

SADAN REALTECH PRIVATE LIMITED

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To,

Date: 20-01-2026

Advisor,
Ministry of Environment, Forest & Climate Change
Northern Regional Office
Bays No. 24-25, Sector 31-A
Dakshin Marg, Chandigarh-160030

Reference: Environmental Clearance from the MOEFCC vide Environmental Clearance Identification No. EC25B3813HR5418571N dated 08.12.2025

Sub: Submission of Initial Compliance Report of the stipulated Environmental Conditions/Safeguards of the Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village-Dhanwapur, Sector-104, Gurugram Haryana by M/s Sadan Realtech Private Limited.

Dear Sir,

This is in reference to the submission of the Initial Compliance Report of the Environmental Clearance's conditions obtained vide Environmental Clearance Identification No. EC25B3813HR5418571N dated 08.12.2025 for the Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village-Dhanwapur, Sector-104, Gurugram Haryana by M/s Sadan Realtech Private Limited.

In this regard, as per the conditions laid down in the Environmental Clearance Letter, we are hereby submitting Initial Compliance Report along with all the requisite annexures as per the guidelines of Ministry of Environment, Forest & Climate Change.

Thanking You.

Yours Faithfully,

For M/s Sadan Realtech Private Limited.

For Sadan Realtech Private Limited

Authorised Signatory

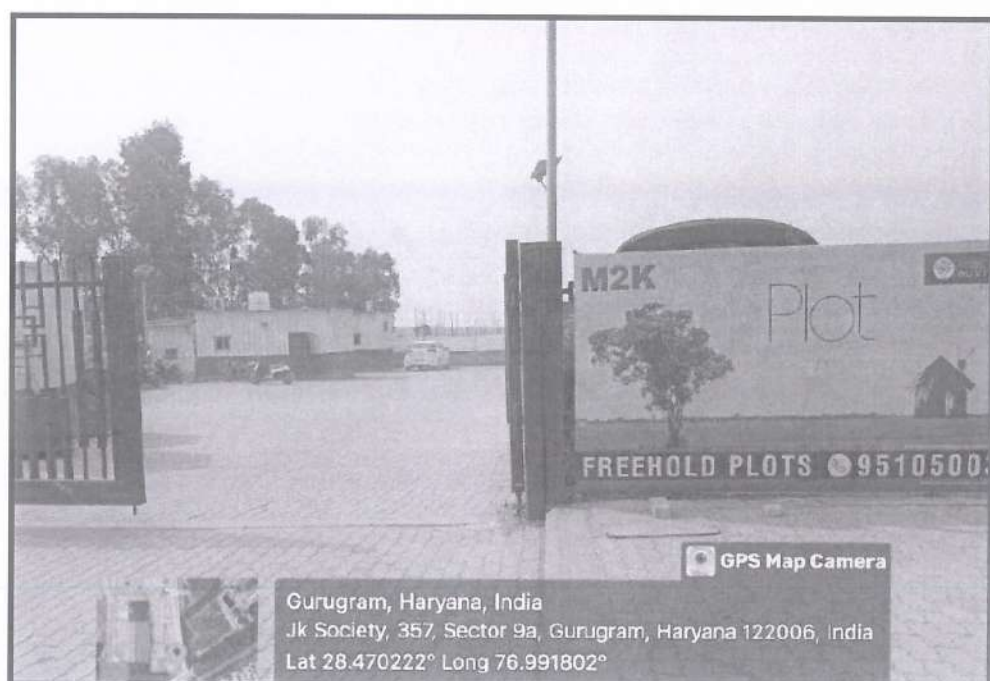
Copy to:

- (i) The Chairman, Haryana State Pollution Control Board, C-11, Sec-2, Panchkula, Haryana.
- (ii) Member Secretary, State Environment Impact Assessment Authority, Bays No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana.

**INITIAL COMPLIANCE REPORT OF STIPULATED
ENVIRONMENTAL CLEARANCE CONDITIONS**

INITIAL COMPLIANCE REPORT

Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village-Dhanwapur, Sector-104, Gurugram Haryana by M/s Sadan Realtech Private Limited –For (EC Identification No. EC25B3813HR5418571N dated 08.12.2025)



**By M/s Sadan Realtech Private Limited
4th Floor, M2K Corporate Park, N Block, Mayfield Garden, Sector-51,
Gurugram, HARYANA, 122003**

**M/s Perfect Solutions (Environment Consultant)
Perfect House, A 14, Shubham Enclave (Outer Ring Road), Paschim Vihar,
New Delhi-110063**

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CHAPTER-I: PURPOSE OF THE REPORT

As per the "Sub Para (ii)" of "Para 10" of EIA Notification 2006, it is stated that "It shall be mandatory for the project management to submit half-yearly compliance reports in respect of the stipulated prior environmental clearance conditions/safeguards in soft copies to the regulatory authority concerned, by 1st June and 1st December of each calendar year" and as per EIA Notifications, Six monthly compliance reports should be submitted to the Haryana State Pollution Control Board and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the Regulatory Authority of Haryana.

It is mandatory to submit an Initial Compliance Report to show the status & compliance of all the Conditions mentioned in the Environment Clearance Letter, along with monitoring of various Environmental Parameters (as per CPCB Norms).

The regulatory authorities in this case are Haryana State Pollution Control Board, Regional Office-MoEF (Chandigarh), and SEIAA, Haryana

Based on the Environmental Clearance Conditions mentioned in the EC Letter, a Compliance Report is prepared by Perfact Solutions on behalf of the Project Proponent; details of which are present in Chapter – "Compliance Report".

Methodology for Preparation of Report is as follows:

1. Study of EC Letter & Related Documents.
1. Initial Compliance Report, explaining the entire Environmental Clearance conditions in the EC Letter and providing details w.r.t. each condition/ guideline.

CHAPTER II: INTRODUCTION

The project is a Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village-Dhanwapur, Sector-104, Gurugram, Haryana developed by M/s Sadan Realtech Private Limited. and has been granted Environmental Clearance from the MOEFCC vide File No. 21/26/2025-IA.III dated 08.12.2025 under the EIA Notification, 2006 and its subsequent amendments.

Earlier, Environmental Clearance was granted to Sadan Realtech Pvt. Ltd. for the development of a Residential Group Housing project vide EC letter No. SEIAA/HR/2013/103 dated 24.12.2013. Later on, due to unfavorable market conditions, the scheme was shelved and no construction work was carried out at the site till 2022, resulting in the expiry of the earlier Environmental Clearance. Therefore, a fresh Environmental Clearance has now been obtained.

Particulars	Details of Project
Name of the project	Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016
Developed by	M/s Sadan Realtech Private Limited.
Site address	Village-Dhanwapur, Sector-104, Gurugram, Haryana
Environment Clearance file No.	EC25B3813HR5418571N dated 08.12.2025
Consent to Establish	Consent to Establish has been granted from HSPCB: vide letter no. HSPCB/Consent/: 329962324GUNOCTE71486200 dated 02.12.2022 for built up area 2000.0 m ² and again on 23.07.2024 for built up area 4,595.0 m ² which is valid up to 22.07.2029.
Project Status	Under development

PROJECT DETAILS

The project is a Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village-Dhanwapur, Sector-104, Gurugram, Haryana developed by M/s Sadan Realtech Private Limited will have the following salient features -

The details mentioned are as per Environmental Clearance letter issued by the Ministry of Environment, Forest and Climate Change **vide File No. 21/26/2025-IA.III dated 08.12.2025**

S.No.	Particulars	Proposed Details
1	Latitude	28°28'18.65"N
2	Longitude	76°59'26.81"E.
3	Plot Area	57,212.432 sq. m,
7	FAR Area	1,02,582.48 sq. m
8	Total Built Up area	1,84,851.35 sq. m.
9	Total Green Area with Percentage	The total proposed green belt area is 4,305.23 sq. m which is 7.52% approx. of total plot area i.e. 57,212.432 sq. m, total no. of proposed trees is 767 nos. within the project site.
11	STP Capacity	780 KLD.
12	Total Parking	1174 ECS
13	Organic Waste Converter	1 No.
14	Maximum Height of the Building	16.50 m
15	Power Requirement	1860.06 kVA met by Dakshin Haryana Bijli Vitran Nigam (DHBVN).
16	Solar panels	56 kVA
17	Total Water Requirement	709 KLD
19	Fresh Water Requirement	464 KLD
20	Treated Water Requirement	537 KLD
21	Waste Water Generated	596 KLD
22	Solid Waste Generated	2.241 TPD
23	Biodegradable Waste	(1.345 TPD)
25	Cost of Project	Rs. 420.00 crore.

CHAPTER IV: POINT – WISE STATUS OF COMPLIANCES FOR GRANTED ENVIRONMENTAL CLEARANCE CONDITIONS

1. Specific Conditions:-		
S. No.	Environmental Conditions/Safeguards	Compliances
1.1	PP shall obtain the NOC from the Haryana Water Resources Authority (HWRA) for proposing building project.	Ground water extraction is not proposed. Hence permission from HWRA is not required. Water will be sourced through the Gurugram Metropolitan Development Authority (GMDA). Ref. No. WC-1703603544635 dated 12-02-2024. Copy of the same is enclosed as Annexure-II
1.2	As per Ministry's OM dated 14th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14th January, 2025.	Noted.
1.3	The PP shall appoint qualified environmental personnel for the Environmental Management Cell within the next three months.	Environment Management cell will be established.
1.4	PP shall comply the Environment Management Plan related to project i.e Construction phase: Capital Cost = Rs. 48.5 lakhs and Recurring Cost = Rs. 9.10 lakhs/year and Operation phase: Capital Cost = Rs. 176 lakhs and Recurring Cost = Rs. 29.00 lakhs/year. Further, Rs. 100 Lakh additional budget to be allocated for EMP budget for nearby area/ outside the project	The capital cost for implementation of the Environment Management system is Rs.176.0 Lakhs and recurring cost is Rs. 29.0 Lakhs/year, as submitted during EC Meeting.

	boundary and in Aravali Green Wall Project.	
1.5	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.	Noted.
1.6	Freshwater requirements shall not exceed 464 KLD during the operational phase. SPCB concerned shall not issue CTO incase PP proposes for ground water extraction since is area comes under over exploited	Noted.
1.7	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.	Noted.
1.8	As proposed, wastewater shall be treated onsite in an STP of 780 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted with six monthly compliance report.	STP of 780 KLD will be constructed.
1.9	Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is 9,675.968 sq. m (15.6% of the plot/project area).	We will comply with the conditions.
1.10	The PP shall plant 767 native trees within the plot area on mother earth.	We will plant 767 trees as per approval.

1.11	Project Proponent shall strive to enhance the Green Belt beyond 15.6% and 767 nos the trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.	We will try to increase the no. of trees proposal in the project.												
1.12	PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.	We have already appointed qualified Environmental Professionals/Environmental Engineers as per the proposed EMC structure, within the stipulated timeline from the grant of Environmental Clearance. <table><thead><tr><th>Name</th><th>Designation</th></tr></thead><tbody><tr><td>Rajesh Kumar</td><td>Vice President</td></tr><tr><td>Narendra Kumar</td><td>Senior Project Manager</td></tr><tr><td>Sachin Malik</td><td>Service Engineer</td></tr><tr><td>Rahul Yadav</td><td>EHS officer</td></tr><tr><td>Perfact Group</td><td>Environmental Compliance EC Consultant</td></tr></tbody></table>	Name	Designation	Rajesh Kumar	Vice President	Narendra Kumar	Senior Project Manager	Sachin Malik	Service Engineer	Rahul Yadav	EHS officer	Perfact Group	Environmental Compliance EC Consultant
Name	Designation													
Rajesh Kumar	Vice President													
Narendra Kumar	Senior Project Manager													
Sachin Malik	Service Engineer													
Rahul Yadav	EHS officer													
Perfact Group	Environmental Compliance EC Consultant													
1.13	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.	One OWC will be installed within the premises at the time of project operation, and all biodegradable waste will be processed through the same.												
1.14	As committed Parking facility is 1174 ECS are to be provided along with 20% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all	We will comply with the conditions.												

	parking norms and standards as applicable.	
1.15	PP shall installed solar power generation facility of 56 KW and thereby total energy saving measures from overall power consumption shall be 10%. Energy Audit by third party shall be conducted.	As committed during EC Meeting 56 KW solar power facility will be installed for energy saving measures.
1.16	The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.), State Highway, nearby PWD roads for widening works within 500 mts from the project site.	We will comply with the conditions.
1.17	No trees shall be cut with out the permission of forest department prior to construction activity (as applicable).	Noted.
1.18	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.	Paved road shall be provided in the project area.
1.19	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts /Regulations or Statutes as applicable to the project.	Consent to Establish has been granted from HSPCB: vide letter no. HSPCB/Consent/: 329962324GUNOCTE71486200 dated 02.12.2022 for built up area 2000.0 m2 and again on 23.07.2024 for built up area 4,595.0 m2 which is valid up to 22.07.2029.- Copy of the same is enclosed as Annexure-VII. Forest NOC has been obtained from Deputy Conservator of Forest vide letter no. 384 dated 26.04.2013. Copy of the same is enclosed as Annexure-VI Aravalli has been obtained from Deputy commissioner of Gurugram vide S. No. 100/M.B dated 10.07.2013. Copy of the same is enclosed as Annexure-V

		STP treated water Assurance has been obtained from GMDA on 02.11.2022 for Dhanwapur STP. Copy of the same is enclosed as Annexure-IV Storm water Assurance has been obtained from GMDA vide Memo No. GMDA/Drainage/2022/1750 on 03.11.2022. Copy of the same is enclosed as Annexure-IX Power supply connection Permission obtained from Dakshin Haryana Bijli Vitran Nigam Ltd. vide Memo No. Ch-15/OLNC-HT/GGM-I/EP-335 on 18.01.2023. Copy of the same is enclosed as Annexure-III Permission for disposal of excess treated water has been obtained from GMDA vide memo no. GMDA/SEW/2022/1223 dated 02.11.2022. Copy of the same is enclosed as Annexure-X
1.20	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.	We will comply with the conditions.
1.21	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage.	Noted. We will inform RWA or association for compliance of EC conditions.

	Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and bona fide Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition	
1.22	The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.	We will ensure provision of more than one entry and exit from different directions, and the same will be planned in a manner that does not create any road safety hazards.
1.23	PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).	Proposed plantation will be completed as per the approved plan.
1.24	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.	No Fire safety certification or AAI height clearance is required as proposed building height is only 16.50 M.
1.25	The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh	Noted.

	waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats	
1.26	PP shall mandatorily use a Gas-based power generator instead of a Diesel-based power generator and gradually reduce the number of power generators. PP shall comply with the sanction plans which is subject to strict compliance as contained in order dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014 Vardhman Kaushik vs. UoIL and others, as well as the MOEF&CC guidelines 2010.	CPCB-IV compliant diesel based power generator will be installed as per CAQM guidelines.
Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)		
1. Statutory Compliance:		
S. No.	Environmental Conditions/Safeguards	Compliances
1.1	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.	Consent to Establish has been granted from HSPCB vide letter no. HSPCB/Consent/: 329962324GUNOCTE71486200 dated 02.12.2022 for built up area 2000.0 m2 and again on 23.07.2024 for built up area 4,595.0 m2 which is valid up to 22.07.2029.- Copy of the same is enclosed as Annexure-VII Forest NOC has been obtained from Deputy Conservator of Forest vide letter no. 384 dated 26.04.2013. Copy of the same is enclosed as Annexure-VI Aravalli has been obtained from Deputy commissioner of Gurugram vide S. No. 100/M.B dated 10.07.2013. Copy of the same is enclosed as Annexure-V STP treated water Assurance has been obtained

		from GMDA on 02.11.2022 for Dhanwapur STP. Copy of the same is enclosed as Annexure-IV Storm water Assurance has been obtained from GMDA vide Memo No. GMDA/Drainage/2022/1750 on 03.11.2022. Copy of the same is enclosed as Annexure-IX Power assurance Permission obtained from Dakshin Haryana Bijli Vitran Nigam Ltd. vide Memo No. Ch-15/OLNC-HT/GGM-I/EP-335 on 18.01.2023. Copy of the same is enclosed as Annexure-III Permission for disposal of excess treated water has been obtained from GMDA vide memo no. GMDA/SEW/2022/1223 dated 02.11.2022. Copy of the same is enclosed as Annexure-X All other necessary clearances will be obtained which are applicable to the project. Local building bye-laws will be followed.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	We have obtained Forest NOC from Deputy Conservator of Forest vide letter no. 384 dated 26.04.2013. Copy of the same is enclosed as Annexure-VI Aravalli has been obtained from Deputy commissioner of Gurugram vide S. No. 100/M.B dated 10.07.2013. Copy of the same is enclosed as Annexure-V

1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	No Wildlife sanctuary within the 10 km of the project. Therefore no National Board for wild life clearance is required. Asola Wild Life Sanctuary is situated at 17.35 Km away from the project boundary.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.	We have obtained Consent to Establish under the Air Act, 1981, and Water Act, 1974, from the State Pollution Control Board/Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	If required we will obtain necessary permission for groundwater/surface water drawl from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Power Sanction letter from Dakshin Haryana Bijli Vitran Nigam Ltd. has been obtained vide Memo No.Ch-15/OLNC-HT/GGM-I/EP-335 dt.18.01.2023. Copy of the same is enclosed as Annexure-III
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Noted. Requisite approvals, if applicable, will be obtained.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	We will comply with all the provision of Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, and Plastics Waste Management Rules, 2016.

1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	We will strictly adhere to the ECBC/ECBC-R guidelines prescribed by the Bureau of Energy Efficiency, Ministry of Power.
2. Air Quality Monitoring and Preservation		
S. No.	Environmental Conditions/Safeguards	Compliances
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	We will comply with the provisions of Notification GSR 94(E) dated 25.01.2018 issued by MoEF&CC regarding mandatory dust mitigation measures for construction and demolition activities.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	We will develop and implement measures to address the air quality problem prevailing at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	We will install ambient air quality monitoring system machines to monitor relevant pollutants (e.g., PM10 and PM2.5) during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	The proposed diesel generator sets will be of enclosed type, conforming to the Environment (Protection) Act, 1986. The stack height will be as per the combined capacity requirement. Low-sulfur diesel will be used, and the DG set location will be finalized in consultation with the State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins.	We will ensure adequate barricading of the construction site before commencement. All

	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site	required air-pollution control measures will be implemented during construction.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	We will provide adequate covering on Sand, loose soil, and cement stored on-site to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.	We will provided wet jet systems to control dust emission generated form grinding and stone cutting operations.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	We will regularly sprinkled water on unpaved surfaces and loose soil to suppress dust.
9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	All construction and demolition debris will be stored on site, and not dumped outside. The waste will be managed as per the Construction and Demolition Waste Management Rules, 2016.
10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Noted.
11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and	Noted.

	exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	
12	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. We will comply with the conditions.
3. Water Quality Monitoring and Preservation		
S. No.	Environmental Conditions/Safeguards	Compliances
1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Noted.
2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	The buildings will be designed to follow the natural topography with minimal cutting and filling.
3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Noted.
4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Freshwater use, water recycling and rainwater harvesting will be measured and recorded to monitor water balance, and the records will be submitted, along with a six-monthly monitoring report, to the regional office of the Ministry of Environment, Forest and Climate Change.

5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	We have obtained STP treated water Assurance from GMDA on 02.11.2022 for Dhanwapur STP. Copy of the same is enclosed as Annexure-IV . Storm water Assurance has been obtained from GMDA vide Memo No. GMDA/Drainage /2022/1750 on 03.11.2022. Copy of the same is enclosed as Annexure-IX .
6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	At least 20% of open spaces will be designed as permeable surfaces using grass pavers, 50% open spaces using paver blocks and landscaping, as per local building bye-laws.
7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Dual pipe plumbing for a separate supply of fresh as well as treated water usage piping will be provided.
8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	To conserve water, water-saving devices such as low-flow flushing systems, taps and tap aerators will be provided.
9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Separation of grey and black water by providing a dual plumbing system will be done.
10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	We will use pre-mixed concrete, curing agents and other best practices to reduced water demand.

11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	As per guidelines of the Central Ground water Authority, New Delhi the mandatory condition for adoption of rain water harvesting system is exempted in the area where the water table is less than 5 mtrs. The water table of the proposed project site is less than 5 mtrs from ground level. Hence the rain water harvesting is not feasible NOC has been obtained for exemption of Rain water Harvesting System vide file no. 637 dated 17.08.2023.
12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Since the water table is very high in the area, an exemption of rain water harvesting has been granted by the Hydrologist Ground Water Cell Gurugram.
13	All recharge should be limited to shallow aquifer.	Since the water table is very high in the area, an exemption of rain water harvesting has been granted by the Hydrologist Ground Water Cell Gurugram. However dispersion pipes shall be installed in every manhole to dissipate water.
14	No ground water shall be used during construction phase of the project.	We will not use groundwater for the construction of the project.
15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	No dewatering of groundwater is proposed in the project. If required, Formal approval will be obtained from competent authority for any groundwater abstraction.

16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Freshwater usage, water recycling, and rainwater harvesting will be measured and recorded to monitor the water balance. Records will be submitted to the Regional Office, MoEF&CC, along with six-monthly monitoring reports.
17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Tertiary treatment of sewage will be carried out at the STP, and the treated effluent will be recycled for flushing and gardening. No untreated water will be discharged into municipal drains.
18	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage or untreated effluent is discharged through storm water drains.
19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	We will set up an on-site STP with the capacity to treat 100% of the wastewater. Certification will be obtained by an independent expert, and a report will be submitted to the Ministry before commissioning. The treated wastewater will be reused for landscaping & flushing with excess discharge as per the norms.
20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	The quality of treated sewage water will be monitored periodically, and necessary measures will be taken to abate the odor emanating from the STP.

21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge from on-site sewage treatment, including septic tanks, shall be collected, transported and disposed of in accordance with the CPHEEO Manual on Sewerage and Sewage Treatment Systems, 2013.
4. Noise Monitoring and Prevention		
S. No.	Environmental Conditions/Safeguards	Compliances
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.	Ambient noise levels are maintained as per Noise Pollution (Control and Regulation) Rules, 2000 for the respective areas. Emerging air and noise pollution will be strictly monitored during construction, and adequate measures will be taken to ensure compliance with CPCB/SPCB standards.
2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	We will conduct the Noise level surveys as per prescribed guidelines, and reports will be submitted to the Regional Office of the Ministry as part of the six-monthly compliance report.
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.	Acoustic enclosures for DG sets, sound barriers for ground operating bays, and earplugs for operating personnel will be implemented as measures to reduce the impact of noise from ground sources.
5. Energy Conservation Measures		
S. No.	Environmental Conditions/Safeguards	Compliances

1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Compliance with Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency will be ensured. State ECBC norms will be followed, wherever applicable.
2	Outdoor and common area lighting shall be LED.	Outdoor and common area lighting will be provided with LED fixtures.
3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Passive solar design concepts, including building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting and thermal mass, will be incorporated. Wall, window and roof U-values shall be as per ECBC specifications.
4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Energy conservation measures, including the installation of CFLs/LEDs for outdoor lighting, are integrated into the project design and will be in place before commissioning.
5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Noted.
6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	56KW Solar system will be installed for energy conservation measures.

VI. Waste Management

S. No.	Environmental Conditions/Safeguards	Compliances
1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	We Will obtained a certificate from the competent authority handling municipal solid waste, confirming the existing civic capacity and its adequacy to manage the waste generated from the project.
2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Debris disposal during the construction phase will be managed to prevent adverse impact on neighbouring communities, taking necessary safety and health precautions, and disposal will be done only at approved sites with the approval of the competent authority.
3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided in each unit and at the ground level to facilitate waste segregation. Solid waste is segregated into wet garbage and inert materials.
4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	We will install one Organic Waste Converter (OWC) within the premises as required.
5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All non-biodegradable waste will be handed over to authorised recyclers through formal tie-ups.
6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Any hazardous waste generated during the construction phase will be disposed of as per applicable rules and norms with necessary approval from the State Pollution Control Board.

7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	At least 20% of the construction material used is eco-friendly, which will include fly ash bricks, hollow bricks, AAC, fly ash lime gypsum blocks compressed clay blocks and other materials.
8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Fly ash will be used as building material in compliance with the Fly Ash Notification 1999 and its amendments of 2003 and 2016. Ready-mix concrete will be used in construction of building.
9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction and demolition waste will be managed in strict compliance with the Construction and Demolition Waste Management Rules, 2016.
10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Used LED lights will be disposed off by giving it to the approved recycler as per the regulatory authority.

VII. Green Cover

S. No.	Environmental Conditions/Safeguards	Compliances
1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. 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).	No trees will be felled or tree planted and if required necessary permission prior from the concerned authority will be obtained. Old trees are retained as per Forest Department rules, and compensatory plantation will be ensured on a species-by-species basis.

2	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.	We will plant 767 trees in the project. Landscape planning includes native species with heavy foliage, broad leaves and wide canopy cover. Water-intensive and invasive species will be avoided.
3	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.	Wherever felling of trees is necessary, prior permission will be taken from the concerned authority, and compensatory plantation will be done in the ratio of 1:10 (10 trees will be planted in place of every tree felled). Species-wise plantation will be ensured, and green belt development area will be provided as per the project details.
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.	Topsoil will be removed from the construction areas up to a depth of 20 cm, deposited in designated areas, and reused for vegetation plantation at that site.

VIII. Transport

S. No.	Environmental Conditions/Safeguards	Compliances
1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian	Mobility plan will be developed as per MoUD and best practices will be adopted. Internal assembly of roads will be designed as per criteria.

	traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.	
2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	We will ensure that all vehicles bringing construction materials are in good condition and have valid PUC certificates, and entry will be allowed only during permitted hours. During the operational phase, ambient air and noise standards will be fully maintained as per norms.
3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Traffic decongestion plan will be drawn up to ensure the current level of service of the roads.
IX. Human Health Issues		
S. No.	Environmental Conditions/Safeguards	Compliances
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.	We will provide dust masks to all workers involved in material handling and dust-prone activities at the construction site to ensure their safety and reduce their risk of exposure to dust pollution.

2	For indoor air quality the ventilation provisions as per National Building Code of India.	As per the National Building Code of India, ventilation provisions will be ensured to maintain indoor air quality.
3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	We will implement emergency preparedness plan based on Hazard Identification and Risk Assessment (HIRA) and disaster management plan.
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.	We will be providing accommodation for the construction workers in the designated area in the project vicinity with necessary infrastructure including cooking fuel, mobile toilets, mobile STP, safe drinking water, medical care and crèche, which will be removed after construction.
5	Occupational health surveillance of the workers shall be done on a regular basis.	We will conduct regular occupational health surveillance of the workers.
6	A First Aid Room shall be provided in the project both during construction and operations of the project.	We will provide a first aid room during both construction and operation phases of the project.
X. Miscellaneous		
S. No.	Environmental Conditions/Safeguards	Compliances
1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	The Environmental Clearance has been advertised in two local newspapers, including one vernacular daily, within the stipulated time, with MoEFCC/SEIAA website details. A copy of the same is enclosed in Annexure -I .
2	Environmental clearance shall be submitted by the project proponents to the Heads of local "Affordable Plotted Colony 'M2K Olive Greens' under Deen Dayal Jan Awas Yojana-2016 at Village Dhanwapur,	We are in the process of submitting the same.

	Sector-104, Gurugram, Haryana ” 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.	
3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	We will upload the compliance report along with a monitoring report on the company website regularly.
s4	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.	We will be regularly submitting six-monthly compliance reports to the concerned offices.
5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Environmental Policy will be submitted in the later stage of the project. Board resolution has already been submitted with EC application in MoEF.
6	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 report to the head of the organization.	We have already established a separate Environmental Cell at both the project and company headquarters, staffed with qualified personnel and headed by a senior executive who reports directly to the Head of the Organization.

7	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	Noted.
8	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.	Noted and Form-V will be submitted once the project will be operational.
9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted and will be compiled.
10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	We ensure that we will strictly follow all guidelines made by SPCB and the State Government.
11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Noted.
12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	No expansion or modification will be carried out without prior approval of MoEF&CC. Fresh environmental clearance under EIA Notification 2006 shall be obtained if there is any change in

		the project area.
13	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.	We will ensure that all data submitted is factual and authentic. Any concealment or submission of false/fabricated data may lead to revocation of environmental clearance and action under the Environment (Protection) Act, 1986.
14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	We will ensure compliance with all stipulated conditions, as non-compliance may lead to revocation or suspension of the environmental clearance by the Ministry/SEIAA.
15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	We will comply with any additional conditions stipulated by the Ministry/SEIAA in a time-bound manner.
16	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.	We will extend full cooperation to the Regional Office by providing requisite data, information, and monitoring reports for compliance verification.
17	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	We will ensure compliance with the conditions under the provisions of relevant environmental laws, rules, and court orders, as applicable.
18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed	Noted

	under Section 16 of the National Green Tribunal Act, 2010.	
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ANNEXURE -I

COPY OF ENVIRONMENTAL CLEARANCE



File No: 21/26/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Date 08/12/2025



To,

Mr. Rajesh Kumar
M/s Sadan Realtech Private Limited
4th Floor, M2K Corporate Park, N Block, Mayfield Garden, Sector-51, Gurugram, HARYANA,
122003
sect.projects@m2kindia.com

Subject: Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village-Dhanwapur, Sector-104, Gurugram, Haryana by M/s Sadan Realtech Private Limited –For Grant of Environmental Clearance – reg.

Sir/Madam,

This has reference to above mentioned proposal No. IA/HR/INFRA2/520028/2025 received on 31.01.2025 online through PARIVESH Portal for seeking Environmental Clearance (EC) as per the provisions of EIA Notification, 2006 as amended under the Environment (Protection) Act, 1986.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813HR5418571N
(ii) File No.	21/26/2025-IA.III
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Sector	INFRA-2
(vii) Name of Project	Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016
(viii) Name of Company/Organization	Sadan Realtech Private Limited
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. The project/ activity is covered under category 'B' of item 8(b) 'Township and Area Development projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. The PP has submitted the application before SEIAA, Haryana. However, due to the temporary absence of SEIAA / SEAC in Haryana, this application was forwarded to Ministry on 21.03.2025, as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 and this proposal has been appraised at the Central level by sectoral EAC.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 154th meeting held during 15-16 October, 2025.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

(i) The proposed project is an expansion project.

(ii) The project is proposed to be located at Village-Dhanwapur, Sector-104, Gurugram, Haryana and geographical co-ordinates of project site are 28°28'18.65"N and 76°59'26.81"E.

(iii) Initially the project was exempt from Environmental Clearance (EC) requirements under the Environment Impact Assessment (EIA) Notification, 2006, due to the plot area being less than 50 hectares and planning to construct the built-up area being less than 20,000 sq. m. Consent to Establish was obtained by HSPCB vide letter no. HSPCB/Consent/: 329962324GUNOCTE71486200 dated 23.07.2024 for built up area 4595.0 sq. m which is valid up to 22.07.2029. Later on there are changes in planning and it has been planned that the plots will be developed into floors and after the development, the built up area will increase to 1,84,851.35 m² resulting thereby exceeding the threshold specified limit in the EIA Notification, 2006. Since the built up area is more than 1,50,000 sq. m thus the project falls under Category B, activity 8(b), in accordance with the EIA Notification dated 14th September 2006 & its amendments.

(iv) The total plot area is 57,212.432 sq. m, FAR area is 1,02,582.48 sq. m and total construction (Built-up) area of 1,84,851.35 sq. m. The project will comprise 1 Building. The maximum height of the building is 16.50 m

(v) The total proposed green belt area is 4,305.23 sq. m which is 7.52% approx. of total plot area i.e. 57,212.432 sq. m, total no. of proposed trees is 715 nos. within project site.

(vi) The total water requirement during the construction phase is 15 KLD out of which 09 KLD of water will be required by labourers for domestic & flushing purposes which will be sourced from tanker suppliers and 6 KLD for construction purpose which will be sourced from STP-treated water. Waste water of 7 KLD will be generated which shall be treated in Mobile STP within the premises.

(vii) During the construction phase, soak pits and septic tanks will be provided for disposal of wastewater. Temporary sanitary toilets will be provided during peak labor force.

(viii) During operation phase total water requirement of the project is expected to be 709KLD and the fresh water requirement will be 464 KLD which will be met by the GMDA. The total quantity of wastewater generation will be 596 KLD which will be treated in STP of a capacity of 780 KLD. Treated water of 537 KLD will be generated out of which 245 KLD will be reused in flushing & gardening purposes within the project. Excess treated water of 292 KLD will be discharged into the sewer line after meeting the discharged standard.

(ix) Total Solid Waste generated will be about 2.241 TPD in the project. The biodegradable waste (1.345 TPD) will be processed in OWC and the non-biodegradable waste generated (0.896 TPD) will be handed over to authorized local vendor.

(x) The total power requirement during the construction phase is 125 KVA and will be met from the DG Set and total power requirement during the operation phase is 1860.06 kVA and will be met by Dakshin Haryana Bijli Vitran Nigam (DHBVN).

(xi) Solar panels of 37 kVA, LED-based solar lighting and other energy-saving fixtures (Transformers,

Pumps, Motors etc.) shall be provided. Proposed energy-saving measures would save about 2 % of power.
(xii) Water table is very high in the area, an exemption of rainwater harvesting has been granted by Hydrologist Ground Water Cell, Gurugram. However, dispersion pipes shall be installed in every manhole to dissipate rainwater.

(xiii) Parking facility for 1174 ECS is proposed to be provided against the requirement of 1174 ECS, respectively (according to local norms).

(xiv) The project is not proposed to be located in a Critically Polluted Area (CPA).

(xv) The project is not proposed to be located in an Eco-Sensitive Zone.

(xvi) The proposed project does not requires NBWL and Forest clearance.

(xvii) The project is expected to be completed by 2-3 years from the date of grant of EC.

(xviii) The total cost of the project is around Rs. 420.00 crore.

(xix) About 200 people are expected to be employed as a result of the project.

(xx) Environment benefits of the project include - Green belt, RWH & other EMP will aid in maintaining the environment. Social benefits of the project include - Direct & indirect employment and increase in residential facilities will increase social condition. Economic benefits of the project include - Influx of population will aid in government revenue.

(xxi) Budget for Environment Management Plan with capital and recurring cost are given below:

S. No.	Component	Quantity	Capital Cost (Rs. in lakhs)	Timeline of Capital cost	Recurring Cost (Rs. in lakhs/annum)
1.	Sewage Treatment Plant	780 KLD	74.0	36 months	9.0
2.	Rain water Harvesting through Dissipator Pipes	-	2.0	36 months	1.0
3.	Air Management	stack for DG sets	10.0	36 months	0.5
4.	Noise Management	Acoustic enclosure	10.0		0.5
5.	Solid Waste Management	Organic Waste Converter of 1250 Kg/batch	30.0	30 months	3.5
6.	Plantation of Trees/Landscaping	4305.23 m ²	50.0	24- 36 months	12.0
7.	Six Monthly Compliances		-	-	2.5
Total			176.0	-	29.0

6. The Committee observed that instant project is an expansion for the development of Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016. The committee has observed that PP has obtained Environmental Clearance from SEIAA, Haryana vide number SEIAA/HR/2013/103 dated 24.12.2013 for development of residential group housing with land Area of 61,821.9064 sq. m (15.276 Acres) & built-up area of 1,63,527.56 sq. m. The PP has informed that initial planning phase, a design revision was undertaken, shifting the focus from solely developing infrastructure for plot areas to constructing floor on the plots. After this development, the built up area will increase from 4,595.0 sq. m to 1,84,851.35 sq. m resulting thereby exceeding the threshold specified limit as per the EIA Notification, 2006. Further, the EC validity also expired.

7. PP has obtained ToR vide letter dated 08.11.2024 from SEIAA, Haryana. Baseline study has been conducted during the period from October 2024 to December 2024. The EAC, after detailed deliberations, observed that the proposal was earlier considered in the 149th meeting held on 21.08.2025, wherein the

Committee had deferred the project due to non-submission of the documents and had raised ADS, the PP submitted the point-wise reply and accordingly, the proposal was reconsidered by the EAC in this present (154th) meeting.

8 The Committee observed that the PP has proposed to develop a green area of 4,305.23 sq. m i.e. approx. 7.5% of net Plot Area of the proposed project, out of which 1,605.16 sq. m is for community green area (2.8% of plot area) and additional green area to be developed by residents in the near setback area is 3,765.578 sq. m. Therefore, the total green area of 9,675.968 sq. m (15.6% of the plot area) with 767 trees to be planted within the project site. The committee found the reply satisfactory.

9. Based on the observation of the Committee, the PP has established and submitted the organizational structure of Environmental Management Cell, specifically the number of employees with an Environmental background at the project site. The committee desired that the PP shall appoint the qualified environmental personals for Environment Management Cell within the next three months. Further, the Committee sought details regarding mitigation measures to control odour from the nearby STP. The PP informed that the Sewage Treatment Plant of HUDA is located approximately 100 m in the SE direction from the project site. However, the PP shall obtain the NoC from the Haryana Water Resources Authority (HWRA) for proposing building project.

10. The Committee enquired about the Rainwater Harvesting (RWH) plan, PP informed that the Water table is very high in the area, an exemption of rainwater harvesting has been granted by Hydrologist Ground Water Cell, Gurugram. However, dispersion pipes shall be installed in every manhole to dissipate rainwater.

11. The Committee has observed that the proposed EMP is (Capital Cost = Rs 48.5 Lakhs; Recurring Cost- Rs 9.1 lakhs/year = During construction phase, the Capital Cost = Rs 176.0 Lakhs; Recurring Cost = Rs.29.0 Lakhs /year). The EAC suggested PP to increase the budget and submit a revised EMP accordingly PP submitted revised EMP and allocated Capital cost of Rs 176 lakhs and recurring cost of Rs. 28.50 lakhs to the proposed project which includes Rs. 05 Lakh for Aravali Green Wall Project. The committee found the response satisfactory.

12. The earlier License No. 98 of 2012 was granted to Sadan Realtech Pvt. Ltd. for the development of a Residential Group Housing project. Environmental Clearance (EC) for the same was issued vide letter no. SEIAA/HR/2013/103 dated 24.12.2013, for a land area of 61,821.9064 sq. m (15.276 acres) and a built-up area of 1,63,527.56 sq.m. There was mention about earlier Environmental Clearance because as per standard practice past Environment clearance has to be intimated. However, there was no construction till the expiry of Environment clearance. Subsequently, the land license has been split and license of an Affordable Residential Plotted Colony by DTCP, with a revised area of 14.1375 acres (57,212.432 sq. m), vide License No. 174 of 2022 dated 21.10.2022. A fresh Consent to Establish has also been obtained in 2022 for the Affordable Housing project (Separate License No.174 of 2022 dated 21.10.2022).

13. Based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, the EAC recommended to grant Environment Clearance for the project under the provisions of EIA Notifications, 2006 as amended therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 with the specific conditions.

14. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the **"Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village-Dhanwapur, Sector-104, Gurugram, Haryana by M/s Sadan Realtech Private Limited"**, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity as in **Annexure I:**

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

Copy To

1. The Principal Secretary, Directorate, Environment & Climate Change, Haryana, IInd Floor, Bays No. 55-58, Paryatan Bhawan, Sector-2, Panchkula, Haryana-134109.
2. Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh – 160030
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Haryana State Pollution Control Board (Head Office) C-11, Sector-6, Panchkula, Haryana - 134109, Haryana.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1**Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)****1. Specific Conditions**

S. No	EC Conditions
1.1	PP shall obtain the NoC from the Haryana Water Resources Authority (HWRA) for proposing building project.
1.2	As per Ministry's OM dated 14 th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14 th January, 2025.
1.3	The PP shall appoint qualified environmental personnel for the Environmental Management Cell within the next three months.
1.4	PP shall comply the Environment Management Plan related to project i.e Construction phase: Capital Cost = Rs. 48.5 lakhs and Recurring Cost = Rs. 9.10 lakhs/year and Operation phase : Capital Cost = Rs. 176 lakhs and Recurring Cost = Rs. 29.00 lakhs/year. Further, Rs. 100 Lakh additional budget to be allocated for EMP budget for nearby area/ outside the project boundary and in Aravali Green Wall Project.
1.5	No groundwater shall be extracted for the project and PP shall only use surface water and pipeline network with State Government.
1.6	Freshwater requirements shall not exceed 464 KLD during the operational phase. SPCB concerned shall not issue CTO incase PP proposes for ground water extraction since is area comes under over exploited
1.7	The plantation under Green Credit Program by the Project Proponent shall not be eligible for site specific plantation clearance forming part of Environment Clearance.
1.8	As proposed, wastewater shall be treated onsite in an STP of 780 KLD capacity. Further, energy meter shall be installed in the STP for proper monitoring. The data of this energy shall be submitted

S. No	EC Conditions
	with six monthly compliance report.
1.9	Area for greenery shall be provided as per the details provided in the project document i.e., the area greenery is 9,675.968 sq. m (15.6% of the plot/project area).
1.10	The PP shall plant 767 native trees within the plot area on mother earth.
1.11	Project Proponent shall strive to enhance the Green Belt beyond 15.6% and 767 nos the trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.12	PP shall recruit qualified Environmental Professionals/Environmental Engineers suitable for the roles defined in the proposed EMC structure within 3 months from the grant of Environmental Clearance.
1.13	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.14	As committed Parking facility is 1174 ECS are to be provided along with 20% of EV charging points of the total parking area. The project proponent shall essentially comply with all parking norms and standards as applicable. The project proponent shall essentially comply with all parking norms and standards as applicable.
1.15	PP shall installed solar power generation facility of 56 KW and thereby total energy saving measures from overall power consumption shall be 10%. Energy Audit by third party shall be conducted.
1.16	The PP shall store and utilize excess excavated ordinary earth to the maximum within the site for future landscaping, backfilling, internal road construction and the excess shall be disposed for National Highway (N.H.), State Highway, nearby PWD roads for widening works within 500 mts from the project site.
1.17	No trees shall be cut with out the permission of forest department prior to construction activity (as applicable).
1.18	PP shall construct concrete road in the project area by leaving the footprint area of structures, prior to construction to avoid fugitive dust emission due to transportation.
1.19	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.
1.20	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
1.21	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities

S. No	EC Conditions
	provided within the project site for a period of 5 years after handed over to the <i>bona fide</i> Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and <i>bona fide</i> Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition
1.22	The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.
1.23	PP shall complete the entire plantation as per the plan before the occupancy certificate is issued. The local authority should verify the Green Belt area before issuing the occupancy certificate and consent to operate (CTO).
1.24	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the concern Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
1.25	The project proponents would commission a third-party study from Environment Auditors/Premier Institutes on the implementation of all EC conditions in every 2 years. This study shall also include details related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the 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
1.26	PP shall mandatorily use a Gas-based power generator instead of a Diesel-based power generator and gradually reduce the number of power generators. PP shall comply with the sanction plans which is subject to strict compliance as contained in order dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014 Vardhman Kaushik vs. UoIL and others, as well as the MOEF&CC guidelines 2010.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

S. No	EC Conditions
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECSBC-2024/ENS (ECSBC-2024) prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

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

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

3. Water Quality Monitoring And Preservation

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

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

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

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Sustainable Building Code (ECSBC-2024/ENS (ECSBC-2024)) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECSBC-2024/ENS (ECSBC-2024), shall comply with the State ECSBC-2024/ENS (ECSBC-2024).
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECSBC-2024/ENS (ECSBC-2024) specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	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.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	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.

8. Transport

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

9.

S. No	EC Conditions
9.1	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.

10. Human Health Issues

S. No	EC Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. 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.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	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.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified

S. No	EC Conditions
	personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	Any appeal against this EC 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.

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016	
b.	Latitude and Longitude of the project site	28.46980917032246,76.98923678314934 28.47312672866313,76.99199022684883	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	5.7212
		Forest Land (B)	0
		Total Land (A+B)	5.7212
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	42003	
g.	EMP Cost (in lacs)	176	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
As it is a affordable plotted colony project, hence not applicable	Product	0	Not applicable	Not applicable	As it is a affordable plotted colony project, hence not applicable

ANNEXURE -II

COPY OF WATER CONNECTION LETTER

Gurugram Metropolitan Development Authority
Plot No. 3, Sector 44, Gurugram, Haryana, Pin: 122003
Web site gmda.gov.in

To

Vikash Agarwal
M2K Olive Green Sector-104 Village -Dhanwapur
Gurugram

9818199977
olivegreens@m2kindia.com



Date - Mon, 12 Feb 2024

Subject:

Water supply connection of 100 mm dia for residential
Project "M2K Olive Green Affordable Residential Plotted
Colony" an area measuring 57212.4327 sqm, License No.
174 of 2022 in Sector No. 104 Gurugram, Gurugram.

Reference: Your application WC-1703603544635 dated 22-Jan-2024 for the subject as above.

In this context, as per your application for water connection to above premises to connect your intake system of boosting /water works through 100 mm i/d pipe line to withdraw potable water as per approved service estimate at one point mentioned in approved plan is hereby sanctioned subject to the following conditions:-

1. The K Number allocated is '24020981', henceforth please use this number for any future correspondence.
2. The connection will be given only from GMDA existing water supply line subject to availability of water in pipe line. Further intake and boosting arrangement will be made by the colonizer at their own expenses.
3. The connection is hereby authorized for supply of bulk water supply in UGT only. Further, arrangement for water supply to individual unit will be made by the colonizer at their own cost as per approved system.
4. The water bill will be raised by Executive Engineer-I, W/S Division, GMDA, Gurugram and the applicant / firm will be whole responsible for the full payment regularly within stipulated period.
5. Installation of self recording electronic water meter and its good performance will be the colonizers responsibility. Total Rs 2,00,000/- has been received in GMDA account on dated 09.02.2024 vide reference no GMDA WC222161707307333228 transaction id 240207176854692 and Rs 2,00,000/- has been received in GMDA account on dated 09.02.2024 vide reference no GMDA WC764701707307292907 transaction id 240207176854651 (Rs.2,00,000/- as water connection security + Rs.2,00,000/- as water connection fees).
6. ROW permission will be granted by Infra-I, GMDA as per the procedure thereunder with additional charges, if applicable.
7. The connection will be made by the colonizer at their own expenses without disturbing Master

Abhinav Verma
Executive Engineer-I, W/S Division,
Gurugram Metropolitan Development Authority

W/S system in presence of representative of GMDA. During making connection if any damage to GMDA service is occurred, the colonizer will be the whole responsible for repair of the same in good condition. If, the colonizer is failed to repair, repair shall be carried by the GMDA and expenditure involved on this account shall be paid by the colonizer otherwise the connection shall be cancelled and disconnected.

8. Water connection should not be already made at site before issuing the permission, failing which will have to pay the previous bills which will be generated as per approved service estimate with imposed penalty. Otherwise, the connection will disconnected without serving any Notice.
9. The mechanical as well as electronic water meter alongwith RTU of approved make alongwith power back-up, for remote connection with ICCD of GMDA of reputed make shall be purchased by the colonizer at their own level and got tested from approved lab/ Institution under intimation to GMDA after OK testing, the electronic water meter and its report shall have to be submitted to the Bill Branch, Plot No. 3, Sector-44, GMDA Office, Gurugram for obtaining its clearance to install at site duly sealed by the GMDA in the presence of representative of GMDA.
10. Installation of water meter should in direct approach and be liable to the official deputed for taking / recording reading shown by the water meter.
11. Information regarding the installation of water meter shall be given to the Bill Branch Sec-44, Gurugram in writing and installation of water meter shall be considered from the date of receipt of written information by GMDA.
12. The land cost, Development charges/ Mtc. charges for such colonies shall be liable as per GMDA policy as fixed and decided by GMDA time to time shall be bound for payment of the same well in time.
13. The Mtc. of intake pipes and special repair shall be the colonizers responsibility and his own cost.
14. The water shall be given at the ground level and GMDA will not be responsible for low pressure.
15. The water connection will be utilized and limited for facilities to the land/ area in possession only. The water connection is liable to be disconnected, if any unauthorized connection released from the intake / connection pipe.
16. For any dispute in the connection with the release of water connection, Mtc and disconnection with the said water connection, the matter shall be referred by any of the two parties to the concerned Superintending Engineer (Infra-II), GMDA of the area where the land/ colony is situated and his decision in the matter shall be final and legally binding on both the parties.
17. Colonizer will inform about increase / decrease of discharge, if any in advance.
18. SDE will verify discharge monthly or as deemed fit for verification and water bill shall raised monthly and monthly payment shall be made by the colonizer.
19. In absence of installation of water meter, checking of actual assessment of discharge and verification of the consumption of water shall be made jointly by the representative of GMDA and colonizer based on discharge of pipes and working hours of plants as per entries recorded in log book and water bills so prepared shall be binding upon the colonizer for payment and in case of going water meter out of order, the assessment of discharge and consumption of water shall be made on the basis of average reading of water meter given during previous two months till the replacement of water meter in good performance. If, the defective water meter is not replaced within two months, the connection shall be disconnected without serving any Notice.



Abhinav Verma
Executive Engineer-I, W/S Division,
Gurugram Metropolitan Development Authority

20. No Booster/ Suction will be installed directly on the line carrying from GMDA mains and no other connection will be made from the connection main to water storage tank and in case it is ever found, the water connection shall be disconnected without serving any Notice by Executive Engineer-I concerned.
21. GMDA will at the liberty to revise the rates of water charges and colonizer will be liable to pay the revised charges as and when decided by GMDA.
22. You may also ensure that follow the guide lines of N.G.T. as per Honble Supreme Court.
23. This approval is issued subject to the condition that water & adequate water and adequate pressure in line will be available after commissioning of W/S line in that area.
24. It must be ensured that connection at site be done within 90 days from the date of issuing of this letter. After expiry of the date, a fresh application / file for water connection will have to be submitted by the colonizer / licence holder and security and water connection fees will be forfeited.
25. The payment due against the monthly water and sewerage charges towards GMDA may be made within upto due date. After non-payment of dues, the water supply can be stopped and the connection though released can be disconnected without notice.
26. It shall be ensured by the applicant / firm / builder that water consumption shall be as per approved service estimate, if consumption found abruptly on higher side, the connection is liable to be disconnection and security deposited will be forfeited.

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

- i) Bill Branch, GMDA, Sec-31, Gurugram



Abhinav Verma
Executive Engineer-I, W/S Division,
Gurugram Metropolitan Development Authority

ANNEXURE -III

COPY OF POWER ASSURANCE

**DAKSHIN HARYANA BIJLI VITRAN NIGAMLIMITED**

(A Govt. of Haryana Undertaking)

CE/Commercial, DHBVN, Hisar-125005.

Email:-cecommercial@dhbvn.org.in

Memo No. Ch-15/OLNC-HT/GGM-I/EP-335**Dated:-18.01.2023**

To

The Superintending Engineer/OP,
Circle-I, DHBVN, Gurugram.

Subject:- Offline application dated 09.11.2022 (received on 14.11.2022) in the name of M/s Sadan Realtech Pvt. Ltd. for the approval of Electrification Plan (EP) comprising of Ultimate Load (UL) of 1665.14 KW or 1860.06 KVA for release of Single-Point Connection under HT/BDS category for the premises at Village- Dhanwapur, Sector-104, Gurugram under Operation Sub-Division, New Palam Vihar, Gurugram....Approval of electrification plan thereof.

Ref:-

1. Offline application dated 09.11.2022 (received on 14.11.2022) in the name of M/s Sadan Realtech Pvt. Ltd. for the approval of Electrification Plan (EP) comprising of Ultimate Load (UL) of 1665.14 KW or 1860.06 KVA.
2. Undertaking furnished by the applicant on dated 13.12.2022 as per the provisions of erstwhile S/C No.D-28/2018 (now to be read as per S/C No. D-05/2023) in lieu of its inability to provide 500 sq yard land for 33KV switching station.
3. This office letter memo no. Ch-07/SE/Comml/ONLC-HT/GGN-1/EP-335 dated 27.12.2022 vide which TFR w.r.t. Ultimate Load (UL) was sought.
4. Your email dated 16.01.2023 vide which you have sent the TFR w.r.t. UL.
5. The following license details issued by DTCP:-

Case ID/Scheme No.	License No.	License issued to	Area (In Acres)
LC-4227	174 of 2022 dated 21.10.2022 validity upto 20.10.2027	M/s Sadan Realtech Pvt. Ltd. for setting up of affordable plotted colony under DDJAY-2016 over an area measuring 14.1375 acres (after migration from license no. 98 of 2012 dated 07.09.2012) in the Revenue Estate of Village Dhanwapur, Sector-104, Gurugram.	14.1375

The subject cited application has been considered in view of the Technical Feasibility Report and eligibility of M/s Sadan Realtech Pvt. Ltd. conveyed by you vide reference at Sr. No.4 above as per the provisions of Sales Circular no.D-27/2022 & D-21/2020 respectively.

In exercise of the power conferred upon to this office vide S.C. No. D-08/2021 issued by Nigam, Electrification Plan (EP), comprising of Ultimate Load (UL) of 1665.14 KW or 1860.06 KVA, for M/s Sadan Realtech Pvt. Ltd. (Herein referred to as Builder/Developer/Colonizer/Applicant) Village Dhanwapur, Sector-104, Gurugram, is hereby approved as per the following details:-

I. Load calculation details for Single Point connection are as under:-

Domestic Load including lifts, Water Supply Pumps and fire fighting pumps. (KW)	Load of common facilities for residents (KW)	Total Domestic Load (KW)	Any other NDS Load (KW)	Total Ultimate Load in KW
A	B	C=A+B	D	E=C+D
1230.34	50.3	1280.64	384.5	1665.14

- In view of the option exercised by the developer/builder, as per the provisions of erstwhile S/C No.D-14 & 28/2018 (now to be read as per S/C No. D-05/2023), towards the offer of 500 sq yard land for creation of 33 KV switching station, the Ultimate Load of 1665.14 KW or 1860.06 KVA of the developer's affordable plotted colony shall be fed from proposed 33KV Switching Station which will be finalized by SE (OP), GGN-1 as per the remarks appended in TFR...*
- Above 33 kV Switching Station shall be fed from 220/33 kV Sub Station, Sector-107, Gurugram. However, requirement of bay at 220/33 kV Sub-station, Sector-107, Gurugram shall be allocated by HVPN and the same to be ensured from HVPN accordingly.*
- The above proposal of electricity feeding arrangements to the project area of the developer/builder shall however be without prejudice to the rights of DHBVN to alter or modify it further, based on the future evolution of 33 kV system/network in the areas, system conditions including reliability & redundancy, topographical conditions, and technical assessment, for the optimum utilization of the electrical resources.*

- V. *As per the instant approval of EP, further development of the electrical infra for the project area shall be obligatory on part of the builder/developer as per the provisions of Sales Circular no. D-05/2023 and as per HERC Regulation 4.6 & any other similar enabling provisions under the said regulation – HERC Duty to Supply Electricity on Request and Power to Recover expenditure and Power to Recover Security Regulations, 2016 (1st Amendment) Regulation, 2020 circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 & Instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam.*
 - VI. *As per HERC Regulation No. 4 (4.12) – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 and Sales Circular No D-21/2020 Dt: 07.09.2020, time (5 Years) shall be an essence for the creation of complete Electrical Infrastructure by the builder/developer, as per their execution plan, and the validity of this approval/sanction shall be further sacrosanct towards the same. Accordingly, it shall be ensured by SE(OP) Circle-1, Gurugram that 33 kV Infrastructure is created by the builder/developer within the specified time.*
 - VII. *As per the Single Point Regulations 2020, circulated by Nigam vide Sales Circular D-17/2020 and further Sales Circular No D-21/2020, this approval of EP in the name of M/s Sadan Realtech Pvt. Ltd. shall remain sacrosanct and Single Point electricity connection under HT/BDS category / Temporary connection (as required) shall be released in the project area of the developer/builder strictly as per the provisions contained in the ibid regulations.*
 - VIII. *However, management of the service connection request including the metering & billing activities of individual consumers by the builder/developer/colonizer/user association within the area of Single Point Supply shall be strictly as per the provisions of Sales Circular no. D-23/2022 issued in adherence to the provisions of the extant Single Point Regulations 2020 framed by HERC.*
 - IX. *With this approval of EP, release of any Temporary/Permanent electricity connection to the builder/developer for their project area shall be contingent upon timely submission of BG(s) by the builder/developer for the creation of the electrical infrastructure (as per the approved EP) in terms of the HERC Regulation Duty to Supply Electricity on Request and Power to Recover Expenditure and Power to Recover Security Regulation 2016 (1st Amendment) Regulation 2020, circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 and further Sales Circular No D-21/2020 & D-05/2023 circulated by Nigam. Accordingly, it shall be ensured that the required BG(s) is/are submitted by the builder/developer within specified time.*
 - X. *Safe custody of the BG(s) submitted by the builder/developer and its verification using SFMS (Structured Financial Messaging System), as per FA&CAO/MM, DHBVN, Hisar office Memo no. Ch-2138/FA&CAO/MM dated 12.09.2022, shall remain sacrosanct besides monitoring the validity of BG(s) closely during the entire period.*
 - XI. *As per the provisions of Sales Circular D-21/2020 dated 07.09.2020, it shall have to be ensured that no electricity connection and load is released to the applicant or subsidiary or sister concern/partnership firm thereof as well as to the premise, having any pending dues of Nigam or defaulter of any kind whether disputed or undisputed.*
-
2. *Accordingly, the approval of electrification plan comprising of ultimate load of 1665.14 KW or 1860.06 KVA, in the name of M/s Sadan Realtech Pvt. Ltd. under Operation S/Divn., New Palam Vihar, Gurugram, be perused further for releasing temporary/permanent connection to the applicant within the stipulated time frame strictly under the existing instructions and provisions of HERC Regulation 4 of the Electricity Supply Code – “Procedure for release of New Connection and modification in existing connection” circulated vide Sales Circular no. D-07/2020 dated 28.03.2020. Provisions contained in HERC Regulation no. HERC/49/2020 for single point supply (along with the amendments issued vide Sales Circular No D-03/2021) and its compliances shall also be sacrosanct towards the release of connection along with the provisions contained in Sales Circular No D-21/2020 Dt: 07.09.2020 issued by Nigam.*
 3. *Various activities involved in giving supply of electricity including processing of applications, issue of demand notice, inspection and testing of the consumer's installation and release of connection shall be undertaken as per procedure specified under Regulation 4 of Electricity Supply Code.*
 4. *While releasing the Electricity Connection/Load/Contract Demand to the applicant, it is also to be ensured that the following statutory requirements are duly complied with in letter & spirit of the instructions of Nigam (as amended from time to time):-*
 - I. *The applicant has complied with the procedure and conditions as specified in Regulation 4 of the Electricity Supply Code.*
 - II. *All the documents required to be submitted by the applicant in support of proof of ownership/legal occupation of the premises, proof of identity and other documents, are complete and duly verified in addition to the verification of the category of connection as per its applicability in view of the schedule of tariff circulated vide Sales Circular no. D-29/2013 dated 25.06.2013 further to be read in conjunction with Sales Circular No. D-14/2022 dated 17.05.2022.*

- III. All general and miscellaneous charges payable against the application are fully recovered in accordance with the Regulation No. HERC/34/2016/1st amendment/2020 Dated 19th March'20 (Duty to supply electricity on request, power to recover expenditure incurred and power to require security); circulated vide Sales Circular No. D-12/2020 dated 25.06.2020.
- IV. All the provisions as contained in the HERC Regulation No. HERC.29/2014 (2nd amendment) dated 8th January 2020 (Electricity Supply Code 2014; circulated vide Sales Circular No. D-07/2020 dated 28.03.2020) are fully complied with and are strictly adhered to.
- V. Assessment of the Technical Feasibility Report for the Ultimate Load, recommendations for the supply source & supply level and planning for the distribution infrastructure is in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code and further Sales Circular No. D-05/2023 and D-30/2018 issued by the Nigam from time to time.
- VI. Execution Plan is submitted by the applicant and development of electrical infra by the developer is as per the technical service estimate to be prepared in line with the planning & design and technical specifications and constructions standards of the Nigam.
- VII. Before commencement of the development works/activities in the development area, the estimate is duly approved and sanctioned by the competent authority of the Nigam.
- VIII. The service connection charges or actual expenditure (as applicable) to recover such expenses are computed and got deposited from the builder/developer in accordance with HERC Regulation No. 4 – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020.
- IX. All the relevant provisions, as contained in the Instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam, are fully complied with, and are strictly adhered to.
- X. In case of the development of Electrical Infrastructure requiring any specific clearances and approvals from local bodies, forest dept. or any other govt. dept., the same shall be the responsibility of the applicant/developer and in this regard all incidental charges shall be borne by the applicant/developer.
- XI. In case of the applicant opting for the creation of the electrical infrastructure at its own as per the planning, design, and technical specifications of Nigam, the same may be got carried out through a Licensed Electrical Contractor under Regulation 3.10 of Duty to Supply Regulations. However, inspection for the quality check of the major items is got carried out from Nigam's authorized person before erection of major items besides the quality check of the electrical infrastructure works from time to time. In such instances the supervision charges (As applicable under Regulation 3.10 of Duty to Supply Regulations) are also paid by the applicant to Nigam as the case may be.
- XII. In case the applicant/developer so desires to get the complete electrical infrastructure erected & commissioned from DHBVN, the applicant/developer shall be required to deposit the value of such infrastructure with DHBVN as per the instructions of the DHBVN for the said work and accordingly the same shall be executed by DHBVN.
- XIII. The builder/developer is not absolved of its future responsibility to abide by the provisions of Sales Circular No D-05/2023 Dt: 04.01.2023 for making available a suitable piece of land for 33 KV switching station in spite of its present inability for the same and submission of BG as per the provision of sale circular no. D-05/2023 dated 04.01.2023 for which an undertaking has been given.
- XIV. Land for 33KV switching station is offered by the applicant/Builder/Group of builders and is duly verified by the committee as per Sales Circular No D-05/2023 dated 04.01.2023 & is handed over to Nigam as per sales circular no. D-05/2023 Dt: 04.01.2023. The offered land should be duly earmarked for the electrical infrastructure in the approved DTCP layout plan.
- XV. Validity of **License no. 174 of 2022 dated 21.10.2022** shall always remain sacrosanct. In the event of the license getting expired, the same is got renewed from DTCP by the builder/developer well in time.
- XVI. Seniority for release of connection is maintained in view of the provisions contained in SMI 1.24 and a provision of SMI 4.2 is adhered to in respect of site for installation of energy meter. These requirements are also to be read in conjunction with the similar requirement stipulated under HERC Electricity Supply Code Regulation No. 29/2014 & amendment thereof circulated vide Sales Circular No. D-07/2020 dated 28.03.2020.
- XVII. Along with the release of Single Point Connection, under HT/BDS category, with installation of a suitable energy meter, system of AMR is installed by M&P wing of DHBVN and its connectivity is established with the Head End System deployed at Data Center Hisar.
- XVIII. Upon creation of new electrical assets and release of connection, the system of GIS is also duly got updated w.r.t the asset mapping and consumer indexing.
- XIX. With regards to the installation of Solar Photovoltaic Power Plant, the notification no. 22/52/2005-5 Power Dt: 21st March'16 of Haryana Renewable Energy Department, circulated by Nigam vide Sales Circular No: D-42/2016 Dt: 30.12.2016 along with its amendment vide Sales Circular No: D-10/2017 Dt: 16.02.2017, is adhered to by the applicant.
- XX. In future, if any other new project/area/license is added/deleted under the same **scheme** & it results into load change requirement, in that case the complete Electrification Plan (EP) along with the Ultimate Load shall be got approved afresh as per the prevailing instructions of Nigam.

XXI. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.

XXII. With regards to the above terms & conditions of approval of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s Sadan Realtech Pvt. Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.

5. The approval of electrification plan comprising of ultimate load of 1665.14 KW or 1860.06 KVA, in the name of M/s Sadan Realtech Pvt. Ltd. under Operation S/Divn., New Palam Vihar, Gurugram, shall be contingent upon the compliance of the above requirements. For any misrepresentation of the information & facts and non-compliance, this approval shall be void ab-initio. If any of the information & fact found/noticed to be fabricated and mis-lead at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s Sadan Realtech Pvt. Ltd. shall be liable to make good such loss to Nigam. This shall however be without prejudice to the rights of Nigam to take further recourse in the matter as per the legal remedies available with the Nigam.



Anil Sharma
CE/Commercial,
DHBVN, Hisar

Endst. No: Ch-16/OLNC-HT/GGM-I/EP-335

Dated:-18.01.2023

A copy of the above is also being forwarded to the following for their information of the matter please and with further request to ensure system infrastructure readiness and availability at HVPN end for the off take of the power requirements to the instant applicant please.

1. CE/NCR/TS, HVPN Gurugram.
2. CE/Planning, HVPNL, Panchkula.
3. SE/NCR/TS, HVPN Gurugram.

-Sd-

Anil Sharma
CE/Commercial,
DHBVN, Hisar

Endst. No: Ch-17/OLNC-HT/GGM-I/EP-335

Dated:-18.01.2023

A copy of the above is also being forwarded to Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information of the matter and w.r.t. Sr. No. "XIV" of terms and conditions above for further necessary action of the matter please.

-Sd-

Anil Sharma
CE/Commercial,
DHBVN, Hisar

Endst. No: Ch-18/SE/CommI/OLNC-HT/GGM-I/EP-335

Dated:-18.01.2023

A copy of the approval/sanction letter is also being forwarded to **M/s Sadan Realtech Pvt. Ltd.** under Operation S/Divn., New Palam Vihar, Gurugram for their information and further compliance of the same. It is also being made clear that the approval of Electrification Plan comprising of Ultimate Load of 1665.14 KW or 1860.06 KVA under HT/BDS category has been accorded in view of the documents & details furnished by you along with the application and shall be contingent upon the compliance of the aforementioned requirements. For any misrepresentation of the information & facts and non-compliance, this approval shall be void ab-initio. If any of the information & fact found/noticed to be fabricated and mislead at any stage, which may otherwise lead to explicit or implicit loss to Nigam, you shall be liable to make good such loss to Nigam. This shall however be without prejudice to the rights of Nigam to take further recourse in the matter as per the legal remedies available with the Nigam.

-Sd-

Anil Sharma
CE/Commercial,
DHBVN, Hisar

CC:-

1. SPS to Director/Projects, DHBVN for information of Director please.
2. CE(OP), DHBVN, Delhi Zone for information of the matter please.
3. SE M&P, DHBVN, Hisar for the information of the matter and ensuring compliance as per Sr. No XVII.
4. XEN(OP), City Division, DHBVN for information and further necessary action.
5. SDO(OP), Sub-Divn, DHBVN, New Palam Vihar for information and further necessary action.

ANNEXURE -IV

COPY OF PERMISSION FOR DISCHARGE OF STP TREATED WATER

OFFICE OF THE EXECUTIVE ENGINEER-V, SEW. DIVISION, GMDA, GURUGRAM
Address : 6th Floor, Plot No. 3, Sector-44, Gurugram, E-mail : ken4infra2.gmda@gov.in

To,

M/s Sadan Realtech Private Limited,
M2K Corporate Park, 4th Floor,
Block -N, Mayfield Garden,
Sector – 51, Gurugram, Haryana - 122003

Memo No. GMDA/SEW/2022/1223

Dated. 02-11-2022

Sub: -

Assurance for Sewerage Connection for discharge of 250 KLD surplus treated domestic effluent in Master Sewer line after commissioning of proposed Affordable Residential Plotted Colony under DDJAY – 2016 land measuring 14.1375 Acres (License No. 174 of 2022 dt. 21.10.2022 valid upto 20.10.2024, after migration from license No. 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 for setting up of Group Housing Colony) falling in village – Dhanwapur, Sector - 104, Gurugram, Haryana being developed by M/s Sadan Realtech Private Limited,

Ref:-

Your office letter on dated 31.10.2022.

In this regard, it is submitted that the Sewerage connection in Master Sewer line for disposal of 250 KLD surplus domestic treated after commissioning of proposed Affordable Residential Plotted Colony under DDJAY – 2016 land measuring 14.1375 Acres (License No. 174 of 2022 dt. 21.10.2022 valid upto 20.10.2024, after migration from license No. 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 for setting up of Group Housing Colony) falling in village – Dhanwapur, Sector - 104, Gurugram, Haryana being developed by your firm 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 only be accorded after applied on Online portal of GMDA.


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

ANNEXURE -V

COPY OF ARAVALI NOC

प्रेषक

सेवा में,

उपायुक्त गुडगांव।

M/S Sadan Realtech Pvt. Ltd.
H.No.8 Pocket-8 Sector-24
Rohini, New Delhi-110085

क्रमांक 100 / एम. बी. दिनांक 10-7-13

विषय:-

Aravali notification dated 07-05-1992 and Chandigarh for IFA 1987/IFA/1980/Section 4 and 5 PLPA1990/WLPA02 any other forest land.

उपरोक्त विषय पर आपके प्रार्थना के सन्दर्भ में।

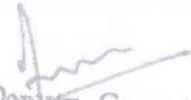
विषयोक्त मामले में कार्यालय द्वारा उक्त प्रार्थना पत्र पर तहसीलदार, गुडगांव व उप-वन सारंशक, गुडगांव से रिपोर्ट प्राप्त की गई है। जो निम्न प्रकार है:-

1. तहसीलदार, गुडगांव की रिपोर्ट अनुसार मौजा धनवापुर की भूमि किला नम्बरान 44/18/2-22/2-23-24-25/1, 51/21/1/2/1-21/1/2/3/1, 52/2/2-3-4-5/1-5/2, 6-7/1-7/2/1-8-13-14/1-14/2/2-15/2-15/3-16/1-16/2-17/1/1-17/2-18-24/1/2-25/1/1-25/1/2 की बाबत मांगी गई विन्दुवार रिपोर्ट राजस्व रिकार्ड पर पटवारी हल्का की रिपोर्ट अनुसार निम्न प्रकार है। उपरोक्त आराजी अरावली क्षेत्र से बाहर है व उपरोक्त भूमि की किस्म जमीन 1992 से पूर्व व पश्चात वंजर कदीम है तथा उपरोक्त भूमि शामिलता देह की भूमि नहीं है।
- 2- Deputy Conservator of Forest, Gurgaon ने प्रार्थी को विस्तारपूर्वक रिपोर्ट तैयार करके प्रेषित की है। जो निम्न प्रकार से है M/S Sadan Realtech Pvt. Ltd. H.No.8 Pocket-8 Sector-24, Rohini, New Delhi-110085 Vide letter No. Nil dated 22-02-13 made a request in connection with land measuring 15.331 Acres having Rect.No.44 killa No. 18/2, 22/2, 23, 24, 25/1 Rect.No.51 killa No.21/1/2/1, 21/1/2/3/1, Rect.No.52 killa No.2/2, 3, 4, 5/1, 5/2, 6,7/1,7/2/1, 8, 13, 14/1, 14/2/2, 15/2, 15/3,16/1,16/2,17/1/1,17/2,18min, 24/1/2, 25/1/1, 25/1/2 land located Village Dhanwapur District Gurgaon. Application Made at proposal to use this land for Residential Group Housing Colony Purpose. In continuation of report submitted by RFO, Gurgaon vide letter No. 57-G dated 18-04-13.it is made clear that:
(A) As per records available above said land is not part of notified closed under IFA 1927/FCA/1980/Specific section 4&5 of PLPA 1900.
(B) It is clarified that by the Notification No. S.O.8/PA 2/1900/S.4/2013 dated 04-01-13 entire all Revenue Estate of Gurgaon District is notified u/s 4 PLPA 1900 and SO 81/PA. 2/1900/S.3/2012 dated 19-12-12 u/s 3 of PLPA 1900. The area is however not

recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.

- (C) If approach is required from Protected Forests by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. **M/s Sadan realtech Pvt. Ltd.** whose land is located at village **Dhanwapur** District Gurgaon must obtain clearance and approach the Divisional Forest officer, Gurgaon for the permission under Forest Conservation act 1980.
- (D) As per record with the Forest Department, Gurgaon, the area does not fall under Aravali Project Plantation done by the Forest Department.
- (E) All other statutory clearance mandated under the Environment Protection Act, 1986 as per the notification of Ministry of Environment and Forest, Government of India dated 07-05-1992 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- (F) The project proponent shall ensure that Judicial orders/Pronouncements issued by the Hon'ble Supreme Court/High Courts.
- (G) It is clarified that the Hon'ble Supreme Court has issued various Judgment dated 07-05-02, 29-10-02, 16-12-02, 18-03-04, 14-05-08 etc. Pertaining to Aravali region in Haryana, which should be complied with.
- (H) It shall be the responsibility of user agency/applicant to get necessary clearance/permission under various acts and rules applicable if any, from the respective authorities/department.

अतः तहसीलदार, गुडगांव तथा उप-वन संरक्षक, गुडगांव की रिपोर्ट अनुसार वर्णित खसरा व किला न0 अरावली क्षेत्र में नहीं है।


For Deputy Commissioner
कृत. उप-व्यवस्थापक, गुडगांव
Gurgaon
17/13

ANNEXURE -VI COPY OF FOREST NOC

Annexure-V

From: Dy. Conservator of Forests,
Gurgaon, Haryana

To: M/s Sadan Realtech Pvt. Ltd.
H. No. 8, Pocket-8, Sector-24,
Rohini, Delhi-110085

No.: 384

Date: 26/04/2013

Sub.: Clarification regarding Applicability of forest laws on Non Forest land Applied M/s Sadan Realtech Pvt. Ltd. land located at Village- Dhanwapur District-Gurgaon.

Applicant M/s Sadan Realtech Pvt. Ltd. H. No. 8, Pocket-8, Sector-24, Rohini, Delhi-110085 vide letter no. Nil dated 22.02.2013 made a request in connection with land measuring 15.331 Acres having Rect. No. 44 Killa No. 18/2, 22/2, 23, 24, 25/1 Rect. No. 51 Killa No. 21/1/2/1, 21/1/2/3/1 Rect. No. 52 Killa No. 2/2, 3, 4, 5/1, 5/2, 6, 7/1, 7/2/1, 8, 13, 14/1, 14/2/2, 15/2, 15/3, 16/1, 16/2, 17/1/1, 17/2, 18 min, 24/1/2, 25/1/1, 25/1/2 land located at village Dhanwapur District Gurgaon. Applicant made a proposal to use this land for Residential Group Housing Colony Purpose. In continuation of report submitted by RFO, Gurgaon vide Letter No. 57-G dated 18.04.2013 it is made clear that:

- As per records available above said land is not part of notified Reserved Forest, Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 & 5 of Punjab Land Preservation Act, 1900
- It is clarified that by the Notification No. S.O.8/P.A 2/1900/S.4/2013 dated 4th January, 2013, entire Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O.81/PA.2/1900/S 3/2012 dated 19th December, 2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- If approach is required from Protected Forest by the user agency the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s Sadan Realtech Pvt. Ltd. whose land is located at village Dhanwapur District Gurgaon must obtain clearance as applicable under Forest Conservation Act 1980
- As per the records available with the Forest Department, Gurgaon, the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- All other statutory clearances mandated under the Environment Protection Act, 1986, as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts
- It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.5.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with
- It shall be the responsibility of user agency/applicant to get necessary clearances/permissions under various Acts and Rules applicable if any, from the respective authorities/Department.

Date: 26/04/13
Place: Gurgaon.


Dy. Conservator of Forest,
Gurgaon.

Endst No.

Dated:

A copy is forwarded to -

- D G. T.C.P. Ayojana Bhawan, Sec-18, Madhya Marg, Chandigarh for kind information.
- Conservator of Forests, South Circle, Gurgaon for kind information
- Dy Commissioner, Gurgaon w.r.t. his letter no. 1863 dated 08.04.13 kind information & necessary action
- Guard File.


Dy. Conservator of Forest,
Gurgaon.

ANNEXURE -VII

COPY OF CTE



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.hrocmmms.nic.in E-Mail - hspcbho@gmail.com

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962324GUNOCTE71486200

Dated:23/07/2024

To.

M/s : Sadan Realtech Pvt. Ltd.

Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at village-Dhanwapur, Sector-104, District-Gurugram, Haryana GURGAON 122002

Sub. : Grant of consent to Establish to M/s Sadan Realtech Pvt. Ltd.

Please refer to your application no. 71486200 received on dated 2024-07-09 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s Sadan Realtech Pvt. Ltd. is hereby granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	23/07/2024 - 22/07/2029
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	9197.9805
Total Land Area (Sq. meter)	57212.4
Total Builtup Area (Sq. meter)	4595.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	394.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Reuse/recycle
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l
4. Total Nitrogen	10 mg/l

5. Total Phosphorus	1 mg/l
6. pH	5.5-9.0
7. Fecal coliform (MPN/100ML)	less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	5
Height of stack	
1. DG Stack 30 KVA	1 meter
2. DG Stack 1000 KVA (optional)	6.5 meter
3. DG Stack 250 KVA	3 meter
4. DG Stack 1000 KVA (optional)	6.5 meter
5. DG Stack 125 KVA	2.5 meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Gas or any other fuel approved by CAQM, CPCB, HSPCB	0.15 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 394 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 394 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production

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

23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.
27. The industrial/non industrial sector projects shall develop green belt (as applicable) in its premises including periphery, entry and exit, as per notifications/conditions of EC/directions of MOEF/CPCB/SPCB/NGT/ any court of law. In case of stone crushers, hot mix plants, mineral grinding units, screening plants and brick kilns etc., the unit shall develop adequate green belt and erect barrier/barricade/boundary wall as applicable, as per notifications/directions of MOEF/CPCB/SPCB/NGT/ any court of law.
28. The unit shall develop paved or hard surfaced approach road to the site of unit (including the storage site, if it is at different place) from the nearest public road for transportation of raw material/final product.

Specific Conditions

Other Conditions :

1. CTE so granted will be based on the information provided by the unit through online portal, without prejudice to any violation made by unit in past 394& will be deemed cancelled if any such violation made by the unit come to the notice of the Board at any stage or information submitted by the unit is found false, CTE so granted will not affect the prosecution action to be initiated against the unit for such violations caused by the unit. 2. Unit will not change the quantity of domestic effluent/trade effluent/Source of air emissions/type & quantity of fuel without prior permission of the Board. 3. Unit will obtain all necessary clearance from all concerned departments. 4. The unit will install its STP/CETP/ACPM side by side along the installation of plant & machinery. 5. Unit will obtained necessary Authorization HWM Rules, 2016 & will apply for CTO at least 90 days before expiry date of CTE. 6. Unit will maintain good housekeeping during the construction phase & will adopt all necessary steps for the curtailment of pollution. 7. Unit will comply with all the direction issued time to time by HSPCB, CPCB, CAQM, Hon'ble NGT, Hon'ble Punjab & Haryana High Court, Hon'ble Supreme Court of India and other concerned authorities. 8. Grant or renewal of CTE /CTO does not prevent the Board from revoking of those CTE / CTO including taking appropriate action against those defaulting units, where CTE or CTO has been obtained or got extended on the basis of wrong declaration or false documents and also who fail to comply with any of the conditions of CTE/CTO granted to such units or any relevant provisions of Water Act, 1974 and Air Act, 1981 beside forfeiture of performance security deposited by the unit for obtaining CTE. 9. Unit will comply CPCB Directions issued vide No. CPCB/IPCI-VI/PNG/2862-2870 Dated 27.11.2020 & HSPCB, HQ Orders dated 28.12.2020 regarding to allow only those new industrial units in NCR-Delhi, which are using cleaner fuels 10. Unit will install STP complying with the discharge standards prescribed as per order dated 02.07.2020. 11. Unit will install D.G. complying with emission norms specified by MoEF&CC notification dated 03.11.2022 or will install retrofitting APCB & Dual fuel kit to meet the CAQM directions regarding D.G. sets. 12. Unit will register the project on dust portal & will submit self assessment report complete in all respects as per prevailing directions in time bound manner, as prescribed.

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

ANNEXURE -VIII

COPY OF NEWSPAPER ADVERTISEMENT

tender & notices

PUBLIC NOTICE

M/s Sadan Realtech Private Limited, is pleased to inform that Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village Dhanwapur, Sector-104, Gurugram, Haryana had been accorded with Environmental Clearance vide Environmental Clearance Identification No. EC25B3813HR5418571N dated 08/12/2025 from the Ministry of Environment, Forest and Climate Change Delhi.

The copies of the clearance letters are available with Ministry of Environment, Forest and Climate Change, New Delhi and can also be seen on their website <https://environmentclearance.nic.in> and on our website <https://www.m2kindia.com>

M/s Sadan Realtech Private Limited



PUBLIC NOTICE

**APPLICATION FOR AMENDMENT IN REGISTRATION OF
THE GROUP HOUSING COLONY NAMEDLY
"TARC ISHVA"**

**SITUATED IN SECTOR-63A, GURUGRAM BEING
DEVELOPED BY M/S TARC LIMITED**

It is for the information of the general public that M/s. TARC LIMITED has applied for amendment in registration of the project in which area admeasuring 6.95 acres forming part of license no.137 of 2023 granted by DFO Haryana.

चुकी है।

बता दें कि बीती 25 अगस्त को नई आबादी मोहल्ले के व्यापारी योगेश गोयल ने इस मामले में पुलिस को शिकायत देकर केस दर्ज कराया था। उन्होंने बताया था

मुनाफा कमाने का विज्ञापन देख उ गए नंबरों पर संपर्क किया था। के दौरान बताया गया कि उन पर पैसा इन्वेस्ट करने पर मोटा बोनस मिलेगा। उनका एक वी दिया गया, जिसमें उन्होंने 17 2

TIMES interact

To book your ad

tender & notices

सार्वजनिक सूचना

मेसर्स सदन रियलटेक प्राइवेट लिमिटेड प्रसन्नतापूर्वक सूचित करते हैं कि अफोर्डेबल प्लॉटेंड कॉलोनी "M2K ऑलिव रीन्स" जो दीनदयाल जन आवास योजना-2016 के अंतर्गत ग्राम धनवापुर, सेक्टर-104, गुरुग्राम, हरियाणा में विकसित की जा रही है, को पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, नई दिल्ली द्वारा एन्वायरमेंट क्लीयरेंस (पत्र संख्या - EC25B3813HR5418571N दिनांक 08/12/2025) को दिया गया था।

क्लीयरेंस पत्र की प्रतिलिपि पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, नई दिल्ली के पास उपलब्ध है और यह उनकी वेबसाइट पर देखा जा सकता है: <https://environmentclearance.nic.in> तथा हमारी वेबसाइट <https://www.m2kindia.com> पर उपलब्ध है।

मेसर्स सदन रियलटेक प्राइवेट लिमिटेड



सार्वजनिक सूचना

"समूह आवासीय कॉलोनी के पंजीकरण में संशोधन हेतु आवेदन जिसका नाम 'टार्क इशवा (TARC ISHVA)' है, जो सेक्टर-83ए, गुरुग्राम विकास मेसर्स टार्क लिमिटेड द्वारा किया जा रहा है।"

tender & notices

PUBLIC NOTICE

M/s Sadan Realtech Private Limited, is pleased to inform that Affordable Plotted Colony "M2K Olive Greens" being developed under Deen Dayal Jan Awas Yojana-2016 at Village Dhanwapur, Sector-104, Gurugram, Haryana had been accorded with Environmental Clearance vide Environmental Clearance Identification No. EC25B3813HR5418571N dated 08/12/2025 from the Ministry of Environment, Forest and Climate Change Delhi.

The copies of the clearance letters are available with Ministry of Environment, Forest and Climate Change, New Delhi and can also be seen on their website <https://environmentclearance.nic.in> and on our website <https://www.m2kindia.com>

M/s Sadan Realtech Private Limited



PUBLIC NOTICE

APPLICATION FOR AMENDMENT IN REGISTRATION OF THE GROUP HOUSING COLONY NAMEDLY "TARC ISHVA" SITUATED IN SECTOR-63A, GURUGRAM BEING DEVELOPED BY M/S TARC LIMITED

It is for the information of the general public that M/s. TARC LIMITED has applied for amendment in registration of the project in which area admeasuring 6.95 acres forming part of license no. 137 of 2023 granted by DTCD, Haryana.

ANNEXURE -IX

COPY OF STORM WATER ASSURANCE



GMDA

OFFICE OF THE EXECUTIVE ENGINEER-III, DRAINAGE DIVISION, GMDA, GURUGRAM

E-mail - xen2infra2.gmda@gov.in

To,

M/s Sadan Realtech Pvt. Ltd.
M2K Corporate Park, 4th floor,
N-Block, Mayfield Garden, Sector-51,
Gurugram-122003

Memo No. GMDA/Drainage/2022/1750

Dated. 03.11.2022

Sub: - Assurance for Storm water connection of proposed Affordable Residential plotted Colony Under DDJAY-2016 over an measuring 14.1375 Acres (after migration from license no. 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 acres for setting up of Group Housing Colony) in the revenue estate of village Dhanwapur, Sector 104, Gurugram (Licence No 174 of 2022 dated 21.10.2022)

Ref: - Your office letter on dated 31.10.2022.

In this regard, it is submitted that the Storm water connection in Master Storm water drainage sector-104, of proposed Affordable Residential plotted Colony Under DDJAY-2016 over an measuring 14.1375 Acres (after migration from license no. 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 acres for setting up of Group Housing Colony) in the revenue estate of village Dhanwapur, Sector 104, Gurugram being developed by your firm will be accorded after completion of your project and after proper verification of document as per requirement. The Storm water drain connection for your above said project will be accorded after completion of the master Storm water drain network which is under HSVP jurisdiction. After completion of drain by HSVP, GMDA will initiate connection process.

**Executive Engineer -III,
Drainage Division, GMDA
Gurugram**

Address: 6th Floor, Plot No. 3, Sector-44, Gurugram,

ANNEXURE -X

COPY OF DISPOSAL OF EXCESS TREATED WATER

OFFICE OF THE EXECUTIVE ENGINEER-V, SEW. DIVISION, GMDA, GURUGRAM
Address : 6th Floor, Plot No. 3, Sector-44, Gurugram, E-mail xen4infra2.gmda@gov.in

To,

M/s Sadan Realtech Private Limited,
M2K Corporate Park, 4th Floor,
Block -N, Mayfield Garden,
Sector – 51, Gurugram, Haryana - 122003

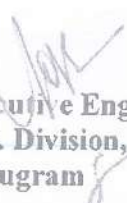
Memo No. GMDA/SEW/2022/1222

Dated. 02-11-2022

Sub: - Assurance for supply of 25 KLD STP treated water for construction purpose of the Affordable Residential Plotted Colony under DDJAY – 2016 land measuring 14.1375 Acres (License No. 174 of 2022 dt. 21.10.2022 valid upto 20.10.2024, after migration from license No. 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 for setting up of Group Housing Colony) falling in village – Dhanwapur, Sector - 104, Gurugram, Haryana being developed by M/s Sadan Realtech Private Limited.

Ref :- Your office letter dated 31.10.2022.

With reference to the above cited subject, it is intimated that 25 KLD tertiary treated water is available at STP Dhanwapur Gurugram. The tertiary treated water can be purchased from STP with your own transportation arrangement through Online portfolio of GMDA..


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

ANNEXURE-XI
RECEIVING COPY OF
EC SUBMITTED TO RELEVANT OFFICES.

Submission of Environmental Clearance letter– Affordable Plotted Colony M2K Olive Greens" at Sector-104, Gurugram Haryana by M/s Sadan Realtech Pvt. Ltd.

Info /PERFACT-GROUP <info@perfactgroup.in>

Thu, Jan 15, 2026 at 3:02 PM

To: tehsildar.gurgaon@hry.nic.in, sdm.gurgaon@hry.nic.in, Hspcbrogrn <hspcbrogrn@gmail.com>

Bcc: reservoir@perfactgroup.in

Respected Sir/Madam,

Please find attached the Environmental Clearance (EC) letter issued by the Ministry of Environment, Forest and Climate Change (MoEF&CC) for the project **"Affordable Plotted Colony 'M2K Olive Greens' under DDJAY-2016"** at Village Dhanwapur, Sector-104, Gurugram, Haryana, developed by M/s Sadan Realtech Private Limited.

The EC has been granted vide EC Identification No. EC25B3813HR5418571N dated 08.12.2025.

This is submitted for your kind information and record.

Thanks & Regards

Perfact Group
New Delhi

 **Information EC letter - Sadan Copy.pdf**
814K



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Sorting Office: Sunder Vihar S.O (110087)

Counter No. 1, 16-01-2026 10:46:02

GSTNo. 07AAAGS0293N2ZV BkgRefID: 1566039516012653254

Charged Weight(gms): 50 Pkg Wt(gms): 50 Vol. Wt(gms): NA(L:0 B:0 H:0)

Amount Paid: 22.53(Base Tariff: 19, Tax: 3.33) (CGST: 1.67, SGST: 1.67)

Mode of Payment: CASH

Sender	Receiver
SAVYAN REALTECH PVT LTD Mobile No. 1234567890 DELHI	SDM Mobile No. 1234567890 GURGURAM SUB GURGURAM-122001

WEST-110087

For more details visit www.indiapost.gov.in OR Dial 18002856666, IVR NO. 08002102102In case of any enquiry about, please visit <http://www.indiapost.gov.in>

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16-01-2026 10:53:59



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Booking Office: Sunder Vihar S.O (110087)	
Counter No. 1, 16-01-2026 10:47:26	
GST No. 07AAAGS0293N22V BagRefID: 1566039810012063254	
C1 Aggrav Weight(gms): 50 Phy. Weight(gms): 50 Vol. Weight(gms): N/A L B D	
M: 04	
Amount Paid: 22.33 (Basic Tariff: 19, Tax: 3.33) (CGST: 1.67, SGST: 1.67)	
Mode of Payment: CASH	
Sender	Receiver
SABIN REALTECH PVT LTD	REGIONAL OFCR
Mobile No. 1234567890	Mobile No. 1234567890
DELHI	HSPCB
WEST-110087	GURUGRAM-122001

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GSTNo.07AAAGS0293N2ZV BkgRefID: 1566039816012653254

ChargedWeight(gms):50 Phy.Wt(gms):50 Vol.Wt(gms):N/A L:0 B:0 H:0

AmountPaid:22.33(Base Tariff:19, Tax:3.33) (CGST:1.67,SGST:1.67)

ModeofPayment: CASH

Sender	Receiver
SAQAN REALTECH PVT LTD Mobile No.1234567890 DELHI	SUB REGISTR Mobile No 1234567890 KADIPUR
WEST-110087	GURUGRAM-122001

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