

ALPHACORP

To,
The Director/ Scientist 'F'
Northern Regional Office
Ministry OF Environment, Forest & Climate Change (MoEF&CC)
Bay No. 24-25, Sector-31A, Dakshin Marg,
Chandigarh.

Date: 08.04.2025

Sub: Regarding Submission of Six-monthly Compliance Report as per the Conditions of Environmental Clearance (for the period of October 2024 to March 2025) for the Proposed Group Housing on Plot area measuring 2.3828 Acres at Sector-15-Part-II, Gurugram Manesar Urban Complex, Haryana by M/s PAX Properties Pvt. Ltd. in collaboration with M/s Alpha Corp Development Pvt. Ltd.

Respected Sir,

In accordance with the conditions of Environmental Clearance received from Ministry of Environment Forest and Climate Change, IA Division vide letter no. 21-83/2018-IA-III dated 27th December 2018 for the above said project, we are submitting herewith the Six-monthly Compliance report of stipulated condition of Environmental Clearance (in "soft copy" - as per notification in the Gazette of India on 28th November 2018") for the period of October 2024 to March 2025.

Thanking you

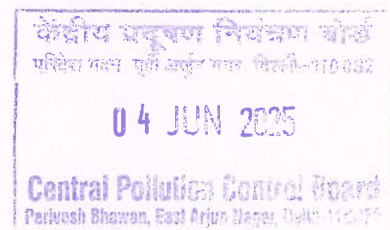
Yours sincerely,

Authorized Signatory

Akhilesh Mishra

Akhilesh.m@alphacorp.in

+ 91 8979792792



CC TO:

1. Chairman, Haryana State Pollution Control Board (HSPCB), C-11, Sector-6, Panchkula, Haryana.
2. The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi-110032.

Alphacorp Sky 1 (Pocket A)
Sector - 15, Part II,
Village Gurugram,
District Gurugram, Manesar Urban
Complex, Gurugram - 132001 (Haryana)

Alpha Corp Development Limited
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A MSME COMPANY- UDYAM REGISTRATION NUMBER UDYAM-HR-05-0002721
An ISO Certified Company 9001:2015 (QMS) | 14001:2015 (EMS) | 45001:2018 (OHSMS)

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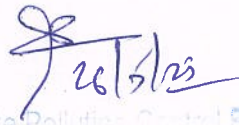
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Haryana State Pollution Control Board
C-11, Sector 6, Panchkula

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Your (Half Yearly Compliance Report) has been Submitted with following details

Proposal No	21-83/2018-IA-III
Compliance ID	124622216
Compliance Number(For Tracking)	EC/M/COMPLIANCE/124622216/2025
Reporting Year	2025
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	23-04-2025
RO/SRO Name	Satya Prakash Negi
RO/SRO Email	jhk119@ifs.nic.in
State	HARYANA
RO/SRO Office Address	Integrated Regional Offices, Chandigarh
Note:- SMS and E-Mail has been sent to Satya Prakash Negi, HARYANA with Notification to Project Proponent.	



Six Monthly Report <smcompliancereport@gmail.com>

Regarding Submission of Six-monthly Compliance Report as per the Conditions of Environmental Clearance (for the period of October 2024 to March 2025) for the Proposed Group Housing on Plot area measuring 2.3828 Acres at Sector-15-Part-II, Gurugram Manesar Urban Complex, Haryana by M/s PAX Properties Pvt. Ltd. in collaboration with M/s Alpha Corp Development Pvt. Ltd.

1 message

Six Monthly Report <smcompliancereport@gmail.com>

Sat, May 31, 2025 at 1:47 PM

To: Environment Wing IRO Chandigarh <ecompliance-nro@gov.in>

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In accordance with the conditions of Environmental Clearance received from Ministry of Environment Forest and Climate Change, IA Division vide letter no. 21-83/2018-IA-III dated 27th December 2018 for the above said project, we are submitting herewith the Six-monthly Compliance report of stipulated condition of Environmental Clearance (*in "soft copy" - as per notification in the Gazette of India on 28th November 2018*) for the period of October 2024 to March 2025.

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**Six-Monthly Environmental Compliance Report of
Stipulated Conditions of Environmental Clearance
(October 2024 to March 2025)**

FOR

**Group Housing on Plot Area Measuring 2.3828 Acres at Sector-15-Part II,
Gurugram Manesar Urban Complex, Haryana by M/s PAX Properties Pvt.
Ltd.**

**Submitted to:
Ministry of Environment, Forest & Climate Change
(MOEF&CC), New delhi**

File No.: 21-83/2018-IA-III
Dated: 27.12.2018

**Submission by:
M/s PAX Properties Pvt. Ltd. with Alpha Corp. Development Pvt. Ltd.**

April, 2025

TABLE OF CONTENTS

Sl. No.	Description	Page No.
Chapter 1	Introduction and Project Description	
1.1	Introduction	4
1.2	Project Description	4
1.3	Present Status	4
1.4	Purpose of the Report	4
Chapter 2	Compliance of Stipulated Conditions of Environmental Clearance	
Part A	Specific Conditions	6
Par B	General Conditions	13
Chapter 3	Details of Environmental Monitoring	
3.1	Ambient Air Quality Monitoring	16
3.1.1	Ambient Air Quality Monitoring Stations	16
3.1.2	Ambient Air Quality Monitoring Methodology	16
3.1.3	Ambient Air Quality Monitoring Results	17
3.1.4	Discussion on Ambient Air Quality in the Study Area	17
3.2	Ambient Noise Monitoring	17
3.2.1	Ambient Noise Monitoring Locations	17
3.2.2	Methodology of Noise Monitoring	18
3.2.3	Ambient Noise Monitoring Results	18
3.2.4	Discussion on Ambient Noise Levels in the Study Area	19
3.3	Groundwater Quality Monitoring	19
3.4	Soil Monitoring	20
3.4.1	Soil Monitoring Locations	20
3.4.2	Methodology of Soil Monitoring	20
3.4.3	Soil Monitoring Results	21
3.4.4	Discussion on Soil Characteristics in the Study Area	21
Tables		
3.1	Details of Ambient Air Quality Monitoring Station	16
3.2	Techniques used for Ambient Air Quality Monitoring	16
3.3	Ambient Air Quality Monitoring Result	17
3.4	Details of Ambient Noise Monitoring Stations	18
3.5	Ambient Noise Monitoring Result	18
3.6	Details of Soil Quality Monitoring Location	20
3.7	Physico-Chemical Characteristics of Soil in the Study Area	21
Annex		
1.	Environmental clearance letter from MoEF&CC	
2.	Consent to Establish	

Sl. No.	Description	Page No.
3.	Structure Stability Certificate	
4.	NOC from fire Department	
5.	NOC of Height from AAI	
6.	Water supply Assurance	
7.	Assurance to discharge the treated water in sewer	
8.	Power supply assurance	
9.	Site Photographs	
10.	Environment Monitoring Test Report	

CHAPTER-1**INTRODUCTION AND PROJECT DESCRIPTION****1.1 INTRODUCTION**

Proposed Group Housing on Plot Area Measuring 2.3828 Acres at Sector-15, Part II, Gurugram Manesar Urban Complex, Haryana by M/s PAX Properties Pvt. Ltd. in collaboration with M/s Alpha Corp. Development Pvt. Ltd.

This project has been granted environmental clearance by the Ministry of environment, Forest and Climate Change, New Delhi, vide File No. No. 21-83/2018-IA-III dated December, 27, 2018 (attached as **Annexure-1**).

1.2 PROJECT DESCRIPTION**Salient Features:**

Sl. No.	Description	Details	Unit
1.	Plot Area	9,642.834	m ²
2.	Total Built Up Area	29,605.19	m ²
3.	FSI Area	17,715.876	m ²
4.	No. of Building Blocks	2	Nos.
5.	Nos. of Dwelling units	118	Nos.
6.	Cost of the Project	55	Cr.
7.	Rain Water Harvesting Pits	2	Nos.
8.	Total Parking	226	ECS
9.	Maximum Height of Building	94.9	meters
10.	Power Requirement	928	KW
11.	Power Backup		KVA
12.	Total Water Requirement	75	KLD
13.	Fresh water requirement	47	KLD
14.	Recycle of Treated effluent	28	KLD
15.	Waste Water Generated	48	KLD
16.	Capacity of STP	55	KLD
17.	Discharge of surplus treated effluent	10	KLD
18.	Solid Waste Generation	0.34	TPD
19.	Biodegradable waste	0.21	TPD
20.	Organic waste composter	1	No.

1.3 PRESENT STATUS

Construction work is started at site and foundation work is ongoing.

1.4 PURPOSE OF THE REPORT

This six-monthly report is being submitted as per the condition stipulated in the Environmental Clearance letter.

Further, the environmental monitoring and compliance check will identify the environmental impacts imparted, if any, due to the project activities.

The environmental monitoring and compliance check is carried out to verify the following:-

- That the project does not have any significant adverse environmental impacts in the project area and its surrounding
 - Compliance with the conditions stipulated in the Environmental Clearance Letter.
 - The Project Management is implementing the environmental mitigation measures as suggested in the approved Form-1, Form-1A, Environmental Management Plan (EMP), Environmental Clearance letter and other approvals.
 - The project proponent is implementing the environmental safeguards in true spirit.
-

CHAPTER-2**COMPLIANCE OF STIPULATED CONDITIONS OF ENVIRONMENTAL CLEARANCE
FOR BUILDINGS IN CONSTRUCTION PHASE**

Name of Project	Proposed Group Housing on Plot Area Measuring 2.3828 Acres at Sector-15, Part II, Gurugram Manesar Urban Complex, Haryana
Clearance No.	21-83/2018-IA-III dated 21 December, 2018
Period of compliance Report	October 2024 to March 2025

PART A – SPECIFIC CONDITIONS

S. No.	Conditions of Environmental Clearance	Status of Compliance
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.	All the necessary clearance/permission from all relevant agencies has been obtained before the commencement of work as applicable.
2	Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.	CTE has been obtained from HSPCB vide letter no. HSPCB/Consent/: 313116324GUNOCTE56526164 dated: 25/02/2024 which is valid upto 26/12/2028. Copy of CTE is attached as Annexure : 2
3.	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.	NOC for structural safety certificate has been obtained from the competent authority. Copy of the same is attached as Annexure :3 Approval of Fire fighting has been obtained vide memo No. FS/2019/17 dated:07/02/2019 and attached as Annexure: 4 . Height NOC has been obtained vide NOCID- PALM/NORTH/B/04271/302388 and copy of the same is attached as Annexure 05 .

Topography and Natural Drainage

4.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Natural drainage will be ensured for unrestricted flow of water. No construction will be allowed to obstruct the natural drainage of water system.
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Water requirement, Conservation, Rainwater Harvesting and Ground Water Recharge

S. No.	Conditions of Environmental Clearance	Status of Compliance
5.	Fresh water requirement from HUDA supply water supply shall not exceed 47 KLD, with permission.	Fresh water requirement will not exceed of 47 KLD and the per capita supply adhere to NBC 2016.
6.	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.	Water supply assurance from HSVP has been obtained vide Memo No. 178839 dated 06/09/2018. And copy of the same is attached as Annexure 06 .
7.	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.	Water meters will be installed for all source and supply mainlines (usage wise) to record the water consumption during operation phase, which will assist in monitoring the water balance. The water balance diagram has already been submitted along with application.
8.	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.	Noted and will be complied.
9.	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 will be used for supply of fresh water for drinking, cooking and bathing, other for supply of recycled water for flushing, landscape irrigation, DG cooling and for other purpose will be used.
10.	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.	Use of water saving devices and fixtures for water conservation has been incorporated in this building design.
11.	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.	This is single stack system where all waste water will be routed to STP for treatment. Dual plumbing system will be provided in the form of separate recirculation lines for flushing and other uses of treated effluent.
12.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Pre-mixed concrete, curing agents and other best practices is being used to reduce water demand during construction.

S. No.	Conditions of Environmental Clearance	Status of Compliance
13	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed 10 nos. of rain water harvesting recharge pts shall be provided.	RWH system has been designed in accordance with the local by-laws, model building by-laws and CGWB guidelines. The RWH system will consist of RWH pits, oil and grease separator, sedimentation tank, filter media and recharge wells for recharging the ground water. 2 nos. of RWH pits will be provided.
14.	No ground water shall be used during construction/ operation phase of project.	Ground water extraction is not involved in 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.	As the ground water level in Haryana is low, no ground water dewatering is required at project site. If any dewatering is required same will be done after obtaining prior permission from CGWA.
Solid Waste Management		
16	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	The solid waste is being collected, segregated and is being disposed as per norms at the construction site. during operation phase bio degradable composted through OWC whereas inert waste will be handed over to authorized vendor as per norms. Plastic and E-waste management rule will be followed.
17	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Disposal of muck is being done taking the necessary precaution for general safety and health aspect.
18	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. As proposed 100 sqm area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.	Separate wet and dry waste bins have been provided for segregation of waste and all the solid waste is being handed over to authorized recycler for safe disposal/recycler during construction phase. During operation phase, bio-degradable waste will be composted in onsite OWC and manure will be used for landscaping and non-biodegradable waste will be handed over to authorized recycler for safe disposal/recycle.

S. No.	Conditions of Environmental Clearance	Status of Compliance
19	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.	Hazardous waste generated during construction phase is being stored in secured HDPE drums and disposed-off as per applicable rules and norms with necessary approval by SPCB.
20	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted.
Sewage Treatment Plant		
21	Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, gardening. As proposed no treated water shall discharged to municipal drain.	Sewage will be treated in the 55 KLD STP based on MBBR technology. The treated effluent from STP will be recycled/re-used for flushing, gardening, DG cooling and street washing. Excess treated water will be discharged into public sewer with prior permission from concerned authorities. Assurance to discharge the treated effluent has been obtained from GMDA vide Memo no. GMDA/SEW/2024/256 dated 26/06/2024. And copy of the same is attached as Annexure 07 .
22	A certificate from the competent authority for discharging treated effluent/ untreated effluents into the Public sewer/ disposal/drainage systems along with the final disposal point shall be obtained	Noted and will be complied. Excess treated water will be discharged into public sewer with prior permission from concerned authorities. Assurance to discharge the treated effluent has been obtained from GMDA vide Memo no. GMDA/SEW/2024/256 dated 26/06/2024. And copy of the same is attached as Annexure 07 .
23	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage or untreated effluent will be discharged through storm water drains.
24	The project proponents would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coliforms and other pathogenic bacteria.	Noted and will be complied in operational phase.

S. No.	Conditions of Environmental Clearance	Status of Compliance
25	The project proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	This condition will be complied during operation stage of project.
24	The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted and will be complied.
24	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 onsite sewage will be collected and used as manure for landscape and horticulture development, surplus sludge will be disposed as per the Ministry of Urban Development, CPHEEO manual on sewerage and sewage treatment.
Energy		
25.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Applicable ECBC-R norms and energy conservation measures will be followed as submitted in the EC application.

S. No.	Conditions of Environmental Clearance	Status of Compliance
26.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.	Energy efficient luminaries like LED will be used within project site. Used/damaged LED will be stored at designated places within site and handed over to authorized recycler of CPCB/DPCC/MoEF&CC.
27.	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. Follow super ECBC requirement of ECBC 2017 and provide compliance report.	Noted and solar panel will be installed to meet atleast 1% of total power demand.
28.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted and will be complied.
29.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Environment friendly materials like bricks, blocks, Ready mix concrete and other construction materials is being used during construction work.
30.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project shall be submitted.	Power supply assurance from DHBVN has been obtained vide Memo No. Ch-73/Drg./UPLR-99 dated 08/05/2018. And copy of the same is attached as Annexure 08 .
Air Quality and Noise		

S. No.	Conditions of Environmental Clearance	Status of Compliance
31.	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. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Construction site is adequately barricaded before the commencement of work. Green nets will be provided to under construction building. Sand, murrum, loose soil cement is being stored in covered area. Wet jet will be used at appropriate stage of site development. Site Photographs is attached as Annexure 09 .
32.	Notification GSR 94 (E) dated 25.01.2018 of MoEF&CC regarding mandatory implementation of dust mitigation measures for construction and demolition activities for project requiring environmental clearance shall be complied with.	Dust mitigation measures like site barricades, water sprinkling, Anti-smog guns, metal roads, cement in enclosures and covering of loose construction materials, has already been provided at site. Notification GSR 94(E) dated 25.01.2018 is being followed.
33.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	All construction and demolition debris is being stored at the site before they are properly disposed. All the construction workers has proper PPE kit with dust mask.
34.	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.	Low sulphur diesel is being used for DG sets.

S. No.	Conditions of Environmental Clearance	Status of Compliance
35.	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.	Proper stack height is maintained as per CPCB standard for operation of DG sets. Acoustic enclosure will be provided to the DG sets to mitigate the noise pollution.
36.	For indoor air quality the ventilation provisions as per National Building Code of India.	Ventilation system has been designed and will be installed as per NBC.
37.	Ambient noise levels shall conform to Commercial standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Noise level conforms to residential standard both during day and night as per Noise pollution rule. Monitoring has been carried out in the month of March 2025 report is attached as an Annexure 10 .
Green Cover		
38.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the tree authority constituted as per the Delhi preservation of trees Act, 1994 (Delhi Act No. 11 of 1994). Old trees should be retained based on girth and age regulation as may be prescribed by the forest department. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 1500.79 sqm. (15.8 % of total area) area shall be provided for green area development Proposal	Tree cutting is not involved in the project. The criteria have been followed in calculating the nos. of tree to be planted at the project site. Native species of plants with heavy foliage, broad leaves, wide canopy cover and with less water demand will be preferred to plant. As proposed 15.8% of plot area will be developed as green area.
Top Soil preservation and Reuse		
39.	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.	Excavated soil is being collected at separate place and will be used for site leveling, back filling/filling raft and road construction. Top layer of soil is being stored at a soil preservation area and will be used for landscaping /horticulture development work.

S. No.	Conditions of Environmental Clearance	Status of Compliance
Transport		
40.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. • Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. • Traffic calming measures • Proper design of entry and exit points. • Parking norms as per local regulation	The parking will be provided as per local regulations and bylaws, parking plan has already been submitted with EC application. Entry and Exit points will be properly designed.
41.	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 Management Plan has already been submitted along with EC application and same will be implemented at the project site.
42.	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.	PUC certified vehicles are being used for construction work. All vehicles, equipment's and construction machines are conformed to applicable air and noise emission standard.
Environment Management Plan		

S. No.	Conditions of Environmental Clearance	Status of Compliance
43.	An environmental management plan (EMP) as prepared and submitted along with EIA Report shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.	EMP is being spent as per details submitted in EC application.
Others		
44.	Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	All the necessary and requisite facility has been provided to the construction workers.
45.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First Aid Room has been provided at site.
46.	The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.	Noted.

S. No.	Conditions of Environmental Clearance	Status of Compliance
47.	As per the Ministry's Office Memorandum F. No. 22-65/2017-IA.III dated 1st May 2018, funds @1% of project cost shall be earmarked under corporate environmental responsibility (CER) for the activities such as strengthening of environmental cell by new recruitments, development of green fields, environmental monitoring survey, solid waste management, sanitation and sewage facilities, widening of culverts etc. The activities proposed under CER shall be restricted to affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the district collector. It should be posted on website of the project proponent. As per the ministry's office memorandum F. No. 22-65/2017-IA.III dated 1st May 2018, and proposed by the project proponent, an amount of Rs. 4.06 Crore (@1.5% of project cost) shall be earmarked under corporate environmental responsibility (CER). The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the district collector. It should be posted on website of the project proponent.	As per MoEF notification vide File no. 22-65/2017-IA.III dated 30th September 2020 CER is part of the EMP, and EMP is being spent as per the details submitted with EC application.

PART B- GENERAL CONDITIONS

S. No	Conditions of Environmental Clearance	Status of Compliance
1	A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.	Complied
2	The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.	Noted

S. No	Conditions of Environmental Clearance	Status of Compliance
3	Officials from the Regional Office of MoEF&CC, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Lucknow.	Noted.
4	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.	Noted.
5	The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	Noted.
6	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.	Applicable statutory clearances from the approvals authorities have been obtained. NOC for structural safety certificate has been obtained from the competent authority. Copy of the same is attached as Annexure : 5 Approval of Fire fighting has been obtained vide memo No. FS/2019/17 dated:07/02/2019 and attached as Annexure: 3 NOC from forest department is not required.
7	These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.	Noted.

S. No	Conditions of Environmental Clearance	Status of Compliance
8	The project proponent shall advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at http://www.envfor.nic.in . The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Lucknow.	Noted.
9	Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.
10	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	Complied.
11	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Six-monthly compliance report is being uploaded regularly on the website.

S. No	Conditions of Environmental Clearance	Status of Compliance
12	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by email.	Noted same will be complied.

CHAPTER 3**DETAILS OF ENVIRONMENTAL MONITORING****3.1 AMBIENT AIR QUALITY MONITORING****3.1.1 Ambient Air Quality Monitoring Stations**

Ambient air quality monitoring has been carried out at one location in the month of March, 2025, near the main gate to assess the ambient air quality of Project Site. This will enable to have an analytical understanding about air quality and the changes in the air environment in the study area with respect to the condition prevailing. The location of the ambient air quality monitoring station is given in **Table 3.1**.

Table 3.1 Details of Ambient Air Quality Monitoring Stations

S. No.	Location Code	Location Name/ Description	Environmental Setting
1.	AAQ-1	Project Site	Residential

3.1.2 Ambient Air Quality Monitoring Methodology

Monitoring was conducted in respect of the following parameters:

- Particulate Matter 2.5 (PM 2.5)
- Particulate Matter 10 (PM 10)
- Sulphur Dioxide (SO₂)
- Oxides of Nitrogen as NO₂
- Carbon Monoxide (CO)

The Ambient air sampling was carried out continuously for 24 hrs. for PM_{2.5}, PM₁₀, SO₂ and NO₂ per day and CO was sampled for 1 hours. The monitoring was conducted for one day at the location. This is to allow a comparison with the National Ambient Air Quality Standards.

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

Fine Particulate Sampler APM 550 instruments have been used for monitoring Particulate Matter 2.5 (PM_{2.5} i.e. <2.5 microns), and Respirable Dust Sampler APM 450 was used for sampling Respirable fraction (<10 microns), gaseous pollutants like SO₂, and NO₂. Bladder and Aspirator bags were used for collection Carbon monoxide samples. NDIR techniques have been used for the estimation of CO.

Table 3.2 Techniques used for Ambient Air Quality Monitoring

S. No.	Parameter	Technique	Technical Protocol
1	Particulate Matter 2.5	Fine Particulate Sampler APM 550, Gravimetric Method	IS 5182 P- 24
2	Particulate Matter 10	Respirable Dust Sampler APM 450, with cyclone separator, Gravimetric Method	IS 5182 P- 23
3	Sulphur dioxide	Modified West and Gaeke	IS 5182 P-02

S. No.	Parameter	Technique	Technical Protocol
4	Oxides of Nitrogen	Jacob & Hochheiser	IS 5182 P-06
5	Carbon Monoxide	Gas Chromatography	IS 5182 P- 10

3.1.3 Ambient Air Quality Monitoring Results

The detailed on-site monitoring results of PM 2.5, PM 10, SO₂, NO₂ and CO are presented in Table 3.3.

Table 3.3 Ambient Air Quality Monitoring Results

S. No.	Location Code	Location	PM10 (µg/m ³)	PM2.5 (µg/m ³)	SO ₂ (µg/m ³)	NO ₂ (µg/m ³)	CO (mg/m ³)
		Limit	100	60	80	80	4
1.	AAQ1	Project Site	176	74.4	8.25	24.5	0.90

3.1.4 Discussion on Ambient Air Quality in the Study Area

The level of PM10 and PM2.5 at the Site office of project site is found higher than the permissible limit of 100 µg/m³ & 60 µg/m³, (for Industrial, residential, rural and other areas as stipulated in the National Ambient Air Quality Standards). SO₂, NO₂ and CO were observed within the corresponding stipulated limits (Limit for SO₂ and NO₂: 80 µg/m³ and limit for CO: 4.0 mg/m³) at monitoring location.

3.2 AMBIENT NOISE MONITORING

3.2.1 Ambient Noise Monitoring Location

The main objective of noise monitoring in the study area is to assess the present ambient noise levels in project site & project boundary due to various construction allied activities and increased vehicular movement. A preliminary reconnaissance survey has been undertaken to identify the major noise generating sources in the area. Ambient noise monitoring was conducted at 1 location at the site office of the building in the month of March, 2025, site as given in Table 3.4.

Table 3.4 Details of Ambient Noise Monitoring Stations

S. No.	Location Code	Location Name/ Description	Present Landuse
1.	L1	Site Office	Residential

3.2.2 Methodology of Noise Monitoring

Noise levels were measured using integrated sound level meter manufactured by Envirotech Instrument Pvt. Ltd. The integrating sound level meter is an integrating/ logging type with frequency range of 'A' type as per IS 15675 (Part 1) 2005. This instrument is capable of measuring the Sound Pressure Level (SPL), Leq and SEL on digital display.

Noise level monitoring was carried out continuously for 24-hours with one hour interval starting at 1200 hrs to 1200 hrs next day. The noise levels were monitored on working days only. During each hour Leq were directly computed by the instrument based on the sound pressure levels. Lday (Ld), Lnight (Ln) and Ldn values were computed using corresponding hourly Leq. Monitoring was carried out at 'A' response and fast mode.

3.2.3 Ambient Noise Monitoring Results

Ambient noise monitoring result are summarized in Table 3.5.

Table 3.5 Ambient Noise Monitoring Results

Sr. No.	Test Locations	Day Time - dB(A)		Night Time - dB(A)	
		Results	Limits as per CPCB guideline	Results	Limits as per CPCB guideline
L-1	Site Office	42.7	55	42.2	45

3.2.4. Discussion on Ambient Noise Levels in the Study Area

Day Time Noise Levels (L_{day}):

The day time noise level at the location was found within the limit prescribed for Residential area i.e. 55 db(A).

Night Time Noise Levels (L_{night}):

The night time noise level at the location was found within the limit prescribed for Residential area i.e. 45 dB (A).

3.3 GROUNDWATER QUALITY MONITORING

Ground water extraction is not involved in the project. Treated water supplied by GMDA/HSVP is being used for construction work.

3.4 SOIL MONITORING

3.4.1 Soil Monitoring Locations

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

To assess impacts of ongoing project activities on the soil in the area, the physico-chemical characteristics of soil was examined by obtaining soil sample from selected point and analysis of the same. One sample of soil was collected from the project site for studying soil characteristics, the location of which is listed in Table 3.6.

Table 3.6 Details of Soil Quality Monitoring Location

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

3.4.2 Methodology of Soil Monitoring

The sampling has been done in line with IS: 2720 & Methods of Soil Analysis, Part-1, 2nd edition, 1986 of American Society for Agronomy and Soil Science Society of America. The homogenized samples were analyzed for physical and chemical characteristics (physical, chemical and heavy metal concentrations). The soil sample was collected in the month of March, 2025. The sample has been analyzed as per the established scientific methods for

physico-chemical parameters. The heavy metals have been analyzed by using Atomic Absorption Spectro-photometer.

3.4.3 Soil Monitoring Results

The physico-chemical characteristics of the soil, as obtained from the analysis of the soil sample, are presented in **Table 3.7**.

Table 3.7 Physico-Chemical Characteristics of Soil in the Study Area

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 P-26 (1987)	8.01	--
2.	Conductivity	IS 14767 (RA 2016)	385.0	μS/cm
3.	Moisture	IS 2720 P-25 (1972)	8.25	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	18.45	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.92	-
6.	Bulk density	IRDH/SOP-SL/06	1.40	gm/cc
7.	Chloride	IRDH/SOP-SL/14	242.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1326.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	162.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	50.2	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	180.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.52	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	13.4	meq/100gm
14.	Available nitrogen	IS 14684	34.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.36	mg/kg
16.	Iron as Fe	IRDH/SOP-SL/22	1309.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	10.25	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	22.2	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.7	
	Clay		25.1	
	Silt		14.2	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	1.10	By calculation

4.4 DISCUSSION ON SOIL CHARACTERISTICS IN THE STUDY AREA

During construction period nothing is being added in the soil therefore, soil quality is not being affected by the on-going project activity.

ANNEXURE 1

F.No.21-83/2018-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

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

Date: 27th December, 2018

To,

Shri Akhilesh Mishra, General Manager,
M/s PAX Properties Pvt. Ltd.,
6th Floor, Tower A, Golf View Corporate Tower,
Golf Course Road, Sector - 42,
Gurgaon - 122002.

Phone: 0124-4831111

E Mail: akhilesh.m@alpha-corp.com

Subject: Proposed Group Housing on Plot area Measuring 2.3828 Acres at Sector 15 - Part II, Gurugram Manesar Urban Complex, Haryana by M/s PAX Properties Pvt. Ltd. in collaboration with M/s Alpha Corp Development Pvt. Ltd. - Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/HR/MIS/80163/2018 dated 25th September, 2018 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Proposed Group Housing on Plot area Measuring 2.3828 Acres at Sector 15-Part II, Gurugram Manesar Urban Complex, Haryana by M/s PAX Properties Pvt. Ltd. in collaboration with M/s Alpha Corp Development Pvt. Ltd.' was considered by the EAC in its 35th meeting held on 29-31 October, 2018. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project is located at 28°27'52.51" N Latitude and 77°02'35.24" E longitude.
- (ii) The project is a new project. The total plot area is 9,642.834 sqm, FSI area is 17,715.876 sqm and total construction (Built-up) area of 29,605.19 sqm. The project will comprise of 02 Nos. Building blocks. Total 118 DU's shall be developed. Maximum height of the building is 94.9 m.
- (iii) During construction phase, total water requirement is expected to be 45 KLD which will be met from treated water supply. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

- (iv) During operational phase, total water demand of the project is expected to be 75 KLD and the same will be met by 47 KLD fresh water from HUDA water supply system and 28 KLD recycled Water. Wastewater generated (48 KLD) will be treated in 01 STP of total 55 KLD capacity. 28 KLD of treated wastewater will be recycled (15 for flushing, 05 for gardening & 08 KLD from DG cooling etc.). Surplus treated water of 10 KLD to be discharged to municipal sewer with prior permission.
- (v) About 0.34 TPD solid wastes will be generated in the project. The biodegradable waste (0.21 TPD) will be processed in OWC and the non-biodegradable waste generated (0.13 TPD) will be handed over to authorized local vendor.
- (vi) Total power requirement during operation phase is 928 KW and will be met from DHBVNL.
- (vii) 02 Nos. RWH pits will be constructed for rain water harvesting.
- (viii) Parking facility for 226 four wheelers is proposed to be provided (according to local norms).
- (ix) Proposed energy saving measures would save about approx. 1% of power.
- (x) It is not located within 10 km of Eco Sensitive areas.
- (xi) Forest Clearance is not required.
- (xii) No Court case is pending against the project.
- (xiii) Investment/Cost of the project is Rs. 55 Crore.
- (xiv) Employment potential: 40 Labours during construction phase
- (xv) Benefits of the project: Employment will be generated during construction & operation phase.

3. The project/activity is covered under category 'B' of item 8(a) 'Building and Construction projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However due to absence of SEIAA/SEAC in Haryana, the proposal is appraised at Central Level.

4. Based on the information submitted by the Project Proponent and detailed discussions held on all the issues, the EAC recommended the project for grant of environmental clearance and stipulated specific conditions along with other environmental conditions. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Proposed Group Housing on Plot area Measuring 2.3828 Acres at Sector 15 - Part II, Gurugram Manesar Urban Complex, Haryana by M/s PAX Properties Pvt. Ltd. in collaboration with M/s Alpha Corp Development Pvt. Ltd.', under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-



PART A – SPECIFIC CONDITIONS:

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iii) 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.

Topography and natural Drainage

- (iv) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

Water requirement, Conservation, rain water Harvesting, and Ground Water Recharge

- (v) Fresh water requirement from HUDA supply shall not exceed 47 KLD, with prior permission.
- (vi) 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.
- (vii) 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.
- (viii) 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.

- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (x) 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.
- (xi) 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.
- (xii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xiii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed 03 nos. of rain water harvesting pits shall be provided.
- (xiv) No ground water shall be used during construction/ operation phase of the project.
- (xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

Solid Waste Management

- (xvi) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (xvii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xviii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. As proposed 50 sqm. area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from project will be sent to dumping site.
- (xix) 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.

- (xx) 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.

Sewage Treatment Plant

- (xxi) Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing and horticulture. Treated water shall be discharged in to municipal drain with prior permission.
- (xxii) A certificate from the competent authority for discharging treated effluent/ untreated effluents into the Public sewer/ disposal/drainage systems along with the final disposal point shall be obtained.
- (xxiii) No sewage or untreated effluent water would be discharged through storm water drains.
- (xxiv) The project proponents would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coliforms and other pathogenic bacteria.
- (xxv) The project proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- (xxvi) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (xxvii) 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.

Energy

- (xxviii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration,

increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

- (xxix) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xxx) 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. Follow super ECBC requirement of ECBC 2017 and provide compliance report.
- (xxxi) 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.
- (xxxii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (xxxiii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project shall be submitted.

Air Quality and Noise

- (xxxiv) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- (xxxv) 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.
- (xxxvi) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) For indoor air quality the ventilation provisions as per National Building Code of India.
- (xl) Ambient noise levels shall conform to residential standard 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.

Green Cover

- (xli) No tree shall be cut/transplanted unless exigencies demand. Where absolutely necessary, tree cutting/transplantation shall be with prior permission from the Concerned Regulatory Authority / Forest Department. Old trees should be retained based on girth and age regulations as may be prescribed by the Concerned Regulatory Authority / Forest Department. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 1500.79 sqm. (15.8 % of total area) area shall be provided for green area development.

Top Soil preservation and Reuse

- (xlii) 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.

Transport

- (xliii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - Traffic calming measures
 - Proper design of entry and exit points.
 - Parking norms as per local regulation
- (xliv) 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.
- (xlv) 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.

Environment management Plan

- (xlvi) An environmental management plan (EMP) as prepared and submitted shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the

required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

Others

- (xlvii) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (xlviii) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xlix) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
- (l) As per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1st May 2018, and proposed by the project proponent, an amount of Rs. 1.11 Crore @ 2.0% of project cost shall be earmarked under Corporate Environment Responsibility (CER) for the activities such as infrastructure creation, sanitation, health, education, skill development, road, solid waste management facility, rain water harvesting, soil moisture conservation works and avenue plantation as proposed. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the concerned Regional Office of MoEF&CC who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned APCCF, Regional Office of MoEF&CC.

- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the concerned Regional Office of this Ministry.
- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
5. This issues with the approval of the Competent Authority.


(Kushal Vashist)
Director

Copy to:

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


(Kushal Vashist)
Director

ANNEXURE 2



HARYANA STATE POLLUTION CONTROL BOARD



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

Gurgaon Ph.0124-2332775 Email:-

hspcbrogrn@gmail.com

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

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 313116324GUNOCTE56526164

Dated:25/02/2024

To.

M/s : PAX Properties Private Limited

**Proposed Group Housing on plot area measuring 2.3828 acre at Sector-15 Part II,
Gurugram Manesar Urban Complex, Haryana by PAX Properties Private Limited in
collaboration with M/s Alpha Corp Development Private Limited**

GURGAON

122001

Sub. : Grant of consent to Establish to M/s PAX Properties Private Limited

Please refer to your application no. 56526164 received on dated 2024-01-29 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s PAX Properties Private Limited is hereby granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	25/02/2024 - 26/12/2028
Industry Type	Building and construction projects having quantity of waste water generation 10 KLD to 100 KLD irrespective of their built-up area
Category	ORANGE
Investment(In Lakh)	10012.0
Total Land Area (Sq. meter)	0.0
Total Builtup Area (Sq. meter)	0.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	48.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l
3. TSS	20 mg/l

4. pH	5.5-9.0
5. Total Phosphorus	1 mg/l
6. Total Nitrogen	10 mg/l
7. Fecal coliform (MPN/100ML)	Less than 100
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	2
Height of stack	
1. Stack to DG set 750 KVA	6 METER
2. Stack to DG set 320 KVA	6 METER
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. Diesel	0.185 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 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 0 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.

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

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

Specific Conditions

Other Conditions :

1. 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 & 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.



Regional Officer, Gurgaon North
Haryana State Pollution Control Board.

ANNEXURE 3

FORM BR-V (A2)

[See code (See Code 2.1.(1) (iv))

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

Certificate to be submitted along with the building application in Form BR-I duly signed by the Architect and Structural Engineer and the Proof Consultant.

Details of the Building Plans for which the certificate is issued

Plot No- **POCKET 02 PROPOSED GROUP HOUSING COLONY FOR AN AREA MEASURING 2.3828 ACRES (LICENSE NO.12 OF 2018 DATED 09.02.2018) BEING DEVELOPED BY PAX PROPERTIES PVT. LTD. IN COLLABORATION WITH ALPHA CORP DEVELOPMENT PVT.LTD. IN THE REVENUE ESTATE OF VILLAGE GURUGRAM, SECTOR -15,PART -II,GURUGRAM MANESAR URBAN COMPLEX, TEHSIL & DISTRICT GURUGRAM ,HARYANA.**

Name of the owner- **PAX PROPERTIES PVT. LTD. IN COLLABORATION WITH ALPHA CORP DEVELOPMENT PVT. LTD.**

Complete address of the owner – **Golf View Corporate Towers, Tower A, Sector 42, Golf Course Road,Gurgaon - 122002 (Haryana)**

A. Building Plan:

- (i) Name of the Architect: **RAJINDER KUMAR**
- (ii) Council of Architect Registration No.CA/75/2490, valid up to 31/12/2020
- (iii) Complete Address Rajinder Kumar Associates, B6/17, Shopping Centre, Safdarjung Enclave, New Delhi-110029

B. Structural Design:

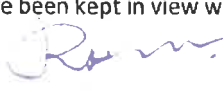
- (i) Name of the Engineer: **Dr. Santosh Kumar Singh**
- (ii) Registration No. (if any) M-142047-4 Chartered Engineer (India)
- (iii) Qualification and experience: B.E(Civil), M.E (Structure), Ph.d (Structure)
- (iv) Complete Address: Engineering Design and Research Pvt. Ltd.,
738-S2 (S.F), Nitikhand-I, Indirapuram, Ghaziabad-201014 (U.P)

Certificate

It is hereby certified that the plans submitted in Form BR-I for the building detailed above, are in accordance with the Code and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.



(Signature of owner)


(Signature of Architect)



(Signature of Structural Engineer)

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

Dated: **21 APR 2018**

(Signature of Proof Consultant)




Engineering Design And Research Pvt. Ltd.
738-S2 (S.F), Nitikhand-I, Indirapuram, Ghaziabad-201014 (U.P)

ANNEXURE 4

From Director General

Fire Service, Haryana Panchkula

To **M/s** Pax Properties Pvt Ltd in collaboration with Alpha Corp Development Pvt Ltd
Golf View Corporate Towers Sixth Floor Golf Course Road Gurugram

Memo No. FS/2019/17 dated : 07/02/2019

Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at Sector 15 Part II Gurugram Manesar Urban Complex Gurugram of Pax Properties Pvt Ltd in collaboration with Alpha Corp Development Pvt Ltd :

Reference your Transaction Id 050261823003162 dated: 15/12/2018 on the subject cited above.

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

Tower Name	Floor Detail	Terrace Height of Last Livable Floor(In Meters)	Ground Coverage
Tower 2	G + 26	94.90 mtrs	1490.136 Sq. mtrs
EWS	S + 03	11.95 mtrs	201.689 Sq. mtrs
Tower Name	Basement Level	Basement Area	Basement Remarks
	Upper Basement	5445.167 Sq. mtrs	
	Lower Basement	6295.072 Sq. mtrs	

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

Remarks:- Application Updated



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

Exercising the power of Director, Fire Services, Haryana

ANNEXURE 5



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PAX PROPERTIES PVT LTD IN COLLABORATION WITH ALPHACORP DEVELOPMENT Date: 27-04-2018

Golf View Corporate Towers
tower A 6th floor Golf Course
Road sector 42 Gurugram

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOCID : **PALM/NORTH/B/042718/302388**
Applicant Name : **Jitender Kumar**
Type of Structure : **Building**
Site Address : **Group Housing Colony an Area Measuring 2.3828 Acres Sector 15 Part II Gurugram**

Site Coordinates : **77 02 32.66-28 27 52.53, 77 02 34.92-28 27 54.51, 77 02 35.09-28 27 50.79, 77 02 35.92-28 27 51.70, 77 02 37.67-28 27 50.44, 77 02 38.95-28 27 51.25,**

Site Elevation AMSL in **216.26 M**
Mtrs as Submitted by
Applicant:

Your site is located at a distance 13412 mts from ARP and lies in the grid R9 of the published CCZM of I.G.I Airport. The Permitted top elevation for this grid is 330 mts.

Since the requested top elevation 329.00 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid.

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

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

d. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

This assessment is system auto generated and thus does not require any signature

Designated Officer

Region Name: NORTH

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

Email ID: noc_nr@aai.aero

Contact No: 011-25653551

ANNEXURE 6

OFFICE OF THE EXECUTIVE ENGINEER, HSVP, DIVISION NO III, GURUGRAM

To

M/s Alpha Corp Development Pvt. Ltd.
R/o Golf View Corporate Towers,
Tower A, Sector-42, Gold Course Road,
Gurugram.

Memo No. 178839

Dated: 06-09-2018

Sub:- Assurance of water supply 150 KLD for drinking water to Group Housing Colony measuring 2.3828 acres (Licence No. 12 of 2018 dated 09.02.2012) located at Sector-15-II, Gurugram.

Ref:- Your application dated 05.09.2018.

On the above cited subject, it is intimated that the master water supply line has already been laid and water supply available at site in Sector-15-II, Gurugram. You are requested to apply the water connection after collecting the water connection performa from the undersigned office.


**EXECUTIVE ENGINEER,
HSVP DIV, NO. III
GURUGRAM**

ANNEXURE 7



GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY

Email id: xen4infra2.gmda@gov.in

To,

M/s Alpha Corp Development Private Limited,
Golf View Corporate Towers, Tower -A,
Sector -42, Golf Course Road,
Gurugram – 122002 (Haryana)
E-mail – info@alphacorp.in

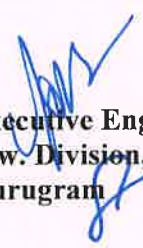
Memo No. **GMDA/SEW/2024/256**

Dated. **26-06-2024**

Sub: - Assurance for Sewerage Connection for disposal of 25 KLD surplus treated domestic effluent in Master Sewer line after commissioning of proposed Residential Group Housing Colony over an area measuring 2.3828 acres (License No. 12 of 2018 dated 09.02.2018 valid upto 08.02.2028) falling in Sector – 15 -II, Gurugram being developed by M/s Alpha Corp Development Private Limited.

Ref: - Your office latter on dated 25.06.2024.

In this regard, it is submitted that the Sewer connection in Master Sewer line for disposal of 25 KLD surplus treated domestic effluent from STP after commissioning the proposed Residential Group Housing Colony over an area measuring 2.3828 acres (License No. 12 of 2018 dated 09.02.2018 valid upto 08.02.2028) falling in Sector – 15 -II, Gurugram being developed by your firm could be given in the existing 1000mm dia master sewer line on Old Delhi Road near Telephone Exchange.


**Executive Engineer -V
Sew. Division, GMDA
Gurugram**

ANNEXURE 8



DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A Government of Haryana Undertaking)
Office of the

Executive Engineer 'OP' Division City
Mehrauli Road, Gurugram



0124-2320971

Fax
No

0124-2320971

e-mail xencitydhbvn@gmail.com

To

✓ M/s Alpha Corp Development Pvt. Ltd.
Golf View Corporate Towers, Tower-1,
Sec-42, Golf Course Road Gurugram-122002

Memo No. Ch- 13 / Drg./UPLR-99

Dated: 08-05-2018

Sub: Assurance of power supply of ultimate power load requirement for 1319.44 KVA or 1.319 MVA towards license No. 12 of 2018 dated 09.02.2018 for setting up Residential Group Housing Colony under left over pocket policy dated 14.06.2012 over an area measuring 2.3828 areas falling in revenue estate of Vill-Gurugram, Sec-15, Part-II, Gurugram, Manesar Urban Complex Haryana being developed by Alpha Corp Development Pvt. Ltd. in collaboration with Pax Properties Pvt. Ltd.

Ref:- Your representation dated 09.04.2018 and S.D.O. 'CCC' IDC, S/Divn. DHBVN, Gurugram Memo No.120 dated 04.05.2018 on the subject.

It is here by assured that the power requirement of tentative load 1319.44 KVA (1.319MVA) shall be considered from nearest 66 KV Sub Station Mehrauli Road Gurugram at the time actual requirement as per DHBVN norms after calculation of ultimate load as per approved layout plan .However, voltage level of the supply will be decided as per approval of ultimate load.


Executive Engineer,
(OP) City Divn.
DHBVN, Gurugram

CC to : The SDO 'CCC' IDC S/Divn. DHBVN, Gurugram w.r.t. his office Memo No. 120 dated 04.05.2018.

ANNEXURE 9

Site Photographs







ANNEXURE 10



IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



MoEF&CC Recognized Laboratory

(ISO 9001:2015/ISO14001:2015/ ISO 45001:2018)

C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)

Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

TC No. 14384

TEST REPORT

(Soil)

Report No. :	IRDH-0325-COM-SL-581
Date of Reporting	12/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Proposed Group Housing on Plot area measuring 2.3828 Acres at Sector-15- Part II, Gurugram Manesar Urban Complex, Haryana by M/s. PAX Properties Pvt. Ltd.
Nature of Sample	Soil
Identification of Sample	Soil sample collected from Project site
Date of Sampling	08/03/2025
Method of sampling	As per standard method
Date of testing:	08/03/2025 To 12/03/2025
Sampled by	IR&DH - Team

RESULTS

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720(P-26):2021	8.01	--
2.	Conductivity	IS 14767:2021	385.0	μS/cm
3.	Moisture	IS 2720 (P-2):2020	8.25	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	18.45	%
5.	Specific Gravity	IS 2720 (P-3):2021	1.92	-
6.	Bulk density	IRDH/SOP-SL/06	1.40	gm/cc
7.	Chloride	IRDH/SOP-SL/14	242.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1326.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	162.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	50.2	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	180.0	mg/kg
12.	Organic matter	IS 2720 (P-22):2020	0.52	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	13.4	meq/100gm
14.	Available nitrogen	IS 14684:2005	34.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.36	mg/kg

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Report No. - IRDH-0325-COM-SL-581

Page: 2/2

S. No.	Parameter	Test Method	Results	Unit
16.	Iron as Fe	IRDH/SOP-SL/22	1309.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	10.25	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	22.2	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.7	
	Clay		25.1	
	Silt		14.2	
20.	Sodium Adsorption Ratio(SAR)	IRDH/SOP-SL/13	1.10	By calculation

End of Report

Dr. SNA Rizvi
Authorized Signatory

- 1- Test Report is limited to the invoice raised/item tested.
- 2-Test Report cannot be reproduced in a part or as whole in court without laboratory permission.
- 3- Samples shall be retained for 4 weeks after test report submitted.

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TEST REPORT (Ambient Air)

Report No	IRDH-0325-COM-AAQ-581
Date of Reporting	12/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Proposed Group Housing on Plot area measuring 2.3828 Acres at Sector-15- Part II, Gurugram Manesar Urban Complex, Haryana by M/s. PAX Properties Pvt. Ltd.
Location	Project site
Date of Sampling	08/03/2025 to 09/03/2025
Type of Monitoring	Ambient Air Monitoring (24 hourly)
Parameters to be sampled	PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Sample drawn by	IR&DH Team

RESULTS

S. No.	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM _{2.5}	IS 5182 (P-24):2019	74.4	µg/m ³	60
2.	Particulate Matter as PM ₁₀	IS 5182 (P-23):2022	176.0	µg/m ³	100
3.	Sulphur dioxide as SO ₂	IS 5182 (P-2):2023	8.25	µg/m ³	80
4.	Nitrogen dioxide as NO ₂	IS 5182 (P-6):2022	24.5	µg/m ³	80
5.	Carbon monoxide as CO	IS 5182 (P-10):2019	0.90	mg/m ³	4.0

*Gazette notification published by MoEF&CC, New Delhi on 18 Nov. 2009

End of Report

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TEST REPORT (Ambient Noise)

Report No	IRDH-0325-COM-ANQ-581
Date of Reporting	12/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Proposed Group Housing on Plot area measuring 2.3828 Acres at Sector-15- Part II, Gurugram Manesar Urban Complex, Haryana by M/s. PAX Properties Pvt. Ltd.
Location	Project site
Date of Sampling	08/03/2025 to 09/03/2025
Type of Monitoring	Ambient Noise Monitoring
Method of sampling	IRDH/SOP-NS/22
Duration of Monitoring	24 hourly
Sample drawn by	IR&DH Team

RESULTS

All values are in dB (A)

Sr. No.	Locations	Day Time (Lday) 06:00AM - 10:00PM	Night Time (Lnight) 10:00PM - 06:00AM
ANQ -1	Project site	52.7	42.2

CPCB Limits

Sr. No		Day Time	Night Time
1.	Industrial area	75	70
2.	Commercial area	65	55
3.	Residential area	55	45
4.	Silence Zone	50	40

End of Report

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