :** 30.0

**Parameter Required :** As per work order

S.No.	Parameters	Test Method	Open the canopy of DG Set Results dB(A)	Close the canopy of DG Set (1.0 mtr. Distance) Result dB(A)	Insertion Loss
Discipline : Chemical					
1	Leq	IS: 4758	98.5	72.2	26.3
2	CPCB Limit in Leq dB (A)	--	--	75.0 (Max.)	25.0 (Min.)

\*\*\*End of Report\*\*\*



Reviewed By



Authorized Signatory



## Test Report

Page No. 1/1

**Sample Number :** VEL/AP/06

**Name & Address of the Party :** M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

**Report No. :** VEL/AP/2510290023

**Format No :** 7.8 F-03

**Party Reference No :** Nil

**Reporting Date :** 03/11/2025

**Period of Analysis :** 29/10/2025-03/11/2025

**Receipt Date :** 29/10/2025

**Name of Sample :** DG Noise

**Sample Group :** Atmospheric Pollution

### General Information

**Sampling Location :** DG Set No.2 (125 KVA)

**Sample Collected By :** VEL Representative (Mr. Sudhir)

**Sampling Equipment used :** Sound Level Meter

**Instrument Code :** VEL/INS/ENV/SLM/05

**Instrument Calibration Status :** Calibrated

**Meteorological condition during monitoring :** Clear Sky

**Date of Monitoring :** 28/10/2025

**Scope of Monitoring :** Regulatory Requirement

**Sampling & Analysis Protocol :** IS 4758

**Sampling duration (Minutes) :** 30.0

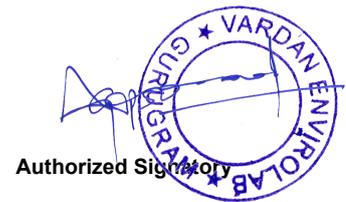
**Parameter Required :** As per work order

S.No.	Parameters	Test Method	Open the canopy of DG Set Results dB(A)	Close the canopy of DG Set (1.0 mtr. Distance) Result dB(A)	Insertion Loss
Discipline : Chemical					
1	Leq	IS: 4758	97.7	72.3	25.4
2	CPCB Limit in Leq dB (A)	--	--	75.0 (Max.)	25.0 (Min.)

\*\*\*End of Report\*\*\*



Reviewed By



Authorized Signatory



## Test Report

Page No. 1/1

Sample Number : VEL/AP/03

Name & Address of the Party : M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

Report No. : VEL/AP/2510290020

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 03/11/2025

Period of Analysis : 29/10/2025-03/11/2025

Receipt Date : 29/10/2025

Name of Sample : Stack Emission Monitoring

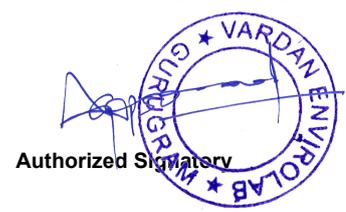
Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set Area  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Instrument Code : VEL/INS/ENV/SMK/01  
Date of Sampling : 28/10/2025  
Sampling duration (Minutes) : 41.0  
Stack attached to : DG Set No.1 (125 KVA)  
Make of stack : MS  
Type of Fuel Used : HSD  
Diameter of stack(m) : 0.15 Mtr.  
Height of stack(m) : 2.43 Mtr.  
Instrument calibration status : Calibrated  
Meteorological Condition : Clear Sky  
Ambient Temperature - Ta (°C) : 30.0  
Temperature of Stack Gases - Ts (°C) : 135.0  
Velocity of Stack Gases (m/sec.) : 7.64  
Flow rate of PM (LPM) : 22.0  
Flow rate of Gas (LPM) : 2.0  
Sampling condition : Isokinetic  
Protocol used : IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS:11255 (P-1) : 2019	0.024	gm/kw-hr	0.03
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.264	gm/kw-hr	0.67
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/2023	0.052	gm/kw-hr	0.19
4	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.361	gm/kw-hr	3.5

\*\*\*End of Report\*\*\*





## Test Report

Page No. 1/1

Sample Number : VEL/AP/04

Name & Address of the Party : M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

Report No. : VEL/AP/2510290021

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 03/11/2025

Period of Analysis : 29/10/2025-03/11/2025

Receipt Date : 29/10/2025

Name of Sample : Stack Emission Monitoring

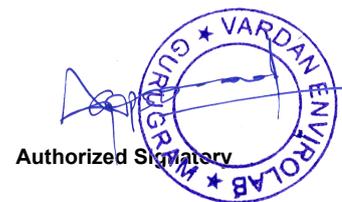
Sample Group : Atmospheric Pollution

### General Information

Sampling Location : DG Set Area  
Sample Collected By : VEL Representative (Mr. Sudhir)  
Instrument Code : VEL/INS/ENV/SMK/01  
Date of Sampling : 28/10/2025  
Sampling duration (Minutes) : 40.0  
Stack attached to : DG Set No.2 (125 KVA)  
Make of stack : MS  
Type of Fuel Used : HSD  
Diameter of stack(m) : 0.15 Mtr.  
Height of stack(m) : 2.43 Mtr.  
Instrument calibration status : Calibrated  
Meteorological Condition : Clear Sky  
Ambient Temperature - Ta (°C) : 30.0  
Temperature of Stack Gases - Ts (°C) : 145.0  
Velocity of Stack Gases (m/sec.) : 8.41  
Flow rate of PM (LPM) : 21.0  
Flow rate of Gas (LPM) : 2.0  
Sampling condition : Isokinetic  
Protocol used : IS 11255 & EPA

S.No.	Test Parameters	Test Method	Results	Units	Limits as per CPCB
Discipline : Chemical					
1	Particulate Matter (as PM)	IS:11255 (P-1) : 2019	0.025	gm/kw-hr	0.03
2	Oxide of Nitrogen (as NOx)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.241	gm/kw-hr	0.67
3	Total Hydrocarbon (as HC)	VEL/EN/STP/137, Issue No.-01, Issue date 01/11/2023	0.048	gm/kw-hr	0.19
4	Carbon Monoxide (as CO)	VEL/EN/STP/146, Issue No.-01, Issue date 01/11/2023	0.375	gm/kw-hr	3.5

\*\*\*End of Report\*\*\*





## Test Report

Page No. 1/4

**Sample Number :** VEL/W/01  
**Name & Address of the Party :** M/s Elan City LLP.  
Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

**Report No. :** VEL/W/2510290003  
**Format No :** 7.8 F 03  
**Party Reference No :** Nil  
**Reporting Date :** 03/11/2025  
**Period of Analysis :** 29/10/2025-03/11/2025  
**Receipt Date :** 29/10/2025  
**Sampling Date :** 28/10/2025  
**Sampling Quantity :** 5.0 Ltr. + 250 ml  
**Sampling Type :** Garb

**Name of Sample :** Drinking Water  
**Sample Group :** Water/Residues and contaminants in Water  
**Location :** Project Site  
**Sample Collected by :** VEL Representative (Mr. Sudhir)  
**Environmental Condition :** 25±2°C  
**Sampling and Analysis Protocol :** APHA & IS

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
Discipline : Chemical						
1	pH (at 25°C)	IS:3025 (Part 11):2022 (Using by Electrode)	7.63	--	6.5 to 8.5	No Relaxation
2	Colour,max	IS:3025 (Part-4) :2021 (Visual Comparison Method)	BLQ(LOQ-1.0)	Hazen	5	15
3	Turbidity,max	IS:3025:P-10: 2023 (Nephelometric	<1.0	NTU	1	5
4	Odour	IS:3025 Part-5: 2018	Agreeable	--	Agreeable	Agreeable
5	Taste	IS 3025 (Part 8): 2023	Agreeable	--	Agreeable	Agreeable
6	Total Dissolved Solids (at 180°C ± 1°C),max	IS:3025:P-16: 2023 (Gravimetric Method)	152.00	mg/L	500	2000
7	Calcium (as Ca),max	IS:3025:Part-40: 1991 (EDTA Titrimetric Method)	20.13	mg/L	75	200
8	Alkalinity (as CaCO <sub>3</sub> )	IS:3025:Part 23:2023 (Indicator Method)	88.45	mg/L	200	600
9	Chloride (as Cl),max	IS:3025:Part-32:1988 (Argentometric Method)	27.61	mg/L	250	1000
10	Magnesium (as Mg),max	IS:3025:P-46:2023 (Volumetric method using EDTA)	5.64	mg/L	30	100





## Test Report

Sample Number : VEL/W/01

Report No. : VEL/W/2510290003

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
11	Total Hardness (as CaCo3),max	IS:3025:P-21:2009 (EDTA Method)	73.54	mg/L	200	600
12	Sulphate (as SO4),max	IS:3025: (Part 24/Sec-1):2022(Turbidity Method)	6.42	mg/L	200	400
13	Fluoride (as F),max		BLQ(LOQ-0.2)	mg/L	1.0	1.5
14	Nitrate (as NO3),max	IS :3025 P-34/Sec1)2023: (Screening Method)	2.74	mg/L	45.0	No Relaxation
15	Iron (as Fe),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.01)	mg/L	1.0	No Relaxation
16	Aluminium (as Al),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.005)	mg/L	0.03	0.2
17	Boron (as B),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.01)	mg/L	0.5	2.4
18	Total Chromium (as Cr),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.05	No Relaxation
19	Phenolic Compounds (C6H5OH),max	Clause-6 of IS:3025 (P-43/Sec-1):2022, (With Chloroform Extraction Method)	BLQ(LOQ-0.001)	mg/L	0.001	0.002
20	Mineral Oil,max	IS 3025 (Part 39),Infrared Spectroscopic Method	BLQ(LOQ-0.5)	mg/L	1.0	No Relaxation
21	Anionic Detergents (as MBAS),max	IS:3025:P-68:2019 (Methylene Blue Method)	BLQ(LOQ-0.005)	mg/L	0.2	1.0
22	Zinc (as Zn),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.001)	mg/L	5.0	15.0
23	Copper (as Cu),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.05	1.5
24	Manganese (as Mn),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.001)	mg/L	0.1	0.3
25	Selenium (as Se),max	VEL/W/STP/03, Issue No. - 01,Issue date-01/11/2023:2023	BLQ(LOQ-0.001)	mg/L	0.01	No Relaxation





## Test Report

Page No. 3/4

Sample Number : VEL/W/01

Report No. : VEL/W/2510290003

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
26	Cadmium (as Cd),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.003	No Relaxation
27	Lead (as Pb),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.002)	mg/L	0.01	No Relaxation
28	Cyanide (as CN),max	IS 3025 (P-27/Sec1) :2021(Pyridine Barbituric Acid Method	BLQ(LOQ-0.02)	mg/L	0.05	No Relaxation
29	Arsenic (as As),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.005)	mg/L	0.01	No Relaxation
30	Mercury (as Hg),max	VEL/W/STP/03, Issue No. - 01, Issue date-01/11/2023:2023	BLQ(LOQ-0.005)	mg/L	0.001	No Relaxation





## Test Report

Page No. 4/4

Sample Number : VEL/W/01

Report No. : VEL/W/2510290003

S.No.	Test Parameters	Test Method	Results	Units	Requirement as per IS:10500-2012	
					Acceptable Limits	Permissible Limits
Discipline : Biological						
31	Total Coliform	IS 15185	Absent	/100 ml	Shall not be detectable in any 100 ml sample	--
32	E.coli	IS 15185	Absent	/100 ml	Shall not be detectable in any 100 ml sample	--

BLQ-Below Limit of Quantification, LOQ-Limit of Quantification.

\*\*\*End of Report\*\*\*



Reviewed By



Authorized Signatory



## Test Report

Page No. 1/2

Sample Number : VEL/PE/01

Name & Address of the Party : M/s Elan City LLP.

Commercial Colony (Retail, Food Court & Office),  
Village Maidawas, Sector-66, Gurugram Haryana.

Name of Sample : SOIL

Sample Group : Pollution & Environment

Location : Project Site

Sample Collected By : VEL Representative (Mr. Sudhir)

Environmental Condition : 25±2°C

Parameter Required : As per work order

Sampling and Analysis Protocol : IS:2720 & STP

Report No. : VEL/PE/2510290007

Format No : 7.8 F-03

Party Reference No : Nil

Reporting Date : 03/11/2025

Period of Analysis : 29/10/2025-03/11/2025

Receipt Date : 29/10/2025

Sampling Date : 28/10/2025

Sampling Quantity : 2.0 Kg

Sampling Type : Composite

Packing Status : Temp. Sealed

S.No.	Parameters	Test Method	Results	Units
Discipline : Chemical				
1	pH (at 25°C)	IS : 2720 (P-26)	7.48	--
2	Electrical Conductivity	IS :14767	0.361	mS/cm
3	Colour	VEL/EN/STP/67, Issue No.- 01, Issue date 01/11/2023	Brownish	--
4	Water holding capacity	VEL/EN/STP/86, Issue No.- 01, Issue date 01/11/2023	33.15	%
5	Bulk density	VEL/EN/STP/59, Issue No.- 01, Issue date 01/11/2023	1.48	gm/cc
6	Chloride (as Cl)	VEL/EN/STP/69, Issue No.- 01, Issue date 01/11/2023	195.64	mg/kg
7	Calcium (as Ca)	VEL/EN/STP/72, Issue No.- 01, Issue date 01/11/2023	154.20	mg/kg
8	Sodium (as Na)	VEL/EN/STP/62, Issue No.- 01, Issue date 01/11/2023	130.24	mg/kg
9	Potassium (as K)	VEL/EN/STP/61, Issue No.- 01, Issue date 01/11/2023	98.47	mg/kg
10	Organic Matter	IS 2720 (P-22)	0.54	%



Authorized Signatory



## Test Report

Sample Number : VEL/PE/01

Report No. : VEL/PE/2510290007

S.No.	Parameters	Test Method	Results	Units
11	Magnesium (as Mg)	VEL/EN/STP/72, Issue No.- 01, Issue date 01/11/2023	28.51	mg/kg
12	Available Nitrogen (as N)	IS:14684	231.54	kg. /hec.
13	Available Phosphours	VEL/EN/STP/73, Issue No.- 01, Issue date 01/11/2023	25.40	kg. /hec.
14	Total Zinc (as Zn)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	25.41	mg/kg
15	Total Manganese (as Mn)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	15.34	mg/kg
16	Total Chromium (as Cr)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	11.24	mg/kg
17	Total Lead (as Pb)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	4.20	mg/kg
18	Total Cadmium (as Cd)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	BLQ(LOQ-0.5)	mg/kg
19	Total Copper (as Cu)	VEL/HW/STP/03, Issue No.- 01, Issue date 01/11/2023	7.51	mg/kg
20	Soil Texture	VEL/EN/STP/64, Issue No.- 01, Issue date 01/11/2023	Sandy Loam	--

BLQ-Below Limit of Quantification, LOQ- Limit of Quantification

\*\*\*End of Report\*\*\*



Authorized Signatory

## Photographs for Temporary Barricading of project site



(See rules)

**Pollution Under Control Certificate**

Authorised By

Government of Haryana

**Date** : 22/06/2023  
**Time** : 16:11:38 PM  
**Validity upto** : 21/06/2024



Certificate SL No. : HR0501640002164  
 Registration No. : HR55AK7900  
 Date of Registration : 16/06/2023  
 Month & Year of Manufacturing : Month-06/1  
 Valid Mobile Number : 9999999999  
 Emission Norm : BHARAT STAGE VI  
 Fuel : DIESEL  
 PUC Code : HR050164  
 GSTIN :  
 Fees :  
 MIL observation :  
 Deposition Filing (as applicable)  
 PUC Gurgaon to Scheme

Vehicle Photo with Registration plate  
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.17

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note: 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator  
 60mm x 20 mm

[See rules 115 (2)]

**Pollution Under Control Certificate**

Authorised By  
Government of Haryana

Date : 05/07/2023  
Time : 09:56:53 AM  
Validity upto : 04/07/2024



Certificate No. : HR05501640002182  
Registration No. : HR55AK0611  
Date of Registration : 18/Jun/2021  
Month & Year of Manufacturing : March-2021  
Valid Motor Number : \*\*\*\*\*9533  
Emission Norms : BHARAT STAGE VI  
Fuel : DIESEL  
PUC Code : HR055016-1  
GSTIN :  
Fees : **₹ 8 PUC**  
Remarks : **Manual Filing system as applicable)**  
**Purhp Gurgaon to Sohna**  
**Renew Duration 6M 1**

Vehicle Photo with Registration plate  
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.36

This eOC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note: 1. Vehicle owner can link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator  
60mm x 20 mm

[See rules 115 (2)]

**Pollution Under Control Certificate**

Authorised By  
Government of Haryana

Date : 21/06/2023  
Time : 18:17:39 PM  
Validity upto : 20/06/2024



Certificate No. : HR05501640002160  
Registration No. : HR55AK7906  
Date of Registration : 18/Jan/2021  
Month & Year of Manufacturing : March 2021  
Valid Mobile Number : \*\*\*\*\*9533  
Emission Norms : BHARAT STAGE VI  
Fuel : DIESEL  
PUC Cat. : HR0550164  
GSTIN :  
Fees :  
ML observation :  
**AB PUC**  
(As per Pollution Free Zone)  
Stamp Duration is 60 days applicable  
Stamp Duration (hr)

Vehicle Photo with Registration plate  
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.37

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note: 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator  
60mm x 20 mm

Form 59

(See rules 115 (2))

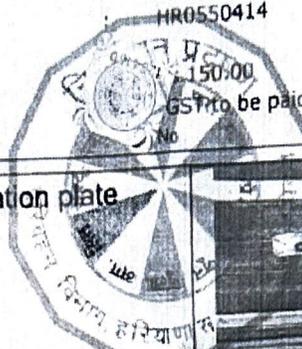
## Pollution Under Control Certificate

Authorised By:  
Government of Haryana

VALID IN ALL INDIA

Date : 22/08/2023  
Time : 09:14:03 AM  
Validity upto : 21/02/2024

Certificate SL No. : HR05504140002463  
 Registration No. : HR986767  
 Date of Registration : 07/Dec/2020  
 Month & Year of Manufacturing : September-2020  
 Valid Mobile Number : \*\*\*\*\*3598  
 Emission Norms : Bharat (Trem) Stage III A  
 Fuel : DIESEL  
 PUC Code : HR0550414  
 GSTIN :  
 Fees :  
 MIL observation :  
 GST to be paid extra as applicable)

Vehicle Photo with Registration plate  
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.54

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator  
60mm x 20 mm

HAPPY JOURNEY  
KEEP SMILING



सूचना : केन्द्रीय मोटरयान नियमावली 1989 (बारहवा संशोधन नियम 2019) के अनुसार बिना वाहन प्रदूषण प्रमाणपत्र चालान राशि रु. 10,000/- तथा बिना वाहन बीमा प्रमाणपत्र चालान राशि रु. 5000/- निर्धारित है।

प्रदूषण नियम एवं शर्तें : प्रदूषण कराते हुए अपना गाड़ी नम्बर ठीक से जाँच ले, 7 दिनों के बाद हमारी कोई भी जिम्मेदारी नहीं होगी।

हमारे यहाँ सभी प्रकार के I<sup>st</sup> एवं III<sup>rd</sup> पार्टी बीमा सबसे कम दरों पर तुरन्त किये जाते हैं।



# Ektaa Hospitals

Multispeciality & Trauma Centre



## MEMORANDUM OF UNDERSTANDING

This MOU is made between Ektaa Hospitals, Main Sohna Road, Badshahpur, Sec 69 Gurugram, through its director.

And For M/s JJRS Construction Private limited.

Project Name: Elan Empire

Elan Empire, Sector - 66, Gurgaon, Haryana.

The MOU is made and effective from 3<sup>rd</sup> April 2025 for a period of One Year and renewable for consequent at mutually revised terms.

Now, this MOU states and places on record the following points:

For Project Name: M/s JJRS Construction Private limited.

Elan Empire, Sector - 66, Gurgaon, Haryana.

For any of our site in Gurugram. Has approached Ektaa Hospitals, Gurugram, with a request to provide them medical facilities for their employees.

1. Ektaa Hospital will provide medical facilities to employees for M/s JJRS Construction Private limited, Elan Empire, Sector - 66, Gurgaon, Haryana at special discounted rates as given below.
2. Ektaa Hospital has agreed to provide the medical facilities as requested, on the following terms and conditions:
  - a) Ektaa Hospital will provide medical back up 24 x 7 to the employees.
  - b) We also provide pre-employment Health Check-up at Discounted rates.
  - c) Any employee referred to the Hospital will receive emergency services immediately on arrival. Thereafter, the Hospital will seek the consent from Ektaa Hospitals will provide medical facilities to employees of M/s JJRS Construction Private limited, Elan Empire, Sector - 66, Gurgaon, Haryana. For any of our site in Gurugram for further treatment.
  - d) This would cover OPD services, Day care, Emergency, Trauma services, IPD, Diagnostics etc.

After discharge of the patient, the Bill will be submitted to M/s JJRS Construction Private limited, Elan Empire, Sector -66, Gurgaon, Haryana. For any of our sites in Gurugram.



**Address:** Main Sohna Gurgaon Raod, Near Community Centre Badshahpur, Sector-69, Gurugram, Haryana - 122101  
**Ph. No.** +91 8010000045, 9700097077 | **E-mail:** ektaahospitals@gmail.com | **Web.:** www.ektaahospitals.com



# Ektaa Hospitals

Multispeciality & Trauma Centre



## EKTAA HOSPITALS

### Introduction

**EKTAA HOSPITALS** is a Centre of well-being and good health in the heart of Gurgaon with advanced surgical and medical facilities backed by renowned and professional medical and paramedical staff. We are dedicated to provide best quality patient care and are driven by the ideology of “**Best Quality treatment at affordable cost to all**”. We proudly boast of an outstanding group of Physicians, Surgeons and clinical staff dedicated to our patient’s good health and well-being.

**EKTAA HOSPITALS** has come up with a newly furnished, classy and comfortable Hospital within an easy reach of the city at **MAIN SOHNA ROAD, NEAR COMMUNITY CENTRE, BADSHAHPUR, GURGAON**. With 30 bedded air-conditioned rooms, we aim to make stay of our patient as pleasant and comfortable as possible. We strive to make them feel at home.

**EKTAA HOSPITALS** is well equipped with sophisticated Medicare Techniques, Operation Theaters, ICU facilities and deals with all sorts of cases in the department of Medicine, Surgery, Gyne & Obstetrics, Orthopaedic, Paediatrics, Eye, ENT, Dermatology, Urology, and Nephrology including all types of Laparoscopic Surgery, Neurosurgery, Uro surgery & trauma are undertaken in routine.

Above all we are committed to providing value added innovative and continually improving healthcare services constantly through learning interfaced with futuristic technology.

Dr. T. S. BIKAL  
M.D.  
General Physician  
Reg. No. H-124500  
EKTAA HOSPITALS  
Badshahpur Gurugram  
Medical Director



**Address:** Main Sohna Gurgaon Raod, Near Community Centre Badshahpur, Sector-69, Gurugram, Haryana - 122101  
**Ph. No.** +91 8010000045, 9700097077 | **E-mail:** ektaahospitals@gmail.com | **Web.:** www.ektaahospitals.com





# Ektaa Hospitals

Multispeciality & Trauma Centre



### 3. DISCOUNTED RATES:

- OPD by Specialists: 500/- Discount 50%: Net payable: Rs.250/-
- Diagnostics & Pathology Lab: 15% Discount.
- IPD Services & Professional charges: 10% Discount.
- Consumables & Medicine: 10% Discount.
- Ambulance Charges – 1500/-

### 4. Ektaa Hospital will allow 30 days credit facilities, except in cases where Major surgery / intervention is required.

- 24 X 7 free ambulance pick up for emergency only.
- Free general health check-up medical camp & health awareness program on site excluding medical officer Fees. or as per requirement.
- Pre-employment health check-up with diagnostics evaluation at 50% discount.
- First aid training and safety guideline for workers on site by our experts.

M/s JJRS Construction Private limited  
Elan Empire, Sector- 66,  
Gurugram, HR.

for EKTAA HOSPITALS  
Main Sohna Road  
Badshahpur, Sec 69, Gurgaon, Hr.

PROJECT INCHARGE

Dr. T. S. BIKAL  
M.D.  
General Physician  
Reg. No. 24560  
DIRECTOR  
EKTAA HOSPITALS  
Badshahpur, Gurugram



**Address:** Main Sohna Gurgaon Raod, Near Community Centre Badshahpur, Sector-69, Gurugram, Haryana - 122101  
**Ph. No.** +91 8010000045, 9700097077 | **E-mail:** ektaahospitals@gmail.com | **Web.:** www.ektaahospitals.com



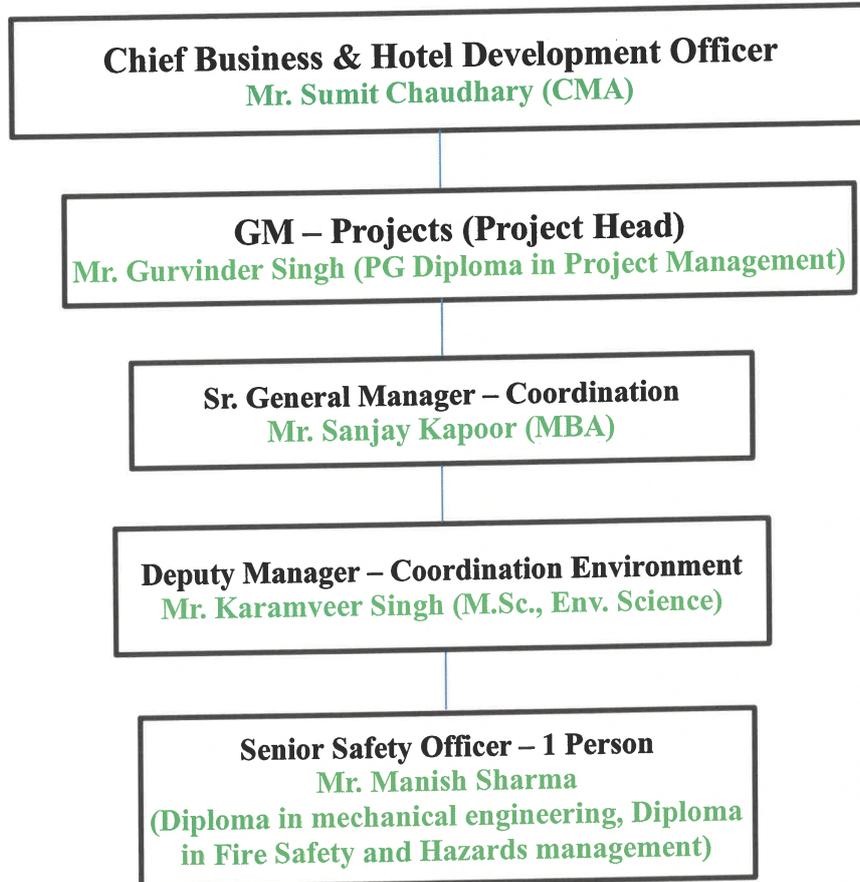








**Environment Cell for Commercial Colony Project by Elan City LLP**

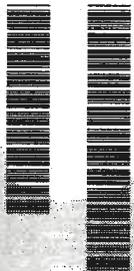


For ELAN CITY LLP

  
Authorised Signatory

**ELAN CITY LLP**

Registered Office: 15<sup>th</sup> Floor, Two Horizon Center, DLF Phase 5, Sector-43,  
Golf Course Road, Gurugram-122002, Haryana, India  
Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com  
CIN: AAU-2796

Bond		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 02/01/2024	
Certificate No.	G0B2024A3683	<b>Deponent</b>		Stamp Duty Paid : ₹ 101	(Rs. Only)
GRN No.	111132839			Penalty : ₹ 0	(Rs. Zero Only)
Name :	Elan City Llp	Sector/Ward :	43	Landmark :	Two horizon center dlf phase 5
H.No/Floor :	15thfloor	District :	Gurugram	State :	Haryana
City/Village :	Gurugram				
Phone :	95*****59				
<b>Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at Concerned office</b>					

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

### AFFIDAVIT CUM UNDERTAKING

**I, Gaurav Khandelwal** Authorized Signatory of M/s **Elan City LLP** having its Office at 15<sup>th</sup> Floor, Two Horizon Center, DLF Phase V, Golf Course Road, Sector-43, Gurugram is proposing Commercial Colony at Village-Maidawas, Sector-66, Gurugram, Haryana, do hereby solemnly affirm, declare and undertake as under:-

- ❖ That we have purchased the land parcel of 1.4625 acres from M/s Emaar India Ltd. and its subsidiary Companies through Conveyance Deed vide Vasika No. 4851 dated 21.12.2020 for land measuring 1.4 Acres. (*Copy of conveyance deed is attached as Annexure-A*) and through another Conveyance Deed vide Vasika No. 7907 dated 12.03.2021 for land measuring 0.625 Acres. (*Copy of conveyance deed is attached as Annexure-B*) for above mentioned project.

  
DEPONENT

### VERIFICATION:

The Contents of the above undertaking is true and correct to the best of my knowledge as per record & nothing has been concealed therein.

Date:

Place:

  
DEPONENT



**ATTESTED**  
**JOGINDER SINGH**  
ADVOCATE & NOTARY  
Teh. Wazirabad, Distt. Gurugram (Hr.)

02 JAN 2024

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 09/03/2021

Certificate No. G012021C1018



Stamp Duty Paid : ₹ 1345000  
(Rs. Only)

GRN No. 71494959



Penalty : ₹ 0  
(Rs. Zero Only)

### Seller / First Party Detail

Name: Vishnu Apartments Pvt Ltd  
 H.No/Floor: Plotno1 Sector/Ward: Na LandMark: Opposite nehru shankar bhawan  
 City/Village: Bais godam District: Jaipur State: Rajasthan  
 Phone: 95\*\*\*\*\*22



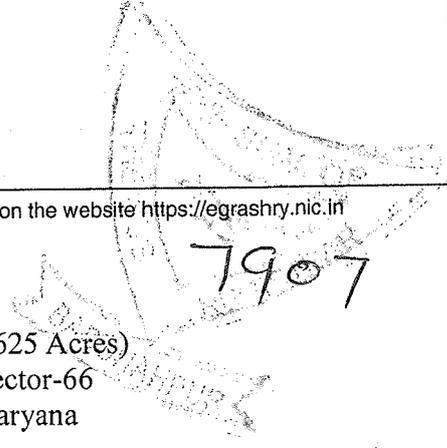
### Buyer / Second Party Detail

Name : Elan City Llp  
 H.No/Floor : 3rdfloor Sector/Ward : 42 LandMark : Golf view corporate tower  
 City/Village: Gurugram District : Gurugram State : Haryana  
 Phone : 95\*\*\*\*\*22

Purpose : CONVEYANCE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

## CONVEYANCE DEED



Land Area	:	10 Marla (0.0625 Acres)
Village & Tehsil	:	Maidawas, Sector-66 Gurugram, Haryana
Land Use	:	Commercial/Licensed Land
Consideration	:	Rs.1,92,00,000/-
Stamp Duty	:	Rs.13,45,000/-
Stamp Certificate No. & Date	:	G012021C1018/09.03.2021
GRN No.	:	71494959

This CONVEYANCE DEED (hereinafter referred to as the "Deed") is made and executed at Gurugram, Haryana on this 12<sup>th</sup> day of March, 2021:



### BETWEEN

For ELAN CITY LLP

Vishnu \* Apartments Pvt. Ltd. (CIN NO. U45201RJ1995PTC009289 , Authorized Signatory AAACV6397E) a company duly registered under Indian Companies Act, 1956 and

For Vishnu Apartments Pvt. Ltd.

For MGF DEVELOPMENTS LTD.

For ELAN CITY LLP

*T. J. Singh*  
Director / Authorized Signatory

*T. J. Singh*  
AUTHORISED SIGNATORY

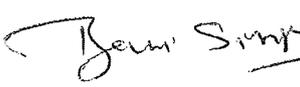
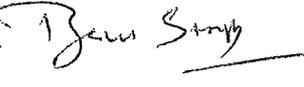
*[Signature]*  
Authorized Signatory 253

प्रलेख नः7907

दिनांक:12-03-2021

<b>डीड संबंधी विवरण</b>		
डीड का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील बादशाहपुर	गांव/शहर मैदावास	स्थित Maidawas
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : VILALGE MAIDAWAS GURUGRAM		
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
निवासीय	10 Marla	
<b>धन संबंधी विवरण</b>		
राशि 19200000 रुपये	कुल स्टाम्प ड्यूटी की राशि 1344000 रुपये	
स्टाम्प नं : G012021C1018	स्टाम्प की राशि 1345000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:71499124	पेस्टिंग शुल्क 3 रुपये
Drafted By: Nitish Sharma Adv.		Service Charge:200

यह प्रलेख आज दिनांक 12-03-2021 दिन शुक्रवार समय 3:58:00 PM बजे श्री/श्रीमती/कुमारी में विष्णु अपार्टमेंट प्रालि ऐच89 साउथ ऐक्सटेंशन पार्ट1 नई दिल्ली निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

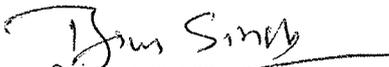
में विष्णु अपार्टमेंट प्रालि ऐच89 साउथ ऐक्सटेंशन पार्ट1 नई दिल्ली

  
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

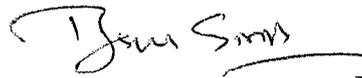
या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।



दिनांक 12-03-2021

में विष्णु अपार्टमेंट प्रालि ऐच89 साउथ ऐक्सटेंशन पार्ट1 नई दिल्ली

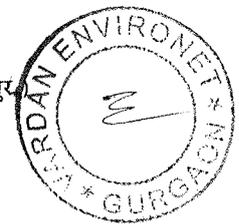


  
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी ELAN CITY LLP thru GAURAV KHANDELWALOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Nitish Sharma पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी J P Sharma पिता --- निवासी ADV GGM ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 12-03-2021

  
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



existing under the Companies Act, 2013, having its Registered Office at Plot no. 1, Opposite Nehru Shankar Bhawan, Sardar Patel Marg, Bais Godam, Jaipur 302015, Rajasthan acting through Mr. Bishnu Kumar Singh (Aadhar Card No. 5689 1534 3765) duly authorized by the Board of Directors of the Company vide Resolution dated 10.03.2021 (**Annexure-1**) hereinafter referred to as '**VENDOR**' (which term or expression shall unless repugnant to the context and meaning thereof mean and include its successors-in-interest, nominees and permitted assigns etc.) , of the **ONE PART**

**AND**

**ELAN CITY LLP**, (LLP IN No. AAU-2796 PAN No. AAIFE6004A), a Limited Liability Partnership incorporated under the provisions of Limited Liability Partnership Act, 2008 having its Registered Office at 3<sup>rd</sup> Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002 through its - Authorized Signatory Mr. Gaurav Khandelwal(Aaadhar Card No.8217 9728 2896) duly empowered to execute this Conveyance Deed vide Letter of Authority dated 11.03.2021 (**Annexure-2**) duly signed by the Designated Partner of the Firm hereinafter referred to as "**VENDEE**" (which term or expression shall, where the context so permits, include its successors-in-interest, nominees and permitted assigns) of the **OTHER PART**.

The terms and expression the "**VENDOR**" and the "**Vendee**" are hereinafter referred to as a "**Party**" and collectively as "**Parties**".

## REPRESENTATIONS OF THE PARTIES

### WHEREAS:

- A. Emaar India Limited (CIN No.U45201DL2005PLC133161; PAN No.AABCE4308B) (formerly known as Emaar MGF Land Limited), a company duly registered under Indian Companies Act, 1956 and existing under the Companies Act 2013, having its registered office at 306-308, Square One, C 2, District Centre, Saket, New Delhi - 110 017, and Corporate Office at Emaar Business Park, MG Road, Sikanderpur Chowk, Sector-28, Gurugram - 122002 (hereinafter referred to as "Emaar") is engaged in the business of real estate and infrastructure development. Emaar is developing a licensed Residential Plotted Colony ("**Colony**") under the name and style of "**Marbella**" on piece and parcel of land admeasuring 107.919 Acres approximately (43.673 Hectares approximately) situated in revenue estate of Maidawas, Sector-66, Tehsil Badshahpur, Gurugram Manesar Urban Complex, District Gurugram, Haryana. License bearing No. 97 of 2010 dated 18.11.2010 for 108.006 Acres and License bearing No. 41 of 2011 dated 03.05.2011 for 1.063 Acres, have been granted by Directorate of Town & Country Planning, Haryana, Chandigarh ("**DTCP**") for development of the said Colony in the name of Emaar in association with other entities details whereof are mentioned in the aforesaid licenses. By virtue of grant of licenses referred to above, Vendors are entitled to undertake the



For Vishnu Apartments Pvt. Ltd.

*Bishnu Singh*  
Authorized Signatory

For MGF<sup>2</sup> DEVELOPMENTS LTD.

*Bishnu Singh*  
AUTHORISED SIGNATORY

For ELAN CITY LLP

Authorized Signatory

For ELAN CITY LLP  
Authorized Signatory

Reg. No. 7907 Reg. Year 2020-2021 Book No. 1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- मैं विष्णु अपार्टमेंट प्राप्ति ऐच89 साउथ ऐक्सटेंशन पार्ट1 नई दिल्ली

Jan Singh Jan Singh

क्रेता :- thru GAURAV KHANDELWALOTHERELAN CITY LLP

गवाह 1 :- Nitish Sharma

गवाह 2 :- J P Sharma

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7907 आज दिनांक 12-03-2021 को बही नं 1 जिल्द नं 59 के पृष्ठ नं 17.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1230 के पृष्ठ संख्या 65 से 66 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-03-2021



उप/सयुंक्त पंजीयन अधिकारी( बादशाहपुर )



conceptualization, promotion, construction and development of plots, villas, commercial areas, community facilities, EWS units in the licensed Colony. Further, an area admeasuring 1.15 Acres out of License bearing No. 97 of 2010 was de-licensed vide Order No. LC-2169-B-JE(MS)-2017/2806 dated 14.02.2017. All the aforesaid licenses are valid and subsisting.

- B.** The associate companies of Emaar have purchased part of land forming subject matter of the aforesaid licenses. In terms of agreement(s) executed between Emaar on one hand and its associate companies on the other hand, Emaar has got the irrevocable and exclusive right not only to undertake the development of the Colony but also the marketing and selling of the villas, units, independent floors, commercial spaces, commercial plots etc. in the said Colony as per the approvals accorded by the concerned statutory / regulatory authorities under the applicable laws. Part of the said Colony including the Demised Site as defined hereinafter is registered with Haryana Real Estate Regulatory Authority vide Registration No. 307 dated 17.10.2017.
- C.** Emaar and its associate companies were seized and possessed of a Commercial Plot in the said Colony bearing number “**Commercial-1**” (hereinafter referred to as the “**Demised Site**”) having plot area measuring 1.462 acres (0.5916 hectares) approximately, in accordance with the Layout Plan approved by DTCP vide Drg. No. DG, TCP-2239 dated 20.09.2010 and Revised Layout Plan vide Memo No. LC-2169-B/SD(DK)/2020/17224 dated 29.09.2020. The Zoning Plan has been approved by DTCP vide Memo No. ZP-690/AD(RA)/2013/35484 dated 04.04.2013. Emaar has already applied for Revised Zoning Plan vide its letter dated 16.10.2020. Emaar has also applied for Part Completion Certificate for the part of the said Colony including the Demised Site on 19.09.2018 for 37.31 Acres and on 06.07.2019 for 10.083 Acres, totaling 47.393 Acres.
- D.** The Demised Site has been shown in yellow colour in the **Site Plan** appended to this Deed (Annexure-3). The **VENDOR** confirms that the aforesaid site plan is correct as per spot and the same correctly indicates the Rectangle Numbers and Kila Numbers and the sanctioned site has been correctly superimposed on the aforesaid revenue units.
- E.** It has been represented by the Vendor that the land underneath the Demised Site was owned by the following entities: –

- (a) Land bearing Rectangle Number 17, Kila number 4/2/1 min (0-5), Kila No.7/2 (4-10) measuring 4 Kanals 15 Marlas to the extent of 3502/4401 share measuring 3 Kanals 15 Marlas 5 Sarsai situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed site plan was owned by Fount Propbuild Pvt. Ltd. The said land holding had been purchased by Fount Propbuild Pvt. Ltd. vide registered sale deed bearing vasika number 690 dated 10.04.2007 and Rectification Deed Vide Vasika No. 16554 Dated



For Vishnu Apartments Pvt. Ltd.

*Vishnu Singh*  
Director, Authorised Signatory

For MGF DEVELOPMENTS LTD.

*Vishnu Singh*  
AUTHORISED SIGNATORY

For ELAN CITY LLP  
For ELAN CITY LLP

*[Signature]*  
Authorised Signatory  
Authorised Signatory  
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14.11.2007. Mutation bearing number 2737 was sanctioned on the basis of aforesaid registered sale deed. The extent of land mentioned hereinabove was allocated to the Company in partition and mutation bearing number 3611 was sanctioned on the basis of partition referred to above.

- (b) Land bearing Rectangle Number 17 Kila Number 4/2/1 min (0-5), Kila No.7/2 (4-10) measuring 4 Kanals 15 Marlas to the extent of 146/1467 share measuring 9 Marlas 4 Sarsai situated in the revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed site plan was owned by Foyer Propbuild Pvt. Ltd. The said land holding had been purchased by Foyer Propbuild Pvt. Ltd. vide registered sale deed bearing vasika number 650 dated 10.04.2007 and Rectification Deed vide Vasika No.16548 dated 14.11.2007. Mutation bearing number 2746 was sanctioned on the basis of aforesaid registered sale deed. The extent of land mentioned hereinabove was allocated to the Company in partition and mutation bearing number 3611 was sanctioned on the basis of partition referred to above.
- (c) Land bearing Rectangle Number 17 Kila number 13 min (2-9) measuring 2 Kanals 9 Marlas situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed site plan was owned by Jive Propbuild Pvt. Ltd. The said land holding had been purchased by Jive Propbuild Pvt. Ltd. vide registered sale deed bearing vasika number 740 dated 10.04.2007 and Rectification Deed Vide Vasika No. 16546 Dated 14.11.2007. Mutation bearing number 2742 was sanctioned on the basis of aforesaid registered sale deed.
- (d) Land bearing Rectangle Number 17 Kila number 14/1 min (2-5), Kila No.14/2/1 min (2-5) measuring 4 Kanals 10 Marlas situated in revenue estate of Maidawas Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed site plan was owned by Kamdhenu Projects Pvt. Ltd. The said land holding had been purchased by Kamdhenu Projects Pvt. Ltd. vide registered sale deed bearing vasika number 8401 dated 14.07.2006. Mutation bearing number 2658 was sanctioned on the basis of aforesaid registered sale deed.
- (e) Land bearing Rectangle Number 17 Kila number 4/2/1 min (0-5), Kila No.7/2 (4-10) admeasuring 4 Kanals 15 Marlas to the extent of 461/4401 share i.e. 10 Marlas situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed site plan is owned by the VENDOR. The said land is reflected in the Jamabandi for the years 2019-2020 vide Khewat No.443(384 min), Khatoni No.461. The said land holding had been acquired by the VENDOR vide registered Exchange Deed bearing vasika number 6105 dated 13.01.2006. Mutation bearing number 2544 was sanctioned on the basis of aforesaid registered Exchange Deed. The extent of land mentioned hereinabove was



For VARDAN ENVIRONMENT & CONSTRUCTION PVT. LTD.

*[Signature]*  
 Director/Authorized Signatory

For MGF DEVELOPMENTS LTD.

*[Signature]*  
 AUTHORIZED SIGNATORY

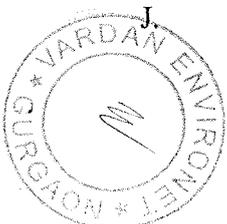
For ELAN CITY LLP  
 For ELAN CITY LLP

*[Signature]*  
 Authorised Signatory  
 Authorised Signatory

allocated to the Company in partition and mutation bearing number 3611 was sanctioned on the basis of partition referred to above.

- F. The land described above in sub paragraphs (a) to (d) earlier owned by Fount Propbuild Pvt. Ltd., Foyer Propbuild Pvt. Ltd., Jive Propbuild Pvt. Ltd. and Kamdhenu Projects Pvt. Ltd. measuring 11 Kanals 4 Marlas (1.4 Acres) situated in revenue estate of Maidawas, Sector 66, Tehsil Badshahpur, District Gurugram had been sold by the aforesaid four companies along with Emaar in favour of the VENDEE vide registered Conveyance Deed dated 21.12.2020 bearing Vasika Number 4851.
- G. The remaining land holding measuring 10 Marlas situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram owned by the VENDOR which forms part of the land shown in yellow colour in the annexed site plan has hereinafter been referred to as “Said Property” and is the property being sold by virtue of this deed. It is clarified that the expression ‘Said Property’ not only comprises the ownership and possessory rights in respect of parcel of land measuring 10 Marlas described above forming part of area shown in yellow colour in the site plan but it also includes all rights, easements, privileges etc. appurtenant thereto including but not confined to the right to promote, construct, develop and sell etc. the constructed/unconstructed FSI duly sanctioned in accordance with the applicable law by the concerned statutory authority as per FAR @ 150. The VENDEE had earlier entered into a separate contractual arrangement with EMAAR for construction and development of commercial project over the Said Property after using duly sanctioned FAR @ 150 .
- H. It is further admitted and acknowledged by the VENDOR that it recognises the absolute and irrevocable right of the VENDEE to promote, construct, develop, implement and sell Commercial Project/unconstructed FSI over the Said Property as well as the remaining portion of Demised Site already purchased by the VENDEE as per the requisite approvals granted by the concerned statutory / regulatory authorities under the applicable laws. It is specifically agreed and understood by the VENDEE that by virtue of this deed, the VENDOR is selling and the VENDEE is purchasing the Said Property as succinctly set out above.
- I. VENDEE being itself engaged in business of real estate development had evinced interest to purchase the Said Property from the VENDOR and to develop the Demised Site. The VENDEE had accordingly approached the VENDOR for the purchasing all the rights, title and interest of the Vendor in the Said Property in its favour for undertaking promotion, construction, development and sale of commercial project on the Demised Site as per the requisite approvals.

J. VENDEE acknowledges that the VENDOR has readily provided all the details, information, clarifications and the documents and approvals concerning the Colony and more particularly the Demised Site, as required by the VENDEE and that the VENDEE has not relied upon and is not influenced by any brochures,



For Vision Development Pvt. L.

*Bhishu Singh*  
Authorised Signatory

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For MGF DEVELOPMENTS LTD.

*Bhishu Singh*  
AUTHORISED SIGNATORY

For ELAN CITY LLP  
For ELAN CITY LLP

*[Signature]*  
Authorised Signatory  
Authorised Signatory

advertisements, representations, warranties, statements or estimates of any nature whatsoever written or oral made by the VENDOR. The VENDEE after conducting its own due diligence, investigations and judgment is proceeding to purchase the Said Property which is the subject matter of this deed. VENDEE had requested and the VENDOR has allowed the inspection of the ownership and title record, location, verification of boundaries of the Demised Site and all other documents relating to the right, title and interest of the VENDOR in the Said Property and all other relevant details of the Demised Site and after being fully satisfied in all respects and after understanding all limitations and obligations of the VENDOR in respect of the Demised Site, including its use etc. and the fact that the Colony is being developed in a planned and phased manner, the VENDEE has offered to acquire and purchase all the rights, title and interest in respect of the Said Property and right to conceptualise, promote, construct, develop, implement, and sell a Commercial Project over the Demised Site as per the requisite approvals from the concerned statutory / regulatory authorities under the applicable laws and VENDOR has agreed to sell the Said Property to the VENDEE in the manner as stated in this deed.

K. That the Development of the Commercial Colony on the Demised Site shall be undertaken by VENDEE on the assumption that the Commercial Colony shall be constructed/implemented after consuming/utilizing 150% FAR. Both parties are/were aware that benefit of additional FAR over and above the sanctioned FAR is available in terms of GRIHA/ Transfer of Development Rights (TDR Policy)/Transit Oriented Development(TOD Policy)and/or any other policy issued/to be issued by DTCP and/or any other competent authority. In case additional FAR for the commercial colony on the Demised Site becomes available and is duly utilized by the VENDEE on account of the development of Commercial Colony on the Demised Site in terms of GRIHA/TDR/TOD policy and/or any other policy issued/to be issued by DTCP Haryana and/or any other Competent Authority, in that event the VENDOR shall not claim/demand any extra amount/charges/consideration on the increased FAR. Entire expenses in this regard shall be incurred by the VENDEE.

L. Both the Parties relying upon each other's confirmations, representations and assurances have agreed to execute this Deed regarding the sale and transfer of the Said Property unto the VENDEE.

M. VENDOR hereby assures and confirms that the Said Property is not subject to any charge, lien and encumbrances, sale, mortgage lease etc., and there is no dispute, attachment, notification of acquisition, etc. of any kind of any governmental authority, body, court, tribunal or authority. The VENDOR has further conveyed to the VENDEE that the VENDOR has not entered into any agreement for sale and transfer of the Said Property with any other person, entity or body. The VENDEE has confirmed to the VENDOR that the VENDEE is purchasing the Said Property with full knowledge of all the laws, rules, regulations, notifications, etc. pertaining to the Said Property. The VENDEE

For Vardaan Vircon Pvt. Ltd.  
  
Bash Simb  
Authorised Signatory

For MGF DEVELOPMENTS LTD.  
Bash Simb  
AUTHORISED SIGNATORY

For ELAN CITY LLP  
[Signature]  
Authorised Signatory  
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further admit that it has complete knowledge of all the laws, rules, regulations, notifications, etc. pertaining to the Demised Site, and the designated use, applicable norms for the development thereof and the use of the various units to be developed thereon.

N. AND WHEREAS this Conveyance Deed is being executed and registered by the VENDOR in favour of the VENDEE on the following terms and conditions: –

**NOW THIS INDENTURE WITNESSETH AS UNDER:**

1. The total sale consideration payable by the VENDEE in respect of Said Property and all rights appurtenant thereto has been settled at Rs.1,92,00,000/- (Rupees One Crore and Ninety Two lakhs Only). The said sale consideration amount has been paid by the VENDEE in the following manner:-
  - (a) Rs.21,83,500/- (Rupees Twenty one Lacs Eighty Three thousand and Five hundred Only) vide Pay Order bearing number 014582 dated 11.03.2021 issued by HDFC Bank, Kapashera Branch, New Delhi – 110 037 in favour of the VENDOR.
  - (b) TDS amounting to Rs.16,500/-(Rupees Sixteen thousand and five hundred only) being 0.75% of the sale consideration amount of Rs.22,00,000/- (Rupees Twenty two Lacs only) as per the provisions of Income Tax Act 1961 is being deposited by the VENDEE.
  - (c) Rs.1,68,72,500/- (Rupees One Crore Sixty eight lacs Seventy two thousand and five hundred Only) vide Pay Order bearing number 014583 dated 11.03.2021 issued by HDFC Bank, Kapashera Branch, New Delhi – 110 037 in favour of MGF Developments Limited.
  - (d) TDS amounting to Rs.1,27,500/-(Rupees One lac Twenty seven thousand and Five hundred only) being 0.75% of the sale consideration amount of Rs.1,70,00,000/-(Rupees One Crore and Seventy Lacs only) as per the provisions of Income Tax Act 1961 is being deposited by the VENDEE.
  
2. That the VENDOR confirms that entire sale consideration has been received by the VENDOR from the VENDEE. The VENDOR admits and acknowledges that the payment of part of sale consideration amount indicated hereinbefore has been made by VENDEE to MGF Developments Limited at the behest and instance of the VENDOR in valid and lawful discharge of financial liability by the VENDEE in so far payment of Sale Consideration is concerned.

3. That MGF Developments Limited and the VENDOR have conveyed to the VENDEE that the payment referred to above has been made on the basis of mutual understanding between the VENDOR and MGF Developments Limited.



For Vardan Apartments Pvt. Ltd.

*T. S. Singh*  
Authorised Signatory

For MGF DEVELOPMENTS LTD.

*B. S. Singh*  
AUTHORISED SIGNATORY

For ELAN CITY LLP

Authorised Signatory

For ELAN CITY LLP

Authorised Signatory

Accordingly, MGF Developments Limited (PAN AAACM8146J), having its Registered Office at 4/17-B, MGF House, Asaf Ali Road, New Delhi-110 002 is proceeding to participate in the execution and registration of this Conveyance Deed in the capacity of 'Confirming Party' (which term or expression shall unless repugnant to the context and meaning thereof mean and include its successors-in-interest, nominees and permitted assigns etc.) through Mr. Bishnu Kumar Singh who has been duly authorized by Board of Directors of the Company vide resolution dated 10.03.2021 (Annexure-4). MGF Developments Limited admits and acknowledges that no further amount towards any account is outstanding or payable to it by the VENDOR/ VENDEE in respect of the Said Property.

4. That the VENDOR hereby sells, conveys, assigns and transfers unto the VENDEE by way of sale, the Said Property, forming part of commercial plot bearing number Commercial I as shown in yellow colour in the annexed site plan and all rights, easements, privileges appurtenant thereto including but not confined to promotion, construction, development, implementation and sale etc. of constructed Commercial Project/unconstructed FSI duly sanctioned and/or increased FAR thereof in accordance with law by the concerned statutory authority against the said area. In lieu of payment of sale consideration amount referred to above the VENDOR also recognize the absolute and irrevocable right of the VENDEE to promote, construct, develop, implement and sell Commercial Project/unconstructed FSI over the Demised Site free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever available to the Demised Site as per the requisite approvals granted by the concerned statutory / regulatory authorities under the applicable laws.
5. That the VENDOR admits and acknowledges that it has received the entire sale consideration from the VENDEE pertaining to the Said Property and all rights appurtenant thereto. No amount whatsoever is outstanding or payable to the VENDOR by the VENDEE towards any account.
6. That the VENDOR covenants that the VENDEE shall be entitled to peaceful and quiet enjoyment of the Said Property without any let, hindrance, interruption or disturbance from the VENDOR or from anyone claiming through or under the VENDOR and without interference from anyone else. The VENDEE is now full-fledged owner in possession of the Said Property alongwith all rights, easements, privileges etc. appurtenant thereto and the VENDOR is not left with any right, interest or title therein as mentioned in this Deed.
7. That notwithstanding execution and registration of this Conveyance Deed, the VENDOR has also granted authorization in favour of the VENDEE by way of irrevocable Power of Attorney in respect of Said Property. The VENDEE shall be entitled to get the licence and/or Change Of Developer in respect of Demised Site transferred (if legally permissible) on the basis of this Conveyance Deed at its cost and expense.



For Vardaan Apartments Pvt. Ltd.

Bishnu Kumar Singh

For MGF DEVELOPMENTS LTD.

Bishnu Kumar Singh  
AUTHORISED SIGNATORY

For ELAN CITY LLP

[Signature]  
Authorised Signatory

For ELAN CITY LLP

[Signature]  
Authorised Signatory

8. That the VENDOR admits and acknowledges that it shall be lawful for the VENDEE for all times hereafter to enter upon the Said Property and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the VENDOR .
9. That the VENDOR hereby assures the VENDEE and covenants that it has got a clear marketable title in respect of the Said Property and is entitled to sell the same. The VENDOR has also assured the VENDEE that Said Property is free from all types of disputes, restraint orders, attachments, acquisition, third party claims, alienations etc. and that no litigation or dispute whatsoever is pending in respect of the same before any court or authority. The VENDOR has further assured the VENDEE that it has not entered into any agreement of sale relating to the Said Property with any other person and that it is the absolute owner in possession of the Said Property. The VENDOR has conveyed to the VENDEE that the Said Property measuring 10 Marlas is subject matter of Development Agreement dated 20<sup>th</sup> August, 2009 and Supplementary Agreement dated 14<sup>th</sup> May, 2013 bearing Vasika No.3923 executed between Vishnu Apartments Pvt. Ltd. and Emaar. The VENDOR has assured the VENDEE that it has not executed any prior agreement of sale in respect of Said Property in favour of any other person/company/entity.
10. That VENDOR shall also not be entitled to stake any claim against Emaar in respect of Said Property on the basis of Development Agreement dated 20<sup>th</sup> August, 2009 and Supplementary Agreement dated 14<sup>th</sup> May, 2013 bearing Vasika No.3923/ any other contract or document. The VENDOR admits and acknowledges that Emaar stands completely absolved of all its obligations arising out of Development Agreement dated 20<sup>th</sup> August, 2009 and Supplementary Agreement dated 14<sup>th</sup> May, 2013 bearing Vasika No.3923/ any other contract or document.
11. That the VENDOR has assured the VENDEE that there are no dues, encumbrances, charges, liens, mortgages, cesses, rates or taxes due or outstanding to any one in respect of the Said Property and in case any such amounts are found payable till date, the same shall be paid/discharged/satisfied by the VENDOR . The VENDOR has sold the Said Property absolutely to the VENDEE along with all rights and easements, appurtenant thereto. The VENDOR hereby specifically confirms and undertakes that all licences/sanctions pertaining to the licensed land are valid and subsisting. VENDOR has conveyed to the VENDEE that there is no legal impediment or agreement which prohibits VENDOR from executing and proceeding to register the present Conveyance Deed and/or transferring/conveying title and possession with regard to the Said Property as comprised in the Demised Site.

12.

That in case any of the representations made by the VENDOR are found to be incorrect or in case whole or any part of the Said Property is lost or goes out of



For Vishnu Apartments Pvt. Ltd.

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 AUTHORISED SIGNATORY

For MGF DEVELOPMENTS LTD.

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 AUTHORISED SIGNATORY

For ELAN CITY LLP  
For ELAN CITY LLP

*[Signature]*  
 Authorised Signatory  
 Authorised Signatory

possession/control of the VENDEE due to any concealment or defect in the title of the VENDOR or any loss is caused to the VENDEE/its customers due to defect in title of the VENDOR, in that event VENDOR shall be liable and responsible to indemnify/make good the loss, damages etc. suffered by the VENDEE/ its customers/tenants/licencees or its nominee(s) including but not confined to business losses suffered by the VENDEE and/or persons claiming through or under the VENDEE.

13. The sale consideration mentioned above includes the complete External Development Charges ("EDC") / complete State Infrastructure Development Charges (earlier Infrastructure Development Charges) ("IDC") charges applicable as on date. Further the VENDOR has assured the VENDEE that the EDC and IDC as on date stands completely deposited to the competent authority/statutory authority/govt agency(ies). VENDEE hereby specifically agrees to pay any further increase in / levy of EDC / IDC, (by whatever name called or in whatever form) or any other cess, charges or levy on pro-rata basis directly to the Government. If, however, the VENDOR is required to pay, such increase of EDC/IDC to the competent authority(ies)/statutory authority(ies)/ government agencies, then the VENDEE agrees to pay / reimburse the same to the VENDOR on demand being made by the VENDOR. VENDEE affirms that if the increased EDC/IDC or other such charge is not paid, the VENDEE shall be liable to pay interest calculated at 12% per annum or at such higher rate as may be statutorily prescribed by DTCP for delayed payments.
14. VENDEE acknowledges and confirms that in addition to EDC/IDC, as mentioned hereinabove, the Government of India and/or Government of Haryana and/or any other competent/statutory/government authority under the applicable law, may impose/levy additional levy(ies), fees, cesses, charges etc. by whatever name called, as leviable in future and in that event, the VENDEE shall be obligated to pay the same either directly to the concerned authorities or if paid by VENDOR/Emaar or demanded from the VENDOR/Emaar, pay the same to VENDOR/Emaar on pro-rata basis in accordance with the demand being raised by the VENDOR/Emaar on the VENDEE in this regard. The VENDOR shall however be liable to pay all such charges including but not confined to External Development Charges/ State Infrastructure Development Charges etc. as may be levied/ demanded by the competent/statutory/government authority from the VENDOR in respect of the Demised Site, provided the said demand pertains to the period prior to the execution/registration of instant Deed even though such demand may be raised by the competent/statutory/government authority, pursuant to registration of this Deed. In case of delay in payment of the said charges the VENDEE/ VENDOR as the case may be shall be liable to pay interest calculated at 12% per annum or at such higher rate as may be statutorily prescribed by DTCP for delayed payments.



15. The VENDEE confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, wealth tax, taxes, fees or levies of all and any kind by

For Vishal Apartments Pvt. Ltd.

*T. S. Singh*  
 AUTHORISED SIGNATORY

For MGF DEVELOPMENTS LTD.

*B. S. Singh*  
 AUTHORISED SIGNATORY

For ELAN CITY LLP

*[Signature]*  
 Authorised Signatory

whatever name called, levied in future by the government, municipal authority or any other competent/statutory/government authority on / in relation to the Demised Site in particular and/or the Colony in general, as assessable or applicable from the date of execution of present Deed. The VENDOR is aware that the VENDEE shall only be liable to make pro rata payments for the Colony as contemplated above provided the licence for the Demised Site is not segregated by DTCP. The VENDEE further agrees that till the time the Demised Site is not assessed separately, then it shall timely and punctually pay the same on pro-rata basis as determined and demanded by the Emaar which shall be final and binding on the VENDEE. If the Demised Site is assessed separately, the VENDEE shall pay directly to the competent authority on demand being raised by the competent/statutory/government authority.

- 16. The VENDOR undertakes to pay all government rates, tax on land, municipal taxes, property tax, wealth tax, taxes, fees or levies of all and any kind by whatever name called, levied in past by the government, municipal authority or any other competent/statutory/government authority on / in relation to the Demised Site as assessable or applicable till the date of execution of present Deed.
- 17. That VENDOR has clarified that the VENDOR and its constituents shall have no liabilities or responsibilities of any nature in respect of promotion, construction, development and sale of the commercial project over the Demised Site and approvals of the commercial project referred to above and the same shall solely be discharged by the VENDEE. Nothing contained in this clause shall apply in case any defect in title of the VENDOR in respect of Said Property is discovered or any flaw is found in the capacity, competence and capability of the VENDOR to transfer valid and marketable title/physical possession of the Said Property in favour of the VENDEE at any subsequent point of time.
- 18. VENDEE undertakes to abide by the terms and conditions of the undertaking and the affidavits submitted by VENDOR/ Emaar at the time of grant of license or approval of layout or approval of zoning plan of the said Colony including the Demised Site. VENDEE understands that the Demised Site is part of 4% commercial component allowed under the applicable norms for a licensed plotted residential colony and as such the Demised Site being an integral part of the Colony shall always be in conformity with the approvals for the said Colony including the commercial user thereof and the VENDEE shall remain bound by the same and keep the VENDOR fully indemnified and harmless in this regard. VENDEE further, in terms of the approved layout, undertakes that it shall construct:

- a. 2 Beauty Parlours – 12 SQM Each
- b. 2 Clinics – 250 SQM Each
- c. 2 ATM – 12 SQM. Each
- d. 2 Multi-Purpose Booths – 5 x 5.5M Each



For ELAN CITY LLP

For ELAN CITY LLP  
Authorised Signatory

For VARDANA ESTATE DEVELOPMENTS PRIVATE LIMITED

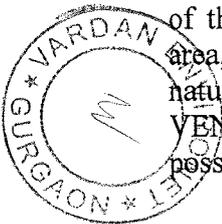
For MGF DEVELOPMENTS LTD.

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Authorised Signatory

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Authorised Signatory

19. THAT Emaar has laid master services till the boundary line of the Demised Site at a particular location as per its plans and the VENDEE shall lay internal services on its own accordingly and in conformity with the applicable norms qua the Colony and qua the development to be undertaken and carried out on the Demised Site all as per the applicable approvals in relation to the said Colony in general and the Demised Site in particular and as per the applicable laws, all at the cost and expenses of the VENDEE. VENDOR shall in no manner be liable and responsible in relation to the aforesaid internal services including all compliances in relation thereto.
20. VENDEE shall at its own costs obtain approvals and supply of electricity, water or any other utilities from Emaar /Authority holding the bulk supply connection/the main connection and/or any other entity, so entitled to do so as per the applicable law and the applicable norms. VENDEE is entitled to obtain and make operational independent direct connection for the supply of electricity, water or any other utilities from the concerned entity authorized to provide such connection and supplies, in which case it shall be a sole obligation and liability of the VENDEE to make all payments and compliances for getting the said connections, installations, energization/operations thereof and for consumption and user thereof.
21. The VENDEE may have its power/ water requirement / supply from Emaar and /or any entity so nominated by Emaar and /or the entity so authorized and empowered to do so, all as per the commercial tariff as applicable to the same category of consumers in the Project (if services taken from Emaar). The VENDEE confirms to have understood that such power generating and/or supplying equipment may during its operation cause inconvenience to the VENDEE but the VENDEE shall not be entitled to object to the same. This clause shall survive the conveyance of the said property or any subsequent sale / re-sale and/or conveyancing thereof.
22. That in case any other facility/amenity made available by Emaar for the Colony, is used/utilized by the VENDEE in respect of the Demised Site, in that event the VENDEE shall make payment of pro-rata charges. The VENDEE at its absolute discretion shall be entitled to call upon Emaar to make available any facility/amenity for the Demised Site which Emaar is legally obliged to make available in the Colony for the Demised Site.
23. That the VENDOR has handed over the vacant and peaceful physical possession of the Said Property to the VENDEE after due verification of the boundaries, area, etc. of the Said Property. VENDEE is fully satisfied and has no claim of any nature whatsoever and VENDEE confirms that the above are as represented. VENDEE acknowledges and confirms having received the legal and physical possession of the Said Property.



For Vishali Apartments Pvt. Ltd.

*Bhaw Singh*

For MGF DEVELOPMENTS LTD.

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*Bhaw Singh*  
AUTHORISED SIGNATORY

For ELAN CITY LLP

*Bhaw Singh*  
AUTHORISED SIGNATORY  
For ELAN CITY LLP

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AUTHORISED SIGNATORY

24. That the VENDEE shall be responsible for obtaining and maintaining, at its own cost and expenses all the necessary approvals/ permits required by the Competent Authorities to develop, implement, construct a commercial complex on the Demised Site and to sell, transfer, lease out, let-out and/or create third party rights, etc. in or upon the various units or spaces of the commercial complex, all as per the applicable law and the applicable norms and applicable approvals including but not limited to construction norms circulated from time to time by DTCP, NGT and/or any other competent authority, disposal of waste / sewage, sewage treatment plant, environmental norms and labour compliances etc. and shall remain bound by all the directions, instructions, advisories issued by competent/statutory/government authority on / in relation to the Demised Site from time to time.
25. That the VENDEE shall be free to transfer, sell, lease out, let-out, etc. any developments so undertaken and carried out on the Said Property, without any consent or intimation to the VENDOR .
26. That further, the VENDEE shall not do anything illegal in or around the Demised Site and/or any part thereof (and./or any developments undertaken on) which tends to cause damage to any services of any other property adjoining/ adjacent or nearby to the Demised Site or in any manner interfere with the use thereof or of roads, lanes, passages or amenities available for common use.
27. That the VENDEE confirms that all the obligations arising under this Deed in respect of the Demised Site and/or any part thereof (and /or any developments undertaken on) shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Demised Site and the developments thereon, as the said obligations go with the Demised Site for all intents and purposes and the VENDEE assures the VENDOR that the VENDEE shall take sufficient steps to ensure the performance in this regard.
28. That it has been specifically agreed that the relationship between the parties shall be that of Principal to Principal and the VENDEE shall not, in any case, be considered as an agent of the VENDOR . It is specifically agreed between the parties that the VENDOR shall not be responsible for and shall not be held liable for any contingency, accident or mishap happening during development, execution and construction stage or otherwise.
29. That the VENDEE confirms and acknowledges that the VENDEE shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent/statutory/government competent authorities.

That the VENDEE/VENDOR acknowledges that if any clause of this Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are



For Vardaan Apartments Pvt. Ltd.

Sam Singh  
Authorised Signatory

For MGB DEVELOPMENTS LTD.

Sam Singh  
AUTHORISED SIGNATORY

For ELAN CITY LLP  
For ELAN CITY LLP

Sam Singh  
Authorised Signatory  
Sam Singh  
Authorised Signatory

reasonably inconsistent with the purpose of this Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Deed shall remain valid and legally enforceable.

31. That the VENDEE shall at its own cost and expenses apply for and get the necessary approvals and NOC's i.e. building plans, occupation of the building, pollution, fire safety etc. VENDOR/ Emaar. will provide all the relevant documents that may be required to be filed before the competent/statutory/government authorities / agencies even after execution of the Deed, at the costs and expenses of the VENDEE, and as and when required by the VENDEE. The approvals which are common for the entire Colony shall be obtained/procured by Emaar and/or nominated Maintenance Agency/RWA for the Colony and the VENDEE and/or persons claiming under or through the VENDEE shall be bound to pay for their proportionate share of all the statutory fees, cost, expenses and other charges for the same including those for the renewal and extension thereof from time to time, as per the demand and advise of the VENDOR/ Emaar and/or nominated Maintenance Agency/RWA for the Colony, as the case may be However, nothing contained in this clause shall apply once Occupation Certificate is obtained by the VENDEE after raising construction over the Demised Site or the licence in respect of the Demised Site is transferred in favour of the VENDEE.
  
32. That subject to applicable Law(s), the VENDEE agrees and acknowledges that the VENDEE shall not have any right over any area or development outside the Demised Site, although the same may form part of the Colony. The VENDEE shall not carry out fragmentation/sub division of the unconstructed Demised Site in any manner whatsoever, under any circumstances (unless permissible under Applicable Law) and in case it is done, the VENDEE shall be solely and exclusively liable and responsible for all consequences / damages arising therefrom.
  
33. That the VENDEE confirms that the liability towards all expenses for the completion of this Deed, including cost of stamp duty, registration and other incidental charges is of the VENDEE. The VENDEE shall be liable for due compliance of the provisions of Stamp Duty Act, 1899 as applicable to the State of Haryana. Any deficiency in the stamp duty as may be determined by the Sub-Registrar of Assurances / any Competent Authority(ies) along with the consequent penalties / deficiencies as may be levied in respect of the Said Property conveyed by this Deed shall be borne and paid by the VENDEE exclusively. Further, the VENDEE has also agreed that if there is any additional levy on the Stamp Duty, as a consequence of any order of government / statutory or other local authority, the same, if applicable, shall also be payable by the VENDEE. In any event, the VENDOR shall have no liability in terms of the deficiency of stamp duty or any other provision of applicable laws. The VENDOR shall not in any manner be liable for the same and accepts no



For MGF DEVELOPMENTS LTD.

For ELAN CITY LLP

*T. J. Singh*  
 AUTHORIZED SIGNATORY

*T. J. Singh*  
 AUTHORIZED SIGNATORY

*[Signature]*  
 AUTHORIZED SIGNATORY

responsibility or liability in this regard and that the VENDEE shall keep the VENDOR indemnified in this regard.

34. That the VENDOR will provide the relevant papers for mutation of the Said Property in the name of VENDEE in the revenue records at the VENDEE's cost and expenses.
35. That License No.97 of 2010 dated 18.11.2010 and Emaar has already applied for its renewal for next five years at its own cost. Emaar shall deposit the renewal fee/charges before the expiry of the aforesaid license to the Competent Authority and shall also complete all the compliances as required for renewal of the aforesaid license.
36. THAT the VENDEE shall obtain the approval of layout / building plans for the Demised Site from the competent authority at its own cost and the VENDOR/ Emaar will sign and provide all the documents required from time to time by the VENDEE in respect of approvals/permissions for development of the said Demised Site. On completion of construction the VENDEE shall apply and obtain the Occupation Certificate from the competent authorities and provide a copy thereof to the VENDOR/ Emaar. However, obtaining the Completion Certificate of the complete township including project on the present demised site, subject to VENDEE being in compliance of the Applicable Laws, rules, regulations applicable to the Demised Site shall be the sole responsibility of Emaar. After obtaining of the Occupation Certificate in respect of the Demised Site, the VENDEE shall not bear any cost towards the renewal of license, completion etc.
37. That the VENDOR has assured the VENDEE that notwithstanding the execution and registration of this Deed the VENDOR shall execute all such requisite documents as may be required for confirmation of the absolute transfer of the Said Property in favour of the VENDEE. However, all expenses in this behalf shall be borne by the VENDEE. The VENDEE on its own shall be entitled to get mutation sanctioned on the basis of this registered deed and shall get its name substituted in the relevant records as owner in possession of the Said Property.
38. That the Courts at Gurugram alone and the Punjab and Haryana High Court at Chandigarh shall have exclusive jurisdiction in the matter.
39. That the Recitals of this Deed and representations therein along with the Annexures to this Deed shall form an integral part of this Deed and shall be read as necessary terms and conditions of this Deed.

For Vishnu Apartments Pvt. Ltd

*Bhram Simha*  
Authorised Signatory



For MGF DEVELOPMENTS LTD.

15

*Bhram Simha*  
AUTHORISED SIGNATORY

For ELAN CITY LLP

*[Signature]*  
Authorised Signatory

For ELAN CITY LLP

*[Signature]*  
Authorised Signatory  
249

**SCHEDULE**

**M/s Vishnu Apartments Pvt. Ltd. 461/4401 Share**

Village	Rectangle No.	Killa No.	Area Kanal - Marla
Maidawas	17	4/2/1 min	0- 5
		7/2	4 -10
		Total	4 Kanal – 15 Marla
		Share:	0 Kanal- 10 Marla 0.0625 acres

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands at the places and on the day, month and year mentioned above.

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

DRAFTED BY  
As per Instruction Given  
By Seller & Purchaser

NITISH SHARMA (ADVOCATE)  
GURUGRAM

For Vishnu Apartments Pvt. Ltd.

*Bishnu Singh*  
Authorised Signatory

**WITNESSES:**

1.

**IDENTIFIED BY ME**  
After Seen Aadhar Card of Parties  
(Not Responsible If It is not Genuine)

NITISH SHARMA (ADVOCATE)  
GURUGRAM

**VENDOR**

Vishnu Apartments Pvt. Ltd.  
through its duly authorized person Mr.  
Bishnu Kumar Singh.

[ For ELAN CITY LLP

2.

*J.P. Sharma*  
**J.P. SHARMA**  
Advocate  
Distt. Court Gurugram

**VENDEE**

**ELAN CITY LLP**  
through its duly authorized person Mr.  
Gaurav Khandelwal .

For MGF DEVELOPMENTS LTD.

*Bishnu Singh*  
AUTHORISED SIGNATORY

**CONFIRMING PARTY**

MGF Developments Ltd. through its duly  
authorized person Mr.Bishnu Kumar Singh

[ For ELAN CITY LLP

*Bishnu Singh*  
Authorised Signatory



**VISHNU APARTMENTS PRIVATE LIMITED**

(Regd. Off.: - Plot No. 1, Opposite Nehru Shahakar Bhawan, Sardar Patel Marg, Bais Godam, Jaipur - 302015)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON WEDNESDAY, 10<sup>TH</sup> DAY OF MARCH, 2021**

“RESOLVED THAT subject to the Supplementary Agreement to be executed between M/s Emaar India Limited (Formerly known as Emaar MGF Land Limited) and M/s Elan City LLP with respect to the land, owned by the Company, bearing Rectangle Number 17 Kila Number 4/2/1 min (0-5), Kila No. 7/2 (4-10) admeasuring 4 Kanals 15 Marlas to the extent of 461/4401 share i.e. 10 Marlas situated in the revenue estate of Maidawas, Sector 66, Tehsil Badshahpur, District Gurugram, the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Bishnu Kumar Singh, Son of Late Sh. Bimal Prasad Singh, Resident of E-32, First Floor, Dayal Bagh Nr Surajkund, Sector 39, Faridabad – 121009, Haryana, Authorised Signatory of the Company, to do the following acts and deeds, for and on behalf of the Company:

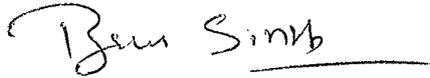
1. To sign, execute, register, submit, resubmit, certify Conveyance Deed, Special Power of Attorney for Mutation, Supplementary Agreement, Letter of Possession, applications, other agreements, Sale Deeds and/ or any other Deeds, Power of Attorneys and such other documents as may be required, with M/s Elan City LLP, having its Registered Office at 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002, and/or M/s MGF Developments Limited, having registered office at 4/17-B, MGF House, Asaf Ali Road, New Delhi 110002, for and on behalf of the Company, on such terms and conditions as may be agreed in the aforesaid agreement(s) and/ or other documents.
2. To represent the Company and appear before the Registrar/ Sub-Registrar or any other competent authority(ies) as may be required for registration of the aforesaid documents.
3. To do all other acts, deeds or things whatsoever necessary or expedient to the best interest of the Company pertaining to the aforesaid matters.

RESOLVED FURTHER THAT this resolution shall be in force until rescinded by the Board and a copy of the same shall be provided under the signatures of any of the Directors of the Company.”

**CERTIFIED TO BE TRUE**  
For Vishnu Apartments Private Limited

  
Rrahul Upadhyay  
Director

For MGF DEVELOPMENTS LTD.

  
AUTHORISED SIGNATORY For ELAN CITY LLP

For Vishnu Apartments Pvt. Ltd.

For ELAN CITY LLP

  
Authorised Signatory

  
Authorised Signatory



Email Id – secretarial96@gmail.com, Tel.:-(+91 11) 4232 2200



## LETTER OF AUTHORITY

We (1) Mr. Akash Kapoor son of Sh. Rakesh Kapoor resident of 1910A, The Magnolias, Golf Course Road, Sector-42, Gurugram, Haryana-122002 (2) Mr. Ravish Kapoor son of Sh. Rakesh Kapoor resident of 1910A, The Magnolias, Golf Course Road, Sector-42, Gurugram, Haryana-122002 are the Designated Partners of M/s ELAN CITY LLP a Limited Liability Partnership incorporated under the provisions of LLP Act, 2008 having its Registered Office at 3<sup>rd</sup> Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002 {hereinafter referred to as "Said Firm"}.

WHEREAS the Said Firm is proceeding for Purchase of a Licensed Land bearing Rectangle No. 17 Killa Number 4/2/1 min (0-5), Killa No. 7/2 (4-10) measuring 4 Kanal 15 Marlas to the extent of 461/4401 share i.e 10 Marla (0.0625 Acres) from M/s Vishnu Apartments Private Limited having its Registered Office at Plot No. 1, N, Opposite Nehru Shahakar Bhawan, Sardar Patel Marg, Bais Godam, Jaipur, Rajasthan, which is a part of Residential plotted colony under the name and style of "MARBELLA" on piece and parcel of land admeasuring 107.919 acres approximately falling in the Revenue Estate of Village Maidawas, Sector 66, Gurugram, Haryana for the development of Commercial Colony over the said land.

WHEREAS both the Designated Partners Mr. Akash Kapoor and Mr. Ravish Kapoor unanimously agrees and acknowledge that Mr. Gaurav Khandelwal (Adhaar No.:-8217 9728 2896) is authorised to do all acts, deeds and things on behalf of the Said Firm to execute and register Conveyance Deed and Special Power of Attorney and to get the said land mutated in the name of Said Firm through Special Power of Attorney, that is to say: -



Mr. Gaurav Khandelwal shall be competent and entitled to purchase stamp papers, to execute, sign and get registered Conveyance Deed as well as Special Power of Attorney pertaining to said land and to appear before Sub Registrar for registration of aforesaid documents.

For Vishnu Apartments Pvt. Ltd.

Ravish Kapoor  
For MGF DEVELOPMENTS LTD.

For ELAN CITY LLP  
Authorised Signatory

ELAN CITY LLP

Authorised Signatory

Registered Office: 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002, India.

Tel: 0122-4431100 Fax: info@elancityllp.com Web: www.elanlimited.com



2. That Mr. Gaurav Khandelwal shall be entitled to take actual physical possession of the Said Land from the land owning Company M/S Vishnu Apartments Private Limited.
3. That Mr. Gaurav Khandelwal shall be entitled to get the said land mutated in the name of Said Firm i.e M/S ELAN CITY LLP.
4. That this Letter of Authority is executed at Gurugram on this 11<sup>th</sup> day of March, 2021 in confirmation of the fact that all documents executed and acts, deeds and things done by Mr. Gaurav Khandelwal by virtue of this Letter of Authority shall be binding upon the Said Firm with full force and effect.

Executants

1. Akash Kapoor (Designated Partner )

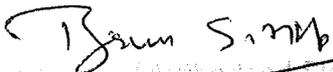
  
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2. Ravish Kapoor (Designated Partner )

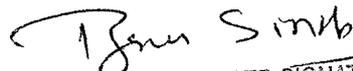
Ravish Kapoor

  
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For Vishnu Apartments Pvt. Ltd.

  
Authorised Signatory

For MGF DEVELOPMENTS LTD.

  
AUTHORISED SIGNATORY

For ELAN CITY

  
Authorised Signatory



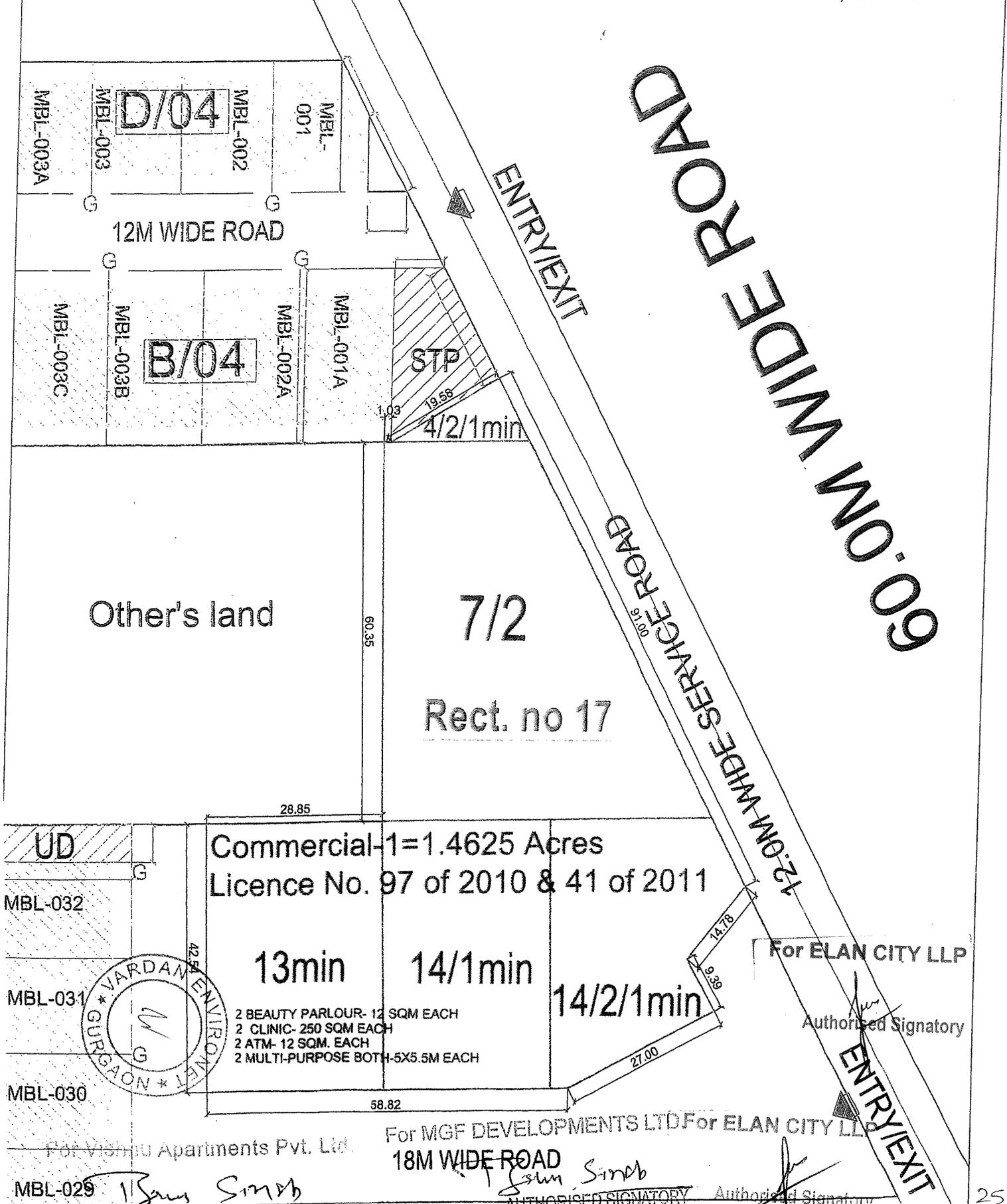
For ELAN CITY LLP

  
Authorised Signatory

**ELAN CITY LLP**

**ANNEXURE-3**

COMMERCIAL 1 OF AREA MEASURING 1.462 ACRES IN RESIDENTIAL PLOTTED COLONY UNDER THE NAME & STYLE OF "MARBELLA" ON AREA MEASURING 107.919 ACRES ( 97 OF 2010 DATED 18.11.2010 FOR 108.006 ACRES AND LICENSE NO. 41 OF 2011 DATED 03.05.2011 & AN AREA ADMEASURING 1.15 ACRES OUT OF LICENSE NO. 97 OF 2010 DATED 18.11.2010 WAS DE-LICENSED VIDE ORDER NO LC-2169-B-JE(MS)-2017/ 2806 DATED 14.2.2017) IN SECTOR 66 & 65, VILLAGE MAIDAWAS, GURUGRAM MANESAR URBAN COMPLEX, HARYANA



**60.0M WIDE ROAD NO. 09**

**12.0M WIDE SERVICE ROAD**

**ENTRY/EXIT**

**ENTRY/EXIT**

**7/2**  
**Rect. no 17**

**Commercial-1 = 1.4625 Acres**  
**Licence No. 97 of 2010 & 41 of 2011**

**13min**      **14/1min**      **14/2/1min**

- 2 BEAUTY PARLOUR- 12 SQM EACH
- 2 CLINIC- 250 SQM EACH
- 2 ATM- 12 SQM. EACH
- 2 MULTI-PURPOSE BOTH- 5X5.5M EACH

**For ELAN CITY LLP**

Authorized Signatory

For MGF DEVELOPMENTS LTD For ELAN CITY LLP

**18M WIDE ROAD**

*Saim Singh*  
AUTHORISED SIGNATORY

Authorized Signatory

For Vishnu Apartments Pvt. Ltd. *Saim Singh*



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON WEDNESDAY, 10<sup>TH</sup> DAY OF MARCH, 2021**

“**RESOLVED THAT** subject to the Supplementary Agreement to be executed between M/s Emaar India Limited (Formerly known as Emaar MGF Land Limited) and M/s Elan City LLP with respect to the land, bearing Rectangle Number 17 Kila Number 4/2/1 min (0-5), Kila No. 7/2 (4-10) admeasuring 4 Kanals 15 Marlas to the extent of 461/4401 share i.e. 10 Marlas situated in the revenue estate of Maidawas, Sector 66, Tehsil Badshahpur, District Gurugram, the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Bishnu Kumar Singh, Son of Late Sh. Bimal Prasad Singh, Resident of E-32, First Floor, Dayal Bagh Nr Surajkund, Sector 39, Faridabad – 121009, Haryana, Authorised Signatory of the Company, to do the following acts and deeds, for and on behalf of the Company:

1. To sign, execute, register, submit, resubmit, certify Conveyance Deed, Special Power of Attorney for Mutation, Supplementary Agreement, Letter of Possession, applications, other agreements, Sale Deeds and/ or any other Deeds, Power of Attorneys and such other documents as may be required, with M/s Elan City LLP, having its Registered Office at 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002, and/or M/s Vishnu Apartments Private Limited, having registered office at Plot No. 1, Opposite Nehru Shahakar Bhawan, Sardar Patel Marg, Bais Godam, Jaipur – 302015, for and on behalf of the Company, on such terms and conditions as may be agreed in the aforesaid agreement(s) and/ or other documents.
2. To represent the Company and appear before the Registrar/ Sub-Registrar or any other competent authority(ies) as may be required for registration of the aforesaid documents.
3. To do all other acts, deeds or things whatsoever necessary or expedient to the best interest of the Company pertaining to the aforesaid matters.

**RESOLVED FURTHER THAT** this resolution shall be in force until rescinded by the Board and a copy of the same shall be provided under the signatures of Company Secretary or any of the Directors of the Company.”

**CERTIFIED TO BE TRUE  
For MGF Developments Limited**

**Nupur Jain  
Company Secretary**



For MGF DEVELOPMENTS LTD.

For Vishnu Apartments Pvt. Ltd.

AUTHORISED SIGNATORY

For ELAN CITY LLP

Director / Authorised Signatory

**MGF Developments Limited**

CIN NO. : U74899DL1996PLC081965

MGF House, 17-B, Asaf Ali Road, New Delhi - 110 002

Ph : +91-11-42322200 2322216/18 Fax : +91-11-23280333

For ELAN CITY LLP

Authorised Signatory

Authorised Signatory

Non Judicial

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 07/11/2020

Certificate No. GOG2020K1788

Stamp Duty Paid : ₹ 21541000  
(Rs. Only)

GRN No. 69116157



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Fount Propbuild Pvt Ltd

H.No/Floor : 306/308

Sector/Ward : Na

LandMark : Square one c 2 district centre

City/Village : Saket

District : New delhi

State : Delhi

Phone: 90\*\*\*\*\*95

Others : Foyer propbuild pvt ltd and jive propbuild pvt ltd and emaar india limited kamdhenu projects pvt ltd and emaar india limited

**Buyer / Second Party Detail**

Name : Elan City Llp

H.No/Floor : 3rdfloor

Sector/Ward : 42

LandMark : Golf View corporate tower

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 95\*\*\*\*\*22

Purpose : CONVEYANCE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://regashry.nic.in>**CONVEYANCE DEED**

Land Area : 11 Kanal 4 Marla (1.4 Acres)

Village &amp; Tehsil : Maidawas Sector-66, Distt. Gurugram, Haryana

Land Use : Commercial/Licensed Land

Consideration : Rs.43,08,00,000/-

Stamp Duty : Rs.2,15,41,000/-

Stamp Certificate No. &amp; Date : GOG2020K1788/07.11.2020

GRN No. : 69116157

This **CONVEYANCE DEED** (hereinafter referred to as the "Deed") is made and executed at Gurugram, Haryana on this 21<sup>st</sup> of December, 2020: **BETWEEN**

For Fount Propbuild Pvt Ltd

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

Authorised Signatory

Authorised Signatory

Authorised Signatory

For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

For ELAN CITY LLP

प्रलेख नं:4851

दिनांक:21-12-2020

<b>डीड संबंधी विवरण</b>			
डीड का नाम CONVEYANCE URBAN AREA OUTSIDE MC			
तहसील/सब-तहसील बादशाहपुर	गांव/शहर मैदावास मैदावास मैदावास	स्थित Maidawas	
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर	अन्य क्षेत्र		
पता : Maidawas			
<b>भवन का विवरण</b>			
<b>भूमि का विवरण</b>			
व्यवसायिक	10 Kanal 24 Marla		
खेवट नम्बर :- 491,494,443			
<b>धन संबंधी विवरण</b>			
राशि 430800000 रुपये	कुल स्टाम्प ड्यूटी की राशि 21540000 रुपये		
स्टाम्प नं : g0g2020k1788	स्टाम्प की राशि 21541000 रुपये		
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:69116339	पेस्टिंग शुल्क 3 रुपये	
Drafted By: Nitish Sharma Adv.			Service Charge:200

यह प्रलेख आज दिनांक 21-12-2020 दिन सोमवार समय 12:47:00 PM बजे श्री/श्रीमती/कुमारी मैसर्ज फोयर प्रोपबिल्ड प्रा लि नई दिल्ली में फाउंड प्रोपबिल्ड प्रा लि आफिस109 में कामधेनु प्रोजेक्ट प्रा लि में जीव प्रोपबिल्ड प्रा लि आफिस109 नई दिल्ली एमार इंडिया लिमिटेड thru अधिनाश भागिया OTHER पुत्र . निवास गुरुग्राम द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता

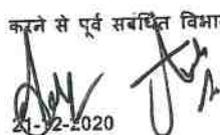
मैसर्ज फोयर प्रोपबिल्ड प्रा लि नई दिल्ली में फाउंड प्रोपबिल्ड प्रा लि आफिस109 में कामधेनु प्रोजेक्ट प्रा लि में जीव प्रोपबिल्ड प्रा लि आफिस109 नई दिल्ली एमार इंडिया लिमिटेड

  
उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ।

या

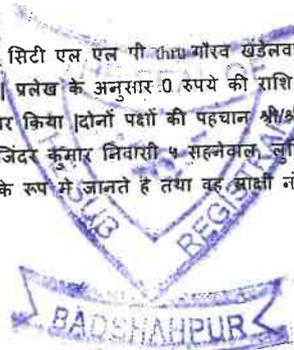
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

  
दिनांक 21-12-2020

मैसर्ज फोयर प्रोपबिल्ड प्रा लि नई दिल्ली में फाउंड प्रोपबिल्ड प्रा लि आफिस109 में कामधेनु प्रोजेक्ट प्रा लि में जीव प्रोपबिल्ड प्रा लि आफिस109 नई दिल्ली एमार इंडिया लिमिटेड

  
उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी एलान सिटी एल एल पी कार्यालय खंडेनवाल OTHER पुत्र .. हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 10 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी नितीश शर्मा पिता --- निवासी बकील गुरुग्राम व श्री/श्रीमती/कुमारी सिद्धार्थ कुमार पिता राजिंदर कुमार निवासी 4 सहनेवाल बुधिनना पुनजव ने की ।  
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।





(i) **Fount Propbuild Pvt. Ltd.**, (CIN NO. U45200DL2007PTC157505, PAN AABCF0552C) a company duly registered under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C 2, District Centre, Saket, New Delhi - 110 017 and Corporate Office at Emaar Business Park, MG Road, Sikanderpur Chowk, Sector-28, Gurugram - 122002, Haryana, acting through Mr. Aakil Ali (Aadhar Card No. 946626450885) duly authorized by the Board of Directors of the Company vide Resolution dated 08.10.2020 (Annexure-1);

(ii) **Foyer Propbuild Pvt. Ltd.**, (CIN NO. U45200DL2007PTC157509, PAN AABCF0555F) a company duly registered under Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C 2, District Centre, Saket, New Delhi - 110 017 and Corporate Office at Emaar Business Park, MG Road, Sikanderpur Chowk, Sector-28, Gurugram - 122002, Haryana, acting through Mr. Aakil Ali (Aadhar Card No. 946626450885) duly authorized by the Board of Directors of the Company vide Resolution dated 08.10.2020 (Annexure-2);

(iii) **Jive Propbuild Pvt. Ltd.**, (CIN NO. U45200DL2007PTC157920, PAN AABCJ7909F) a company duly registered under Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C 2, District Centre, Saket, New Delhi - 110 017 and Corporate Office at Emaar Business Park, MG Road, Sikanderpur Chowk, Sector-28, Gurugram - 122002, Haryana, acting through Mr. Aakil Ali (Aadhar Card No. 946626450885) duly authorized by the Board of Directors of the Company vide Resolution dated 08.10.2020 (Annexure-3);

(iv) **Kamdhenu Projects Pvt. Ltd.**, (CIN NO. U70102DL2006PTC149136, PAN AAHFK9392A) a company duly registered under Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C 2, District Centre, Saket, New Delhi - 110 017 and Corporate Office at Emaar Business Park, MG Road, Sikanderpur Chowk, Sector-28, Gurugram - 122002, Haryana, acting through Mr. Aakil Ali (Aadhar Card No. 946626450885) duly authorized by the Board of Directors of the Company vide Resolution dated 08.10.2020 (Annexure-4), (hereinafter collectively referred to as the "**Landowners**" / "**Vendor No. 1**" which term or expression shall unless repugnant to the context and meaning thereof mean and include each of them, their respective successors-in-interest, nominees and permitted assigns); AND **EMAAR INDIA LIMITED** (Formerly known as Emaar MGF Land Limited) (CIN No. U45201DL2005PLC133161, PAN No. AABCE4308B), a company duly registered under Companies Act, 1956 and existing under the Companies Act 2013, having its registered office at 306-308, Square One, C 2, District

For Fount Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

Authorized Signatory

Authorized Signatory

Authorized Signatory

For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

For ELAN CITY LLP

Authorized Signatory

Reg. No.

Reg. Year

Book No.

4851

2020-2021

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विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- मैसर्स फोर प्रोपबिल्ड प्रा लि नई दिल्ली में फाउंट प्रोपबिल्ड प्रा लि आफिस 109 में कामधेनु प्रोजेक्ट प्रा लि में जीव प्रोपबिल्ड प्रा लि आफिस 109 नई दिल्ली thru अविनाश भागिया OTHER एमार इंडिया लिमिटेड

क्रेता :- thru गौरव खंडेलवाल OTHER एलान सिटी एल एल पी

गवाह 1 :- नितीश शर्मा

गवाह 2 :- सिद्धार्थ कुमार

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4851 आज दिनांक 21-12-2020 को बही नं 1 जिल्द नं 55 के पृष्ठ नं 53.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1133 के पृष्ठ संख्या 1 से 3 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 21-12-2020



उप/सयुक्त पंजीयन अधिकारी( बादशाहपुर )

Centre, Saket, New Delhi - 110 017, and Corporate Office at Emaar Business Park, MG Road, Sikanderpur Chowk, Sector-28, Gurugram - 122002, Haryana, acting through its duly Authorized Signatory Mr. Avinash Bhagia (Aadhar Card No. 4090 5826 0568) duly authorized vide Resolution dated 20.10.2020 (Annexure-5) passed by Board of Directors hereinafter referred to as the “**Vendor No. 2**”, (which term or expression shall unless repugnant to the meaning or context thereof include it and its successors-in-interest, nominees and permitted assigns); The term and expression the “**Vendor No. 1**” and the “**Vendor No. 2**” are hereinafter collectively referred to as the “**VENDORS**” of the **ONE PART**;

**AND**

**ELAN CITY LLP**, (LLPIN No. AAU-2796 PAN No.AAIEF6004A), a Limited Liability Partnership incorporated under the provisions of Limited Liability Partnership Act, 2008 having its Registered Office at 3<sup>rd</sup> Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002 through its Authorized Signatory Mr. Gaurav Khandelwal (Aadhaar Card No. 821797282896) duly empowered to execute this Conveyance Deed vide Letter of Authority dated 10.11.2020 (Annexure-6) duly signed by Designated Partners of the Firm, hereinafter referred to as the “**VENDEE**” (which term or expression shall, where the context so permits, include it, each of its partners, their respective successors-in-interest, nominees and permitted assigns) of the **OTHER PART**.

The terms and expression the “**Vendors**” and the “**Vendee**” are hereinafter referred to as a “**Party**” and collectively as “**Parties**”.

## **REPRESENTATIONS OF THE PARTIES**

### **WHEREAS:**

- A.** Vendor No. 2 is engaged in the business of real estate and infrastructure development. Vendor No. 2 is developing in a planned and phased manner a licensed Residential Plotted Colony (“**Colony**”) under the name and style of “**Marbella**” on piece and parcel of land admeasuring 107.919 Acres approximately (43.673 Hectares approximately) situated in revenue estate of Village Maidawas, Sector – 66, Tehsil Badshahpur, Gurugram-Manesar Urban Complex, District Gurugram, Haryana. License bearing No. 97 of 2010 dated 18.11.2010 for 108.006 Acres and License bearing No. 41 of 2011 dated 03.05.2011 for 1.063 Acres, have been granted by Directorate of

For Fount Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

Authorised Signatory

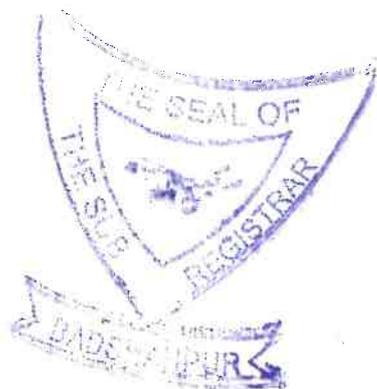
Authorised Signatory

Authorised Signatory

For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

For ELAN CITY LLP



Town & Country Planning, Haryana, Chandigarh (“DTCP”) for development of the said Colony in the name of Vendor No. 1 in association with other entities details whereof are mentioned in the aforesaid licenses. By virtue of grant of licenses referred to above, Vendors are entitled to undertake the conceptualization, promotion, construction and development of plots, villas, commercial areas, community facilities, EWS units in the licensed Colony. Further, an area admeasuring 1.15 Acres out of License bearing No. 97 of 2010 was de-licensed vide Order No. LC-2169-B-JE(MS)-2017/2806 dated 14.02.2017. All the aforesaid licenses are valid and subsisting.

- B.** In terms of agreement(s) executed between the Vendor No. 2 on one hand and the Vendor No. 1 / other entities on the other hand, the Vendor No. 2 has got the irrevocable and exclusive right not only to undertake the development of the Colony but also the marketing and selling of the villas, units, independent floors, commercial spaces, commercial plots etc. in the said Colony as per the approvals accorded by the concerned statutory / regulatory authorities under the applicable laws. Part of the said Colony including the Demised Site (*as defined hereinafter*) is registered with Haryana Real Estate Regulatory Authority for Gurugram at Gurugram (“HRERA”), vide Registration No. 307 dated 17.10.2017.
- C.** Vendors are seized and possessed of a Commercial Plot in the said Colony bearing No. “**Commercial-1**” (hereinafter referred to as the “**Demised Site**”) having a plot area admeasuring 1.462 acres (0.5916 hectares) approximately, in accordance with the Layout Plan approved by DTCP vide Drg. No. DG, TCP-2239 dated 20.09.2010 and Revised Layout Plan vide Memo No. LC-2169-B/SD(DK)/2020/17224 dated 29.09.2020. The Zoning Plan has been approved by DTCP vide Memo No. ZP-690/AD(RA)/2013/35484 dated 04.04.2013. Vendor No. 2 has already applied for Revised Zoning Plan vide its letter dated 16.10.2020. Vendor No. 2 has also applied for Part Completion Certificate for the part of the said Colony including the Demised Site in total aggregating to 47.393 Acres and the Vendee is satisfied with the same.
- D.** The Demised Site has been shown in yellow colour in the Site Plan appended to this Deed (Annexure-7). The Vendors confirm that the aforesaid Site Plan is correct as per spot and the same correctly indicates the Rectangle Numbers and Kila Numbers and the sanctioned site has been correctly superimposed on the aforesaid revenue units and the Vendee is satisfied with the same.

For ELAN CITY LLP

Authorised Signatory

For Fount Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited  
Authorised Signatory

For Jive Propbuild Pvt. Ltd.  
Authorised Signatory

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E. It has been represented by the Vendors that the land admeasuring 11 Kanals 4 Marlas (1.4 Acres) forming part of the Demised Site is presently owned by the following entities: –

(a) Land bearing Rectangle No. 17, Kila No. 4/2/1 min (0-5) Kila No.7/2 (4-10) admeasuring 4 Kanals 15 Marlas to the extent of 3502/4401 share measuring 3 Kanals 15 Marlas 5 Sarsai situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed Site Plan is owned by Fount Propbuild Pvt. Ltd. The said Land is reflected in the Jamabandhi for the years 2019-2020 vide Khevat No.443(384 min), Khatoni No.461. The said land holding had been purchased by Fount Propbuild Pvt. Ltd. vide registered Sale Deed bearing Vasika number 690 dated 10.04.2007, Rectification Deed bearing Vasika No. 16554 Dated 14.11.2007. Mutation bearing No. 2737 was sanctioned on the basis of the aforesaid registered Sale Deed. The extent of land mentioned hereinabove was allocated to the company in partition and mutation bearing number 3611 was sanctioned on the basis of partition referred to above.

(b) Land bearing Rectangle No. 17 Kila No. 4/2/1 min (0-5), Kila No.7/2 (4-10) admeasuring 4 Kanals 15 Marlas to the extent of 146/1467 share measuring 9 Marlas 4 Sarsai situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed Site Plan is owned by Foyer Propbuild Pvt. Ltd. The said Land is reflected in the Jamabandhi for the years 2019-2020 vide Khevat No.443(384 min), Khatoni No.461. The said land holding had been purchased by Foyer Propbuild Pvt. Ltd. vide registered Sale Deed bearing Vasika No. 650 dated 10.04.2007, Rectification Deed bearing Vasika No.16548 dated 14.11.2007. Mutation bearing No. 2746 was sanctioned on the basis of the aforesaid registered Sale Deed. The extent of land mentioned hereinabove was allocated to the company in partition and mutation bearing number 3611 was sanctioned on the basis of partition referred to above.

(c) Land bearing Rectangle No. 17 Kila No. 13 min (2-9) admeasuring 2 Kanals 9 Marlas situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed Site Plan is owned by Jive Propbuild Pvt. Ltd. The said Land is reflected in the

For Fount Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

For Jive Propbuild Pvt. Ltd.

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For Kamdhenu Projects Pvt. Ltd.

For ELAN CITY LLP

Authorized Signatory



Jamabandhi for the years 2019-2020 vide Khevat No.494/429, Khatoni No.524. The said land holding had been purchased by Jive Propbuild Pvt. Ltd. vide registered Sale Deed bearing Vasika No. 740 dated 10.04.2007 and Rectification Deed bearing Vasika No. 16546 Dated 14.11.2007. Mutation bearing No. 2742 was sanctioned on the basis of the aforesaid registered Sale Deed.

(d) Land bearing Rectangle No. 17 Kila No. 14/1 min (2-5), Kila No.14/2/1 min (2-5) admeasuring 4 Kanals 10 Marlas situated in revenue estate of Maidawas, Tehsil Badshahpur, District Gurugram forming part of land shown in yellow colour in the annexed Site Plan is owned by Kamdhenu Projects Pvt. Ltd. The said Land is reflected in the Jamabandhi for the years 2019-2020 vide Khevat No.491/426, Khatoni No.521. The said land holding had been purchased by Kamdhenu Projects Pvt. Ltd. vide registered Sale Deed bearing Vasika No. 8401 dated 14.07.2006. Mutation bearing No. 2658 was sanctioned on the basis of the aforesaid registered Sale Deed.

F. The land described above in total admeasuring 11 Kanals 4 Marlas (1.4 Acres) situated in revenue estate of Village Maidawas, Sector 66, Tehsil Badshahpur, District Gurugram, Gururam-Manesar Urban Complex, Gurugram, Haryana is owned and possessed by the Vendors. The said land holding ad-measuring 11 Kanals 4 Marlas (1.4 Acres) situated in revenue estate of Village Maidawas, Sector 66, Tehsil Badshahpur, District Gurugram, Gururam-Manesar Urban Complex, Gurugram, Haryana which forms part of the land as shown in yellow colour in the annexed Site Plan has hereinafter been referred to as the **“Said Property”** and is the property which the subject matter of and is being sold by virtue of this deed (Conveyance Deed). It is clarified that the expression ‘Said Property’ not only comprises the ownership and possessory rights in respect of parcel of land admeasuring 11 Kanals 4 Marlas (1.4 Acres) described above forming part of area shown in yellow colour in the annexed Site Plan but it also includes all rights, easements, privileges etc. appurtenant thereto including but not confined to the right to promote, construct, develop and sell etc. the constructed/unconstructed FSI duly sanctioned in accordance with the applicable law by the concerned statutory authority as per FAR @ 150. The said factum has been confirmed by the Vendee and the Vendee is satisfied regarding the same. The Vendee is entering into a separate contractual arrangement with Vendor No. 2 for construction, development and implementation of

For ELAN CITY LLP

Authorized Signatory

For Fount Propbuild Pvt Ltd

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

Authorized Signatory

Authorized Signatory



constructed/unconstructed FSI duly sanctioned as per FAR @ 150 against the remaining share of Demised Site measuring 10 Marlas.

- G. It is further admitted and acknowledged by the Vendors that it recognises the absolute and irrevocable right of the Vendee to promote, construct, develop, implement and sell Commercial Project / unconstructed FSI/ Said Property as per the requisite approvals granted by the concerned statutory / regulatory authorities under the applicable laws. It is specifically agreed and understood by the Vendee that by virtue of this deed, the Vendors are selling and the Vendee is purchasing the Said Property as succinctly set out above.
- H. Vendee being itself engaged in business of real estate development had evinced interest to purchase the Said Property from the Vendors and to develop the Demised Site. The Vendee had accordingly approached the Vendors for the purchasing all the rights, title and interest of the Vendors in the Said Property in its favour for undertaking promotion, construction and, development and sale of commercial project on the Demised Site as per the requisite approvals.
- I. Vendee acknowledges that the Vendors have readily provided all the details, information, clarifications and the documents and approvals concerning the said Colony and more particularly the Demised Site, as required by the Vendee and that the Vendee has not relied upon and is not influenced by any brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever written or oral made by the Vendors. The Vendee after conducting its own due diligence, investigations and judgment is proceeding to purchase the Said Property which is the subject matter of this Deed.
- J. Vendee had requested the Vendors and the Vendors have allowed the inspection of the ownership and title record, location, verification of boundaries of the Demised Site and all other documents relating to the right, title and interest of the Vendors in the Said Property, and all other relevant details of the Demised Site and after being fully satisfied in all respects and after understanding all limitations and obligations of the Vendors in respect of the Demised Site, including its use etc. and the fact that the Colony is being developed in a planned and phased manner, the Vendee has offered to acquire and purchase all the rights, title and interest of the Vendors in respect of the Said Property to conceptualise, promote, construct, develop, implement, and sell a Commercial Project over the Demised Site as per the requisite approvals from the concerned statutory / regulatory

For ELAN CITY LLP  
Authorised Signatory

For Found Propbld Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

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authorities under the applicable laws and Vendors have agreed to sell the Said Property to the Vendee in the manner as stated in this Deed.

- K.** The development shall be undertaken by the Vendee on the assumption that Commercial Project shall be constructed / /implemented after consuming / utilizing 150% FAR. Both the Parties are/were aware that benefit of additional FAR over and above the sanctioned FAR as is available in terms of GRIHA/ Transfer of Development Rights (TDR Policy) / Transit Oriented Development (TOD Policy) and/or any other policy issued / to be issued by DTCP and/or any other competent authority. In case additional FAR for the Commercial Project on the Said Property becomes available and is duly utilized by the Vendee on account of the development of Commercial Project on the Demised Site in terms of GRIHA / TDR / TOD policy and/or any other policy issued / to be issued by DTCP, Haryana and/or any other Competent Authority, in that event the Vendors shall not claim / demand any extra amount / charges / consideration on account of such increased FAR. Entire cost and expenses in this regard shall be incurred by and be to the account of the Vendee.
- L.** Both the Parties relying upon each other's confirmations, representations and assurances have agreed to execute this Deed regarding the sale and transfer of the Said Property unto the Vendee.
- M.** Vendors hereby assure and confirm that the Said Property is not subject to any charge, lien and encumbrances, sale, mortgage lease etc., and there is no dispute, attachment, notification of acquisition, etc. of any kind of any governmental authority, body, court, tribunal or authority. The Vendors have further conveyed to the Vendee that the Vendors have not entered into any agreement for sale and transfer of the Said Property with any other person, entity or body. The Vendee has confirmed to the Vendors that the Vendee is purchasing the Said Property with full knowledge of all the applicable laws, rules, regulations, notifications, etc. pertaining to the Said Property and the approvals granted by the competent authority(ies)/ statutory authority(ies) / Government agencies for the Colony including the Demised Site. The Vendee further admit that it has complete knowledge of all the applicable laws, rules, regulations, notifications, etc. pertaining to the Demised Site, and the designated use, applicable norms for the development thereof and the use of the various units to be developed thereon.

For Fount Propbuild Pvt. Ltd.

Authorised Signatory

For Jive Propbuild Pvt. Ltd.

Authorised Signatory

For Foyer Propbuild Pvt. Ltd.

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For Kamdhenu Projects Pvt. Ltd.

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For Emaar India Limited

Authorised Signatory

For ELAN CITY LLP

Authorised Signatory



- N. This Conveyance Deed for the Said Property is being executed and registered by the Vendors in favour of the Vendee on the terms and conditions as contained herein after and as recorded to herein.

**NOW THIS INDENTURE WITNESSETH AS UNDER:**

1. In accordance with the terms of this Deed and in consideration of the total price of Rs. 43,08,00,000/- (Rupees Forty Three Crores Eight Lakhs Only) paid by the Vendee and received by the Vendor No. 2, the Vendors do hereby sell, convey, grant, assign and transfer unto the VENDEE by way of sale, the Said Property, forming part of commercial plot bearing number "**Commercial-1**", as shown in yellow colour in the annexed Site Plan and all rights, easements, privileges appurtenant thereto including but not confined to promotion, construction, development, implementation and sale etc. of constructed Commercial Project / unconstructed FSI duly sanctioned and/or increased FAR thereof in accordance with the applicable law by the concerned statutory authority(ies) / statutory authority(ies) / Government agency(ies) against the said area i.e. the Said Property. In lieu of payment of sale consideration amount as referred to hereinabove the Vendors also recognize the absolute and irrevocable right of the Vendee to promote, construct, develop, implement and sell Commercial Project / unconstructed FSI over the Demised Site free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever available to the Demised Site as per the requisite approvals granted by the concerned statutory authority(ies) /Government agency(ies) under the applicable laws.
2. That total sale consideration amount of Rs. **43,08,00,000** /- (India Rupees Forty Three Crores and Eight Lakhs Only) has been paid by the Vendee to the Vendors in the following manner: –
  - (i) Rs.6,94,75,000/- (Indian Rupees Six Crores Ninety Four lakhs and seventy five thousand only) vide Demand Draft bearing No.059449 dated 15.12.2020 drawn on HDFC Bank, Sector-53 Branch, Gurugram..
  - (ii) Rs.7,44,37,500/- (Indian Rupees Seven Crores Forty four lakhs thirty seven thousand and five hundred only) vide cheque bearing No. 000003 dated 21.02.2021 drawn on HDFC Bank, Sector-53 Branch, Gurugram..
  - (iii) Rs.7,44,37,500/- (Indian Rupees Seven Crores Forty four lakhs thirty seven thousand and five hundred only) vide cheque

For Fount Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

Authorised Signatory

For ELAN CITY LLP  
Authorised Signatory



bearing No. 000004 dated 21.02.2021 drawn on HDFC Bank, Sector-53 Branch, Gurugram..

- (iv) Rs.9,92,50,000/- (Indian Rupees Nine Crores Ninety two lakhs and fifty thousand only) vide cheque bearing No. 000005 dated 21.05.2021 drawn on HDFC Bank, Sector-53 Branch, Gurugram
- (v) Rs.10,99,69,000/- (Indian Rupees Ten Crores Ninety nine lakhs and sixty nine thousand only) vide cheque bearing No. 000006 dated 21.05.2021 drawn on HDFC Bank, Sector-53 Branch, Gurugram
- (vi) TDS amounting to Rs.32,31,000/-(Indian Rupees Thirty Two Lakhs and thirty one thousand only) being 0.75% of the total sale consideration amount of Rs.43,08,00,000/-(Indian Rupees Forty Three Crores and Eight lakhs only) as per the provisions of Income Tax Act 1961 has been deposited by the Vendee by way of the following challans:-

S. No.	Challan No.	Date	Amount
1	21959	19.12.2020	8,07,750/-
2	21962	19.12.2020	8,07,750/-
3	21964	19.12.2020	8,07,750/-
4	21958	19.12.2020	8,07,750/-
			32,31,000/-

3. That the Vendee has assured and undertaken, confirmed and declared to the Vendors that the cheques referred to hereinabove towards the sale consideration shall be duly encashed upon presentation and Vendee and/or anyone claiming through or under the Vendee shall not take any steps to forestall the realization of the aforesaid cheques on their due presentation by the Vendor. The Vendee undertakes to maintain sufficient balance in the bank account from which the aforesaid cheques have been issued so as to ensure encashment of the said cheques upon presentation by the Vendors.
4. That payment mentioned hereinabove has/have been made in favour of the Vendor No. 2 by the Vendee at the behest and instance of the Vendors. It has been agreed and understood between the Parties that payment in favour of the Vendor No. 2 is specifically admitted by the Vendors to be in valid and lawful discharge of financial liability by the Vendee in so far payment of Sale Consideration is concerned.

For Fount Propbuild Pvt. Ltd.

Authorised Signatory

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For Emaar India Limited

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For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

For ELAN CITY LLP



5. That the Vendors hereby admit and acknowledge that subject to the due realization of the aforesaid cheques upon their presentation by the Vendors, they have received the entire Sale Consideration from the Vendee pertaining to the Said Property and all rights appurtenant thereto. No amount whatsoever is outstanding or payable to the Vendors by the Vendee towards any account.
6. That the Vendors covenant that the Vendee shall be entitled to peaceful and quiet enjoyment of the Said Property without any let, hindrance, interruption or disturbance from the Vendors or from anyone claiming through or under the Vendors and without interference from anyone else. The Vendee is now full-fledged owner in possession of the Said Property alongwith all rights, easements, privileges etc. appurtenant thereto and the Vendors are not left with any right, interest or title therein as mentioned in this Deed.
7. That the Vendors have also granted authorizations in favour of the VENDEE by way of irrevocable Power of Attorney in respect of Said Property. The VENDEE shall be entitled to get the licence and/or Change Of Developer in respect of Demised Site transferred (if legally permissible) on the basis of this Conveyance Deed at its cost and expense.
8. That the VENDORS admit and acknowledge that it shall be lawful for the Vendee for all times hereafter to enter upon the Said Property and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendors.
9. That the Vendors hereby assure the Vendee and covenants that they have got a clear marketable title in respect of the Said Property and are entitled to sell the same. The Vendors have also assured the Vendee that Said Property is free from all types of disputes, restraint orders, attachments, acquisition, third party claims, alienations etc. and that no litigation or dispute whatsoever is pending in respect of the same before any court or authority. The Vendors have further assured the Vendee that they have not entered into any agreement of sale relating to the Said Property with any other person and that they are absolute owners and in possession thereof. The Vendors have further assured the Vendee that they have not executed any prior agreement of sale in respect of Said Property in favour of any other person / company / entity.
10. That the Vendors have assured unto the Vendee that there are no dues, encumbrances, charges, liens, mortgages, cesses, rates or taxes due or outstanding to any one in respect of the Said Property and in case any

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For ELAN CITY LLP



such amounts are found payable till date, the same shall be paid / discharged / satisfied by the Vendors. The Vendors have sold the Said Property absolutely to the Vendee along with all rights and easements, appurtenant thereto. Vendors have conveyed to the Vendee that there is no legal impediment which prohibits the Vendors from executing and proceeding to register the present Conveyance Deed and/or transferring / conveying title and possession with regard to the Said Property as comprised in the Demised Site.

11. That in case any of the representations made by the Vendors are found to be incorrect or in case whole or any part of the Said Property is lost or goes out of possession / control of the Vendee due to any concealment or defect in the title of the Vendors or any loss is caused to the Vendee / its customers due to defect in title of the Vendors in the Said Property, in that event Vendors shall be liable and responsible to indemnify / make good the loss, damages etc. suffered by the Vendee and persons claiming through or under the Vendee.
12. That the sale consideration mentioned above includes the complete External Development Charges ("EDC") / complete State Infrastructure Development Charges (earlier Infrastructure Development Charges) ("IDC") charges applicable as on date. Further the Vendors have assured the Vendee that the EDC and IDC as on date stands completely deposited to the competent authority(ies) / statutory authority(ies) / Government agency(ies). Vendee hereby specifically agrees to pay any further increase in / levy of EDC / IDC, (by whatever name called or in whatever form) or any other cess, charges or levy on pro-rata basis directly to the competent authority(ies) / statutory authority(ies) / Government agency(ies). If, however, the Vendors are required to pay, such increase of EDC / IDC to the competent authority(ies) / statutory authority(ies) / Government agency(ies), then the Vendee agrees to pay / reimburse the same to the Vendors promptly on demand being made by the Vendors without any demur or protest. The determination of the pro rata share of the Vendee by the Vendors shall be final and binding on the Vendee. Vendee affirms that if the increased EDC/IDC or other such charge is not paid, the Vendee shall be liable to pay interest calculated at 12% per annum or at such higher rate as may be statutorily prescribed by DTCP / competent authority(ies) / statutory authority(ies) / Government agency(ies) for delayed payments and the Vendors shall be free to carry out all necessary actions, as approved by law, for recovery of the said charges at the cost and expense of the Vendee.

For Fount Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited

For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

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- 13. That the Vendee acknowledges and confirms that in addition to EDC / IDC, as mentioned hereinabove, the Government of India and/or Government of Haryana and/or any other competent authority(ies) / statutory authority(ies) /Government agency(ies) under the applicable law, may impose/levy additional levy(ies), fees, cesses, charges etc. by whatever name called, as leviabale in future and in that event, the Vendee shall be obligated to pay the same either directly to the competent authority(ies) / statutory authority(ies) / Government agency(ies) or if paid by the Vendors / Vendor no. 2 or demanded from the Vendors, pay the same to the Vendors / Vendor No. 2 on pro-rata basis in accordance with the demand being raised by the Vendor No. 2 on the Vendee in this regard. The Vendors shall however be liable to pay all such charges including but not confined to External Development Charges/ State Infrastructure Development Charges etc. as may be levied / demanded by the competent authority(ies) / statutory authority(ies) / Government agency(ies) from the Vendors / Vendor No. 2 in respect of the Demised Site, provided the said demand pertains to the period prior to the execution / registration of instant Deed even though such demand may be raised by the competent authority(ies) / statutory authority(ies) / Government agency(ies), pursuant to registration of this Deed. In case of delay in payment of the said charges the Vendee/ Vendors as the case may be shall be liable to pay interest calculated at 12% per annum or at such higher rate as may be statutorily prescribed by DTCP / competent authority(ies) / statutory authority(ies) / Government agency(ies) for delayed payments.
- 14. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, wealth tax, taxes, fees or levies of all and any kind by whatever name called, levied in future by the government, municipal authority or any other competent authority(ies) / statutory authority(ies) / Government agency(ies) on / in relation to the Demised Site / Said Property in particular and/or the Colony in general, as assessable or applicable from the date of execution of present Deed. The Vendors are aware that the Vendee shall only be liable to make pro rata payments for the Colony as contemplated above provided the licence for the Demised Site / the Said Property is not segregated by DTCP. The Vendee further agrees that till the time the Demised Site / Said Property is not assessed separately, then it shall timely and punctually pay the same on pro-rata basis as determined and demanded by the Vendors which shall be final and

For Fount Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Limited.

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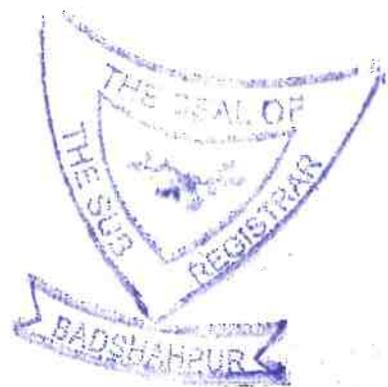
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For Kamdhenu Projects Pvt. Ltd.

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binding on the Vendee. If the Said Property / Demised Site is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority(ies) / statutory authority(ies) / Government agency(ies).

15. That the Vendors undertakes to pay all government rates, tax on land, municipal taxes, property tax, wealth tax, taxes, fees or levies of all and any kind by whatever name called, levied in past by the government, municipal authority or any other competent authority(ies) / statutory authority(ies) / Government agency(ies) on / in relation to the Demised Site / Said Property as assessable or applicable till the date of execution of present Deed.
16. That the Vendors have clarified that the Vendors and its constituents shall have no liabilities or responsibilities of any nature in respect of promotion, construction, development and sale of the Commercial Project over the Said Property and approvals of the Commercial Project referred to above and the same shall solely be discharged by the Vendee. Nothing contained in this clause shall apply in case any defect in title of the Vendors in respect of Said Property is discovered or any flaw is found in the capacity, competence and capability of the Vendors to transfer valid and marketable title/physical possession of the Said Property in favour of the Vendee at any subsequent point of time.
17. That the Vendee undertakes to abide by the terms and conditions of the undertaking and the affidavits submitted by Vendors at the time of grant of license or approval of layout or approval of zoning plan of the said Colony including the Demised Site being a commercial plot. Vendee understands that the Demised Site is part of 4% commercial component allowed under the applicable norms for a licensed plotted residential colony and as such the Demised Site being an integral part of the Colony shall always be in conformity with the approvals for the said Colony including the commercial user thereof and the Vendee shall remain bound by the same and keep the Vendors fully indemnified and harmless in this regard. Vendee further, in terms of the approved layout, undertakes that it shall construct:
- 2 Beauty Parlours – 12 SQM Each
  - 2 Clinics – 250 SQM Each
  - 2 ATM – 12 SQM. Each
  - 2 Multi-Purpose Booths – 5 x 5.5M Each
18. That the Vendor No. 2 has laid master services till the boundary line of the Demised Site at a particular location as per the Vendors' plans

For ELAN CITY LLP

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For Foyer Propbuild Pvt. Ltd.

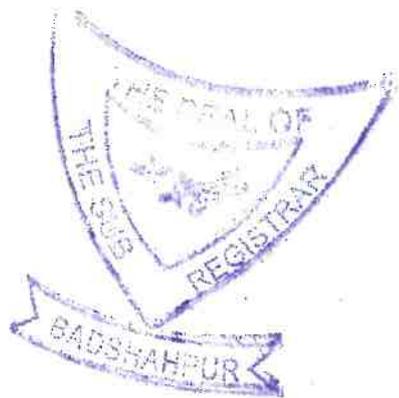
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For Jive Propbuild Pvt. Ltd.



and the Vendee shall lay internal services on its own accordingly and in conformity with the applicable norms qua the Colony and qua the development to be undertaken and carried out on the Demised Site all as per the applicable approvals in relation to the said Colony in general and the Demised Site in particular and as per the applicable laws, all at the cost and expenses of the Vendee. Vendors shall in no manner be liable and responsible in relation to the aforesaid internal services including all compliances in relation thereto.

19. That the Vendee shall at its own costs obtain approvals and supply of electricity, water or any other utilities from the Vendor No. 2/ Person / entity holding the bulk supply connection / the main connection and/or any other entity, so entitled to do so as per the applicable law and the applicable norms. Vendee is entitled to obtain and make operational independent direct connection for the supply of electricity, water or any other utilities from the concerned entity authorized to provide such connection and supplies, in which case it shall be a sole obligation and liability of the Vendee to make all payments and compliances for getting the said connections, installations, energization/operations thereof and for consumption and user thereof.
20. That the Vendee may have its power/ water requirement / supply from the Vendor No. 2 and / or any entity so nominated by the Vendor No. 2, and /or the entity so authorized and empowered to do so, all as per the commercial tariff as applicable to the same category of consumers in the Colony (only if services taken from the vendor No .2). The Vendee confirms to have understood that such power generating and/or supplying equipment may during its operation cause inconvenience to the Vendee but the Vendee shall not be entitled to object to the same. This clause shall survive the conveyance of the Said Property or any subsequent sale / re-sale and/or conveyancing thereof.
21. That in case any other facility / amenity made available by the Vendors for the Colony or any part or portion thereof, is used/utilized by the Vendee in that event the Vendee shall make payment of pro-rata charges. The Vendee at its absolute discretion shall be entitled to call upon the Vendors to make available any facility/amenity which the Vendors are legally obliged to make available in the Colony for the Demised Site.
22. The Vendee shall bear and pay the maintenance charges for the services and facilities availed by it for the Commercial Colony subject matter of this Conveyance Deed, wherein the Demised Site is

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located. The quantum of maintenance charges for such availed services and facilities payable by the Vendee shall be the same as may be realized by the Vendor No. 2/Maintenance Agency/ RWA from owners of plots in the Colony as per the bills raised by the Maintenance Agency from time to time.

23. That the Vendors have handed over the vacant and peaceful physical possession of the Said Property to the Vendee after due verification of the boundaries, area, etc. of the Said Property. Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the above are as represented. Vendee acknowledges and confirms having received the legal and physical possession of the Said Property.
24. That the Vendee shall be responsible for obtaining and maintaining, at its own cost and expenses all the necessary approvals / permits required by the competent authority(ies) /statutory authority(ies) /government authority(ies) / agency(ies) to develop, implement, construct a Commercial Project / Commercial Complex on the Said Property in particular and the Demised Site in general and to sell, transfer, lease out, let-out and/or create third party rights, etc. in or upon the various units or spaces of the Commercial Project / Commercial Complex on the Said Property, all as per the applicable law and the applicable norms and applicable approvals including but not limited to construction norms circulated from time to time by DTCP, NGT and/or any other competent authority(ies) /statutory authority(ies) /government authority(ies) / agency(ies), disposal of waste / sewage, sewage treatment plant, environmental norms and labour compliances etc. and shall remain bound by all the directions, instructions, advisories issued by competent authority(ies) /statutory authority(ies) /government authority(ies) / agency(ies) on / in relation to the Said Property in particular and the Demised Site in general from time to time.
25. That subject to the applicable laws the Vendee shall be free to transfer, sell, lease out, let-out, etc. any developments so undertaken and carried out on the Said Property, without any consent or intimation to the Vendors.
26. That the Vendee shall not do anything illegal in or around the Demised Site and/or any part thereof (and/or any developments undertaken on) which tends to cause damage to any services of any other property adjoining/ adjacent or nearby to the Demised Site or in any manner interfere with the use thereof or of roads, lanes, passages

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- or amenities available for common use in the Colony and every part and portion thereof.
27. That the Vendee confirms that all the obligations arising under this Deed in respect of the Demised Site and/or any part thereof (and /or any developments undertaken on) shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Demised Site and the developments thereon, as the said obligations go with the Demised Site for all intents and purposes and the Vendee assures the Vendors that the Vendee shall take sufficient steps to ensure the performance in this regard.
  28. That the VENDEE shall at its own cost and expenses apply for and get the necessary approvals, permissions, sanctions, registrations etc. and NOC's i.e. building plans, occupation of the building, pollution, fire safety etc. Vendors shall provide all the relevant documents that may be required to be filed before the competent authority(ies) /statutory authority(ies) /government authority(ies) / agency(ies) even after execution of this Deed, at the costs and expenses of the Vendee, and as and when required by the Vendee, all subject to the applicable laws..
  29. The approvals which are common for the entire Colony shall be obtained / procured by the Vendors and/or nominated Maintenance Agency / RWA for the Colony and the Vendee and/or persons claiming under or through the Vendee shall be bound to pay for their proportionate share of all the statutory fees, cost, expenses and other charges for the same including those for the renewal and extension thereof from time to time, as per the demand and advise of the Vendors and/or nominated Maintenance Agency / RWA for the Colony, as the case may be. However, nothing contained in this clause shall apply once Occupation Certificate is obtained by the Vendee after raising construction over the Demised Site or the licence in respect of the Said Property is transferred in favour of the Vendee.
  30. That subject to applicable Law(s), the Vendee agrees and acknowledges that the Vendee shall not have any right over any area or development outside the Demised Site, although the same may form part of the Colony.
  31. That the Vendee agrees and acknowledges that all the acts and actions of the Vendee towards the Said Property and the development thereon and that towards the Demised Site shall be in accordance with the applicable law and the relevant and applicable approvals, permissions,

For ELAN CITY LLP

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For Fount Propbuild Pvt. Ltd.

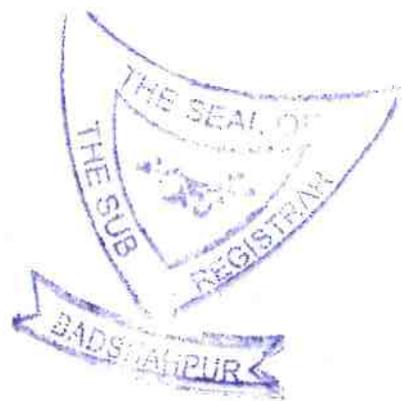
For Foyer Propbuild Pvt. Ltd.

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For Kamdhenu Projects Pvt. Ltd.

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sanctions, registrations, licenses etc. for the Colony in general and the Said Property and the Demised Site in particular.

32. That the Vendee shall not carry out fragmentation/sub-division of the land as comprised in the Demised Site, all in any manner whatsoever, under any circumstances (unless permissible under Applicable law) and in case it is done, the Vendee shall be solely and exclusively liable and responsible for all consequences, penalties, damages etc. arising therefrom. The Vendors shall not in any manner be liable for the same and accepts no responsibility or liability in this regard and that the Vendee shall keep the Vendors indemnified in this regard.
33. That the Vendee confirms that the liability towards all expenses for the completion of this Deed, including cost of stamp duty, registration and other incidental charges is that of the Vendee. The Vendee shall be liable for due compliance of the provisions of Stamp Duty Act, 1899 as applicable to the State of Haryana and the Registration Act, 1908 as applicable to the State of Haryana and any other law in relation to the registration of this Deed in favour of the Vendee. Any deficiency in the stamp duty, registration charges and other fee or charges for the execution and registration of this Deed in favour of the Vendee, as may be determined by the Sub-Registrar of Assurances / any Competent Authority(ies) / statutory authority(ies) / Government agency(ies) along with the consequent penalties / deficiencies as may be levied in respect of the Said Property conveyed by and under this Deed shall be that of the Vendee and be borne and paid by the Vendee exclusively. Further, the Vendee has also agreed that if there is any additional levy on the Stamp Duty, as a consequence of any order of government / statutory or other local authority, the same, if applicable, shall also be borne and payable by the Vendee. In any event, the Vendors shall have no liability in terms of the deficiency of stamp duty or any other provision of applicable laws. The Vendors shall not in any manner be liable for the same and accepts no responsibility or liability in this regard and that the Vendee shall keep the Vendors indemnified in this regard.
34. That the Vendors will provide the relevant papers for mutation of the Said Property in the name of the Vendee in the revenue records at the Vendee's cost and expenses.
35. That the Vendee shall obtain the approval of layout / building plans for the Demised Site from the competent authority(ies) / statutory authority(ies) / Government agency(ies) at its own cost and expense and if so required, the Vendors shall have to sign and provide all the

For Fount Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Emaar India Ltd.

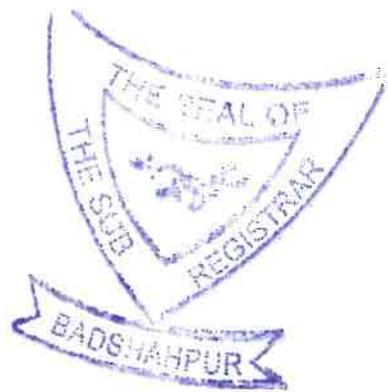
For Jive Propbuild Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

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documents, if any, so required from time to time by the Vendee in respect of approvals / permissions for development to the extent it can do so under the law.. On completion of construction the Vendee shall apply and obtain the Occupation Certificate from the competent authority(ies) / statutory authority(ies) / Government agency(ies) / authorities and provide a copy thereof to the Vendors. However, obtaining the Completion Certificate of the complete Colony, shall be that of the Vendors, subject to Vendee being in compliance of the Applicable Laws, rules, regulations applicable to the Demised Site and the Said Property. After obtaining of the Occupation Certificate in respect of the Commercial Project on the Demised Site, the Vendee shall not bear any cost towards the renewal of license, completion etc. for the Colony.

- 36. That the Vendors have assured the Vendee that notwithstanding the execution and registration of this Deed the Vendors shall execute all such requisite documents, authorizations etc. as may be required for confirmation of the absolute transfer of the Said Property in favour of the Vendee. However, all costs and expenses in this behalf shall be borne by the Vendee. The Vendee on its own shall be entitled to get mutation sanctioned on the basis of this registered Deed and shall get its name substituted in the relevant records as owner in possession of the Said Property.
- 37. That it has been specifically agreed that the relationship between the Parties shall be that of Principal to Principal and the Vendee shall not, in any case, be considered as an agent of the Vendors. It is specifically agreed between the parties that the Vendors shall not be responsible for and shall not be held liable for any contingency, accident or mishap happening during development, execution and construction stage or otherwise.
- 38. That the Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent authority(ies) /statutory authority(ies) /government authority(ies) / agency(ies).
- 39. That the Vendee / the Vendors acknowledges that if any clause of this Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Deed and to the extent necessary to conform to the applicable

For ELAN CITY LLP  
Authorised Signatory

For Fountain Projects Pvt. Ltd.  
Authorised Signatory  
For Jive Propbuild Pvt. Ltd.  
Authorised Signatory

For Foyer Propbuild Pvt. Ltd.  
Authorised Signatory  
For Kamdhenu Projects Pvt. Ltd.  
Authorised Signatory

For Emaar India Limited  
Authorised Signatory



laws; and the remaining provisions of this Deed shall remain valid and legally enforceable.

40. That the Courts at Gurugram alone and the Punjab and Haryana High Court at Chandigarh shall have exclusive jurisdiction in the matter.
41. That the Recitals of this Deed and representations therein along with the Schedules and Annexures to this Deed shall form an integral part of this Deed and shall be read as necessary terms and conditions of this Deed.

### SCHEDULE

#### 1. M/s Fount Propbuild Pvt. Ltd. 3502/4401 share, M/s. Foyer Propbuild Pvt. Ltd. 146/1467 share,

Village	Rectangle No.	Killa No.	Area Kanal – Marla
Maidawas	17	4/2/1min	0 – 5
		7/2	4 – 10
		<b>Total: Share:</b>	<b>4Kanal- 15 Marla 4 Kanal – 5 Marla or 0.53125acre</b>

#### 2. M/s. Jive Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area Kanal – Marla
Maidawas	17	13min	2 – 9
		<b>Total:</b>	<b>2Kanal- 9Marla or 0.30625 acre</b>

#### 3. M/s.Kamdhenu Projects Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area Kanal – Marla
Maidawas	17	14/1min	2 – 5
		14/2/1min	2 – 5
		<b>Total:</b>	<b>4Kanal- 10Marla or 0.5625 acre</b>

		<b>G.Total:</b>	<b>11Kanal- 4Marla or 1.4 acre</b>
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For Fount Propbuild Pvt. Ltd.

Authorised Signatory

For Jive Propbuild Pvt. Ltd.

Authorised Signatory

For Foyer Propbuild Pvt. Ltd.

Authorised Signatory

For Kamdhenu Projects Pvt. Ltd.

Authorised Signatory

For Emaar India Limited

For ELAN CITY LLP

Authorised Signatory



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands at the places and on the day, month and year mentioned above.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Witnesses:

DRAFTED BY

NITISH SHARMA, ADVOCATE  
GURGAON

NITISH SHARMA, ADVOCATE  
GURGAON

2.

SIDDHARTH KUMAR S/o  
SH. RAJINDER KUMAR  
H: No - 535, SEC-47  
GURUGRAM HARYANA  
122002

1. For Fount Propbuild Pvt. Ltd.  
For Fount Propbuild Pvt. Ltd.

Authorised Signatory  
Authorised Signatory

2. For Foyer Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

Authorised Signatory

3. For Jive Propbuild Pvt. Ltd.

For Jive Propbuild Pvt. Ltd.

Authorised Signatory  
Authorised Signatory

4. For Kamdhenu Projects Pvt. Ltd.

For Kamdhenu Projects Pvt. Ltd.

Authorised Signatory  
Authorised Signatory

5. For Emaar India Limited.  
(Formerly known as Emaar MGF

Land Limited)  
For Emaar India Limited

Authorised Signatory  
Authorised Signatory

For and on behalf of VENDORS

For ELAN CITY LLP

For ELAN CITY LLP

Authorised Signatory

For and on behalf of VENDEE



**FOUNT PROPBUILD PRIVATE LIMITED**

(Regd. Off.:- 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON OCTOBER 08, 2020**

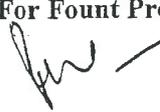
“RESOLVED THAT the consent of the Board be and is hereby accorded to execute agreements, deeds including Conveyance Deeds for the sale of Company’s share in developed plot admeasuring 1.46 acres, being developed by Emaar India Limited (formerly known as Emaar MGF Land Limited) under licence bearing no. 97 of 2010 and 41 of 2011, and owned by the Company as under:

Village	Land Details
Maidawas	Rectangle Number 17, Kila number 4/2/1 min (0K-5M), Kila No.7/2 (4K-10M) measuring 4 Kanals 15 Marlas to the extent of 3502/4401 share

RESOLVED FURTHER THAT Mr. Aakil Ali or Mr. Vipin Kumar, be and are hereby severally authorised, for and on behalf of the Company, to sign and execute the agreements, deeds including Conveyance Deeds, on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

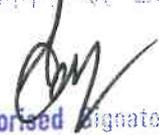
RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

**CERTIFIED TO BE TRUE**  
For Fount Propbuild Private Limited

  
Reena  
Director

For ELAN CITY LLP  
  
Authorised Signatory

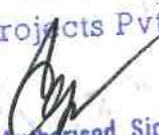
For Fount Propbuild Pvt. Ltd.

  
Authorised Signatory

For Jive Propbuild Pvt. Ltd.

  
Authorised Signatory

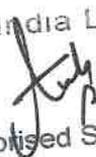
For Kamdhenu Projects Pvt. Ltd.

  
Authorised Signatory

For Foyer Propbuild Pvt. Ltd.

  
Authorised Signatory

For Emaar India Limited

  
Authorised Signatory

For Foyer Properties Pvt. Ltd.



# FOYER PROPBUILD PRIVATE LIMITED

(Regd. Off.: - 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

## CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON OCTOBER 08, 2020

“RESOLVED THAT the consent of the Board be and is hereby accorded to execute agreements, deeds including Conveyance Deeds for the sale of Company’s share in developed plot admeasuring 1.46 acres, being developed by Emaar India Limited (formerly known as Emaar MGF Land Limited) under licence bearing no. 97 of 2010 and 41 of 2011, and owned by the Company as under:

Village	Land Details
Maidawas	Rectangle Number 17 Kila Number 4/2/1 min (0K-5M), Kila No.7/2 (4K-10M) measuring 4 Kanals 15 Marlas to the extent of 438/4401 share

RESOLVED FURTHER THAT Mr. Aakil Ali or Mr. Vipin Kumar, be and are hereby severally authorised, for and on behalf of the Company, to sign and execute the agreements, deeds including Conveyance Deeds, on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

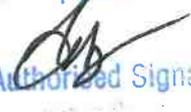
**CERTIFIED TO BE TRUE**  
For Foyer Propbuild Private Limited

  
Mayank Sharma  
Director

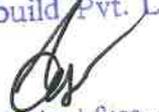
For Fount Propbuild Pvt. Ltd.

  
Authorised Signatory

For Foyer Propbuild Pvt. Ltd.

  
Authorised Signatory

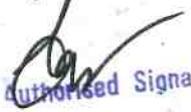
For Jive Propbuild Pvt. Ltd.

  
Authorised Signatory

For Emaar India Limited

  
Authorised Signatory

For Kamdhenu Projects Pvt. Ltd.

  
Authorised Signatory

For ELAN CITY LLP

  
Authorised Signatory

For Foyer Properties Pvt. Ltd.

At



# JIVE PROPBUILD PRIVATE LIMITED

(Regd. Off.:- 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

## CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON OCTOBER 08, 2020

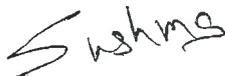
“RESOLVED THAT the consent of the Board be and is hereby accorded to execute agreements, deeds including Conveyance Deeds for the sale of Company’s share in developed plot admeasuring 1.46 acres, being developed by Emaar India Limited (formerly known as Emaar MGF Land Limited) under licence bearing no. 97 of 2010 and 41 of 2011, and owned by the Company as under:

Village	Land Details
Maidawas	Rectangle Number 17 Kila number 13 min (2K-9M) measuring 2 Kanals 9 Marlas

RESOLVED FURTHER THAT Mr. Aakil Ali or Mr. Vipin Kumar, be and are hereby severally authorised, for and on behalf of the Company, to sign and execute the agreements, deeds including Conveyance Deeds, on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

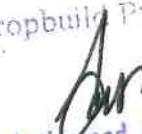
**CERTIFIED TO BE TRUE**  
For Jive Propbuild Private Limited

  
Sushma Sharma  
Director

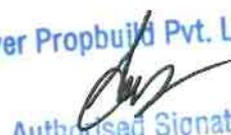
For ELAN CITY LLP

~~Authorised Signatory~~

For Fount Propbuild Pvt. Ltd.

  
Authorised Signatory

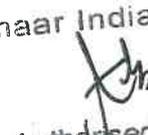
For Foyer Propbuild Pvt. Ltd.

  
Authorised Signatory

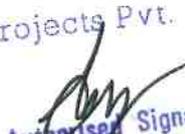
For Jive Propbuild Pvt. Ltd.

  
Authorised Signatory

For Emaar India Limited

  
Authorised Signatory

For Kamdhenu Projects Pvt. Ltd.

  
Authorised Signatory

For Foyer Properties Pvt. Ltd.

...

...

...



**KAMDHENU PROJECTS PRIVATE LIMITED**

(Regd. Off.: - 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON OCTOBER 08, 2020**

“RESOLVED THAT the consent of the Board be and is hereby accorded to execute agreements, deeds including Conveyance Deeds for the sale of Company’s share in developed plot admeasuring 1.46 acres, being developed by Emaar India Limited (formerly known as Emaar MGF Land Limited) under licence bearing no. 97 of 2010 and 41 of 2011, and owned by the Company as under:

Village	Land Details
Maidawas	Rectangle Number 17 Kila number 14/1 min (2K-5M), Kila No.14/2/1 min (2K-5M) measuring 4 Kanals 10 Marlas

RESOLVED FURTHER THAT Mr. Aakil Ali or Mr. Vipin Kumar, be and are hereby severally authorised, for and on behalf of the Company, to sign and execute the agreements, deeds including Conveyance Deeds, on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

**CERTIFIED TO BE TRUE**  
For Kamdhenu Projects Private Limited

*ushma*  
Sushma Sharma  
Director

For ELAN CITY LLP

~~Authorised Signatory~~

For Fount Propbuild Pvt. Ltd.

Authorised Signatory

For Foyer Propbuild Pvt. Ltd.

Authorised Signatory

For Jive Propbuild Pvt. Ltd.

Authorised Signatory

For Emaar India Limited

Authorised Signatory

For Kamdhenu Projects Pvt. Ltd.

Authorised Signatory

For Every Part of the Year



# EMAAR

INDIA

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON OCTOBER 20, 2020**

"RESOLVED THAT in supersession of earlier resolutions passed by the Board of Directors, consent of the Board be and is hereby accorded to execute Agreements, including Buyers Agreements, Deeds including Conveyance Deeds, Lease Deeds, Rectification Deeds, Supplementary Deeds, Addendums, Deeds of Declaration, Letter of Intents, Power of Attorneys, etc., for the sale/lease of apartments / villas / plots/ units in various Projects of the Company, along with its associates / collaborators in favour of the respective buyers.

RESOLVED FURTHER THAT following officials of the Company be and are hereby severally authorised, for and on behalf of the Company, to sign and execute any of the aforesaid agreements / deeds / documents on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company :

S. No.	Name of Authorised Officials
1	Mr. Vishal Patni
2	Mr. Rohit Rampal
3	Mr. Prashant Singh
4	Mr. Kush Arora
5	Ms. Reena Gulati
6	Ms. Payal Gupta
7	Mr. Mohit Anand
8	Mr. Namrata Mehrotra
9	Mr. Robin Das
10	Ms. Rakhi Oberai
11	Mr. Sameer Wadhwa
12	Mr. Amit Chhabra
13	Mr. Kalicharan Patro
14	Ms. Shagun Kapoor
15	Ms. Heena Verma
16	Mr. Amit Thakur
17	Mr. Shubham Sharma
18	Ms. Surbhi Shridhar
19	Mr. Tahseen Anwar
20	Ms. Deepika Parmar
21	Mr. Rohit Saxena
22	Mr. Rajneesh Rana
23	Mr. Vishal Rana
24	Ms. Anshu Verma
25	Ms. Manisha Ghai
26	Mr. Rajat Malhotra
27	Mr. Ankur Kundra
28	Mr. Kanwal Babber
29	Mr. Karanbir Singh
30	Mr. Ritesh Kumar
31	Mr. Manpreet Bedi
32	Mr. Ankit Vijayvargiya
33	Mr. Saurabh Bakshi
34	Mr. Yogesh Vaishnav
35	Ms. Priyanka Sharma
36	Mr. Satender Kumar Mishra
37	Ms. Ruchi Singh
38	Mr. Mohd. Zama
39	Mr. GS Jayakrishnan
40	Mr. Avinash Bhagia

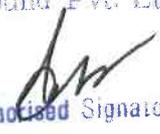
For Fount Propbuild Pvt. Ltd.


  
Authorised Signatory

For Foyer Propbuild Pvt. Ltd.


  
Authorised Signatory

For Jive Propbuild Pvt. Ltd.


  
Authorised Signatory

For Kamdhenu Projects Pvt. Ltd.


  
Authorised Signatory

For Emaar India Limited


  
Authorised Signatory

For ELAN CITY LLP


  
Authorised Signatory

EMAAR INDIA LIMITED

(formerly known as Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122002. Haryana

Tel.: +91 124 442 1155 | FAX: +91 124 479 3401

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi - 110 017

Tel.: +91 11 4152 1155, 4948 3100 FAX: +91 11 4152 4619 | CIN: U45201DL2005PLC133161

Email: enquiries@emaar-india.com | emaar-india.com




For further information, please contact the Registrar.

1/1/2024



# EMAAR

INDIA

RESOLVED FURTHER THAT the following persons be and are hereby also authorised severally to appear before the concerned Registrar or Sub-Registrar, as the case may be and to present the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Declaration, Lease Agreements, Letter of Intents, Power of Attorneys, etc., so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar of Assurances and to admit Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

1. Mr. Ketan Luthra S/o. Sh. Gurbachan Luthra
2. Mr. Aakil Ali S/o. Sh. Azeem Khan
3. Mr. Pratap S/o. Sh. Prabhu Dayal
4. Mr. Mukesh Kumar S/o. Sh. Bishambher Dayal
5. Mr. Sonu Kumar S/o. Sh. Birma
6. Mr. Bharat Singh S/o. Sh. Baladdin
7. Mr. Ranjeet Kumar S/o. Sh. Pyare Lal
8. Mr. Parveen S/o. Sh. Ashok Kumar
9. Mr. Rohit Tanwar S/o. Sh. Amar Singh Tanwar
10. Mr. Neeraj S/o. Sh. Hawa Singh
11. Mr. Mohd. Zain Shamsi S/o Sh. Gulzar Ahmad Shamsi
12. Mr. Jagveer Sehrawat S/o Sh. Vedpal Singh
13. Mr. Sahil S/o Sh. Bijender Singh

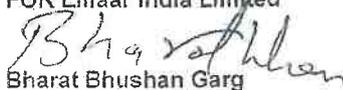
RESOLVED FURTHER THAT any of the following officials be and are hereby severally authorized, for and on behalf of the Company to sub-delegate the powers and authority provided herein, in writing, to any other person, to do such acts, deeds and things as may be expressly sub-delegated in the best interest of the Company:

S. No.	Name of Authorised Persons
1	Mr. Vishal Patni
2	Mr. Rohit Rampal
3	Mr. Kanwal Babber
4	Mr. Ravneet Gill

RESOLVED FURTHER THAT the authority granted herein will remain valid and effective till and until such officials hold their respective offices in the Company or any other resolution is passed by the Board modifying or revoking these authorizations, whichever is earlier and any actions taken by such officials in this regard be and are hereby ratified."

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary."

CERTIFIED TRUE COPY  
FOR Emaar India Limited

  
Bharat Bhushan Garg  
Company Secretary

For Fount Propbuild Pvt. Ltd.

Authorised Signatory



For Foyer Propbuild Pvt. Ltd.

Authorised Signatory

For ELAN CITY LLP

Authorised Signatory

For Jive Propbuild Pvt. Ltd.

Authorised Signatory

For Emaar India Limited

Authorised Signatory

For Kamdhenu Projects Pvt. Ltd.

Authorised Signatory

EMAAR INDIA LIMITED

(formerly known as Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122002. Haryana

Tel.: +91 124 442 1155 | FAX: +91 124 479 3401

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi - 110 017

Tel.: +91 11 4152 1155, 4948 3100 FAX: +91 11 4152 4619 | CIN: U45201DL2005PLC133161

Email: enquiries@emaar-india.com | emaar-india.com

For Forgot Print...



**ELAN CITY LLP**

LLPIN:- AAU-2796

**LETTER OF AUTHORITY**

We (1) Mr. Akash Kapoor son of Sh. Rakesh Kapoor resident of 1910A, The Magnolias, Golf Course Road, Sector-42, Gurugram, Haryana-122002 (2) Mr. Ravish Kapoor son of Sh. Rakesh Kapoor resident of 1910A, The Magnolias, Golf Course Road, Sector-42, Gurugram, Haryana-122002 are the Designated Partners of M/s ELAN CITY LLP a Limited Liability Partnership incorporated under the provisions of LLP Act, 2008 having its Registered Office at 3<sup>rd</sup> Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002 {hereinafter referred to as "Said Firm"}.

WHEREAS the Said Firm is proceeding for Purchase of a Licensed land admeasuring 11 Kanal and 4 Marla (1.4 Acres), which is a part of Residential plotted colony under the name and style of "MARBELLA" on piece and parcel of land admeasuring 107.919 acres approximately falling in the Revenue Estate of Village Maidawas, Sector 65 and 66, Gurugram, Haryana, from the following land owning companies/ EMAAR INDIA LIMITED (Formerly Known as EMAAR MGF LAND LIMITED, having Registered office at:- 306-308, Square One, C-2, District Centre, Saket New Delhi 110017 and corporate office at Emaar MGF Business Park, 2<sup>nd</sup> Floor Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector-28 Gurugram 122002, for the development of Commercial Colony over the said land.

- (a) M/S Fount Propbuild Private Limited, having its Registered office at:- 306-308, Square One, C-2, District Centre, Saket New Delhi 110017 and Corporate office at Emaar MGF Business Park, 2<sup>nd</sup> Floor Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector-28 Gurgaon 122002 holds 3502/4401 Share in the following land falling in the Revenue Estate of Village Maidawas, Sector 66, Gurugram, Haryana. (b) M/S Foyer Propbuild Private Limited, having its Registered office at:- 306-308, Square One, C-2, District Centre, Saket New Delhi 110017 and Corporate office at Emaar MGF Business Park, 2<sup>nd</sup> Floor Mehrauli Gurugram Road, Sikandarpur Chowk, Sector-28 Gurugram 122002 holds 146/1467 Share in the following land falling in the Revenue Estate of Village Maidawas, Sector 66, Gurugram, Haryana

For ELAN CITY LLP

Designated Partner

For ELAN CITY LLP

Ravish Kapoor

Designated Partner

Registered Office:- 3<sup>rd</sup> Floor, Golf View Corporate Tower, Sector-42,

For Emaar India Limited

Gurugram, Haryana-122002

For ELAN CITY LLP

For Kamdhenu Projects Pvt. Ltd.

Authorized Signatory

For Jive Propbuild Pvt. Ltd.

Authorized Signatory

For Foyer Propbuild Pvt. Ltd.

Authorized Signatory

For Fount Propbuild Pvt. Ltd.

Authorized Signatory

For copies contact: [illegible]



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# ELAN CITY LLP

LLPIN:- AAU-2796

Village	Rectangle Number	Killa No	Area Kanal-Marala
Maidawas	17	4/2/1 min	0-5
		7/2	4-10
		Total	4 Kanal-15 Marla
		Share	4 Kanal-05 Marla

2. M/S Jive Propbuild Private Limited, having its Registered office at: 306-308, Square One, C-2, District Centre, Saket New Delhi 110017 and Corporate office at Emaar MGF Business Park, 2<sup>nd</sup> Floor Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector-28 Gurugram 122002 holds the following share in the land falling in the Revenue Estate of Village Maidawas, Sector 66, Gurugram, Haryana.

Village	Rectangle Number	Killa No	Area Kanal -Marla
Maidawas	17	13 min	2-9
		Total	2 Kanal-9 Marla

3. M/S Kamdhenu Projects Private Limited, having its Registered office at: 306-308, Square One, C-2, District Centre, Saket New Delhi 110017 and Corporate office at Emaar MGF Business Park, 2<sup>nd</sup> Floor Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector-28 Gurugram 122002 holds the following share in the land falling in the Revenue Estate of Village Maidawas, Sector 66, Gurugram, Haryana.

Village	Rectangle Number	Killa No	Area Kanal - Marla
Maidawas	17	14/1 min	2-5
		14/2/1 min	2-5
		Total	4 Kanal -10 Marla
		Total Land	11 Kanal -04 Marla (1.4 Acres)

Registered Office:- 3<sup>rd</sup> Floor, Golf View Corporate Tower, Sector-42,  
Gurugram, Haryana-122002

For ELAN CITY LLP

For ELAN CITY LLP

For ELAN CITY LLP

Ravish Kapoor

For Kamdhenu Projects Pvt. Ltd.

For Jive Propbuild Pvt. Ltd.

For Foyer Propbuild Pvt. Ltd.

For Foyr Propbuild Pvt. Ltd.

For Emaar India Limited  
Authorised Signatory

Authorised Signatory

Authorised Signatory

For EOI & EOI/EOI/EOI/EOI/EOI



For EOI & EOI/EOI/EOI/EOI/EOI

Authorised Signatory

# ELAN CITY LLP

LLPIN:- AAU-2796

WHEREAS both the Designated Partners Mr. Akash Kapoor and Mr. Ravish Kapoor unanimously agrees and acknowledge that Mr. Gaurav Khandelwal (Adhaar No.:-8217 9728 2896) is authorised to do all acts, deeds and things on behalf of the Said Firm to execute and register Conveyance Deed and Special Power of Attorney and to get the said land mutated in Said Firm name through Special Power of Attorney, that is to say: –

1. Mr. Gaurav Khandelwal (Adhaar No.:-8217 9728 2896) shall be competent and entitled to purchase stamp papers, to execute, sign and get registered Conveyance Deed as well as Special Power of Attorney and Indemnity Bond pertaining to said land and to appear before Sub Registrar for registration of aforesaid documents.
2. That Mr. Gaurav Khandelwal (Adhaar No.:-8217 9728 2896) shall be entitled to Take actual physical possession of the Said Land from the land owning Companies/ EMAAR INDIA LIMITED (Formerly Known as EMAAR MGF LAND LIMITED).
3. That Mr. Gaurav Khandelwal (Adhaar No.:-8217 9728 2896) shall be entitled to get the said land mutated in the name of Said Firm i.e M/S ELAN CITY LLP.
4. That this Letter of Authority is executed at Gurugram on this 10<sup>th</sup> November, 2020 in confirmation of the fact that all documents executed and acts, deeds and things done by Mr. Gaurav Khandelwal (Adhaar No.:-8217 9728 2896) by virtue of this Letter of Authority shall be binding upon the Said Firm with full force and effect.

Executants

1. Akash Kapoor (Designated Partner )
2. Ravish Kapoor (Designated Partner )

For ELAN CITY LLP

Designated Partner

For ELAN CITY LLP

Designated Partner

For Emaar India Limited

Registered Office:- 3<sup>rd</sup> Floor, Golf View Corporate Tower, Sector-42,  
Gurugram, Haryana-122002

Authorised Signatory

3

For ELAN CITY LLP

Authorised Signatory

For Kamdhenu Projects Pvt. Ltd.

Authorised Signatory

For Five Propbuild Pvt. Ltd.

Authorised Signatory

Authorised Signatory

For Four Propbuild Pvt. Ltd.

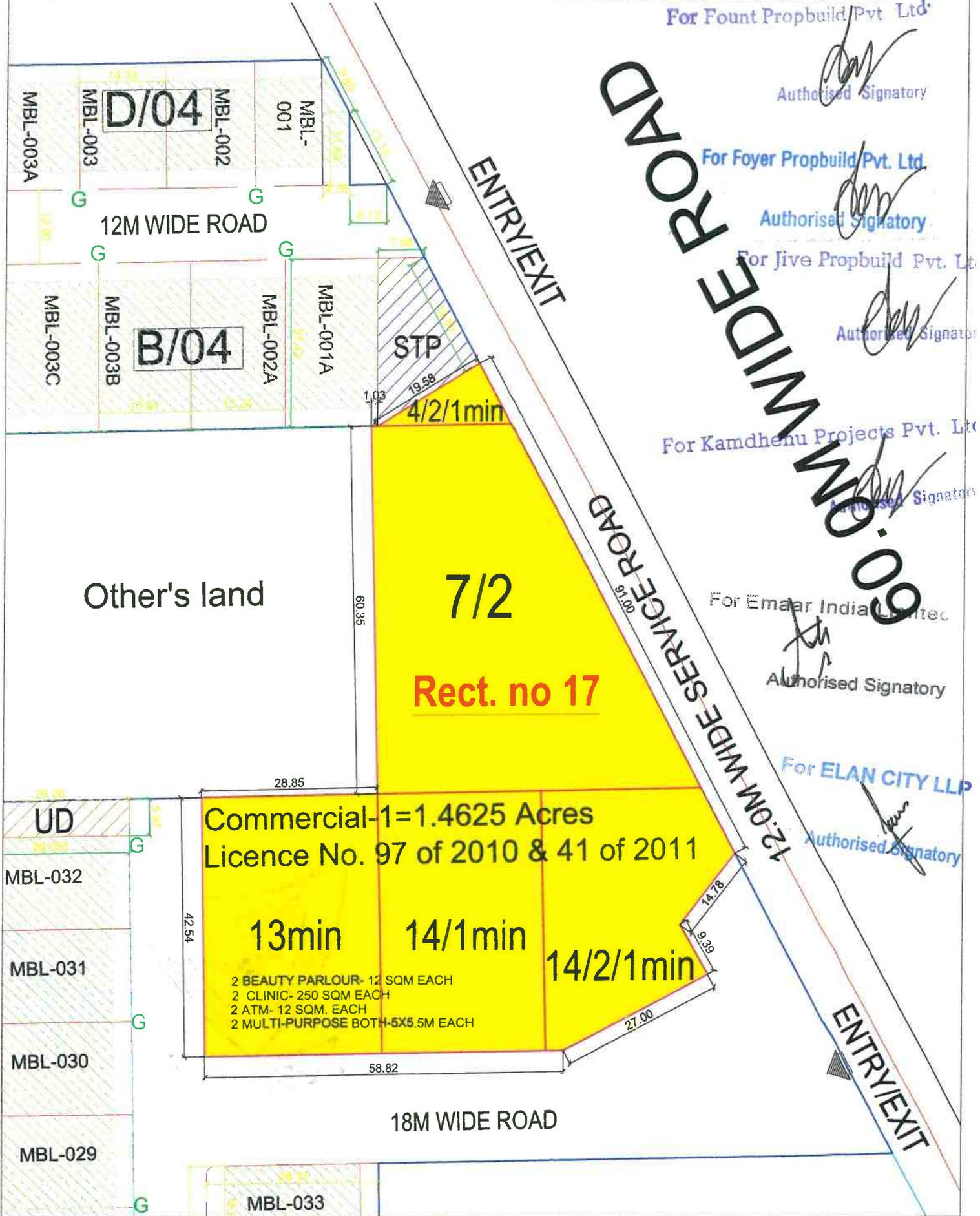
Authorised Signatory

Violations - 7/10/2024



# ANNEXURE-7

COMMERCIAL 1 OF AREA MEASURING 1.462 ACRES IN RESIDENTIAL PLOTTED COLONY UNDER THE NAME & STYLE OF "MARBELLA" ON AREA MEASURING 107.919 ACRES ( 97 OF 2010 DATED 18.11.2010 FOR 108.006 ACRES AND LICENSE NO. 41 OF 2011 DATED 03.05.2011 & AN AREA ADMEASURING 1.15 ACRES OUT OF LICENSE NO. 97 OF 2010 DATED 18.11.2010 WAS DE-LICENSED VIDE ORDER NO LC-2169-B-JE(MS)-2017/ 2806 DATED 14.2.2017) IN SECTOR 66 & 65, VILLAGE MAIDAWAS, GURUGRAM MANESAR URBAN COMPLEX, HARYANA



For Fount Propbuild Pvt Ltd

*[Signature]*  
Authorised Signatory

For Foyer Propbuild Pvt. Ltd.

*[Signature]*  
Authorised Signatory

For Jive Propbuild Pvt. Lt.

*[Signature]*  
Authorised Signatory

For Kamdhenu Projects Pvt. Ltd

*[Signature]*  
Authorised Signatory

For Emaar India Limited

*[Signature]*  
Authorised Signatory

For ELAN CITY LLP

*[Signature]*  
Authorised Signatory

60.0M WIDE ROAD

For Foyer Properties Pvt. Ltd.

At: ...

Authorised Signatory



New-Delhi-110062

ce: Gurugram  
te: 19.07.2021



JP &  
mes -  
Delhi

7906444528

and above said shop No.5 will be mutated in the name of above said legal heirs of Late Sh. Shyam Lal.  
Secretary Market Committee Kharkhoda

### PUBLIC NOTICE

General Public is hereby informed that State Environment Impact Assessment Authority (SEIAA), Haryana, Bays No. 55 - 58, Paryatan Bhawan, Sector-2, Panchkula, Haryana vide their letter no. SEIAA(128)/HR/2021/620 dated 09.07.2021 has accorded the "Environment Clearance" to M/s Emaar India Limited and Developed by M/s Elan City LLP having its Regd. Office at 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002 for proposed Commercial Colony (Retail, Office & Food Court) planned at Village- Maidawas, Sector-66, Gurugram, Haryana.

General Public is further informed that a copy of said Environment Clearance Letter is available in the office of Haryana State Pollution Control Board, Panchkula and State Environment Impact Assessment Authority, Panchkula, Haryana.

M/s Emaar India Limited  
and developed by  
M/s Elan City LLP.

3rd Floor, Golf View Corporate  
Tower, Golf Course Road,  
Sector-42, Gurugram,  
Haryana-122002

Place: Gurugram  
Date: 19.07.2021

ANNEXURE-27-A  
downloading of  
document, please visit  
Bank's website  
www.unionbankofindia  
co.in or the Government  
tender portal  
www.eprocure.gov.  
Please visit  
<https://ubi.abcproucure.com>  
for participation in  
e-tender.

jobs

SITUATION  
VACANT

OTHER VACANCIES

MULTIPLE  
VACANCIES

REQ- 1DTP Operator-2  
Customer Care Manager-2  
Accountant-2 Telecall  
who knows Marathi, Be  
Gujrati, Tamil Language.  
operators-2 Milling man-  
room helpers-5 nos Sec  
guard-1 nos Peon-1 nos S  
resume on whats ap  
9990315845 mail id- nalini  
gmail.com

... will be doing at one's own risk and consequences. My client and family members will not be responsible in any manner whatsoever for all purposes and intents. My client is also not responsible for any dispute between Shubham Choudhary and Ramsha Sultana and any courts case, including any FIR Lodged against them under UP PROHIBITION OF UNLAWFUL CONVERSION OF RELIGION ORDINANCE, 2020. Complaints or any type of litigation between my client's son and his wife will be limited to them only, my client and family members mentioned above will not be held responsible for any act done by Shubham Choudhary and Ramsha Sultana in any manner.

**Sunil Sehrawat Advocate**  
A-4/26 G.F., Sec-18, Delhi-89  
9212190624, 7827249904

प्रशासक मार्किट कमेंटी उखौदा, सचिव मार्किट कमेंटी

### सार्वजनिक सूचना

सर्वसाधारण को एतद्वारा सूचना दी जाती है कि मैसर्स एमार इंडिया लिमिटेड और मैसर्स एलान सिटी एलएलपी द्वारा विकसित जिसका पंजीकृत कार्यालय तीसरी मंजिल, गोल्फ न्यू कॉर्पोरेट टॉवर, गोल्फ कोर्स रोड, सेक्टर-42, गुरुग्राम, हरियाणा-122002 में है।

नतीजतन स्टेट एनवायर्नमेंटल इम्पेक्ट असेसमेंट अथॉरिटी (एसईआईए), हरियाणा बे - नं० 55-58, पर्यटन भवन, सेक्टर-2, (हरियाणा), उनके पत्र संख्या एसईआईए(128)/एच आर/2021/620 दिनांक 09-07-2021 द्वारा पर्यावरण संबंधी वाणिज्यिक कालोनी (रिटेल, कार्यालय एवं फूड कोर्ट) गांव मैदावास, सेक्टर-66, गुरुग्राम, हरियाणा को मंजूरी प्रदान की है। यह एनवायर्नमेंटल क्लीयरेंस पत्र हरियाणा स्टेट पोल्लूशन कंट्रोल बोर्ड पंचकुला और स्टेट एनवायर्नमेंटल इम्पेक्ट असेसमेंट अथॉरिटी पंचकुला में उपलब्ध है।

मैसर्स एमार इंडिया लिमिटेड और मैसर्स एलान सिटी एलएलपी द्वारा विकसित तीसरी मंजिल, गोल्फ न्यू कॉर्पोरेट टॉवर, गोल्फ कोर्स रोड, सेक्टर-42, गुरुग्राम, हरियाणा-122002

स्थान : गुरुग्राम  
तिथि : 19-07-2021

### सार्वजनिक सूचना

सर्वसाधारण को एतद्वारा सूचना दी जाती है कि मैसर्स पिरामिड सिटी प्रोजेक्ट्स एलएलपी और अन्य का एलान लिमिटेड जिसका पंजीकृत कार्यालय एल-1/1100, प्रथम तल, गली नंबर 25, संगम विहार, दक्षिणी दिल्ली, नई दिल्ली-110062 में है, के साथ कोलाबोरेशन किया है।

नतीजतन स्टेट एनवायर्नमेंटल इम्पेक्ट असेसमेंट अथॉरिटी (एसईआईए), हरियाणा बे नं० 55-58, पर्यटन भवन, सेक्टर-2, (हरियाणा), उनके पत्र संख्या एसईआईए(128)/एच आर/2021/612 दिनांक 09-07-2021 द्वारा पर्यावरण संबंधी मंजूरी वाणिज्यिक कालोनी (रिटेल, मल्टीप्लेक्स और फूड कोर्ट) म आदमपुर, सेक्टर-50, गुरुग्राम, हरियाणा को प्रदान की है। यह एनवायर्नमेंटल क्लीयरेंस पत्र हरियाणा स्टेट पोल्लूशन कंट्रोल बोर्ड पंचकुला और स्टेट एनवायर्नमेंटल इम्पेक्ट असेसमेंट अथॉरिटी पंचकुला में उपलब्ध है।

ANNEXURE-27.B

HEALTH & WELLNESS

बचपन की गलतियों के कारण आई समस्याओं का स्थायी इलाज

# SEX

## समस्याओं

सलाह लें 0129-4028239  
9871334664

### बंगाली दवाखाना

तिकोना पार्क, NIT फरीदाबाद

www.bengalidawakhana.com

सैकड़ों रोगों के लिए

# सैहत बनायें

आयुर्वेदिक दवा से फुक देखें

दुबले-पतले आयुर्वेदिक दवा अपना शरीर हष्ट-पुष्ट

Dr. A. K. (B.A.M.S) बवासीर रोगी समय 10 से 7

# आकाश दवाखाना

एक्सप्रेस टावर आकाश सिनेमा पीछे आजाद पुर दिल्ली

9953396533, 801074