



PIONEER URBAN LAND & INFRASTRUCTURE LTD.  
(CIN : U65910DL1985PLC019985)  
PIONEER SQUARE, 2<sup>nd</sup> FLOOR,  
NEAR GOLF COURSE EXTENSION ROAD,  
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PULIL/MoEF-240/2019/267

July 8, 2019

The Director (S)  
Ministry of Environment & Forest  
Government of India  
Northern Regional Office  
Bays No.24-25, Sector – 31-A  
Dakshin Marg  
Chandigarh – 160030

**Sub: Construction of Commercial Complex at Village: Ghata, Sector-62, Gurgaon  
Haryana – Compliance of conditions of Environmental Clearance  
Submission of six monthly progress report – reg.**

**Ref : (a) MoEF's clearance letter no. 21-1056/2007-IA.III dated 26.05.2008.  
(b) F. No. 4-526/2008-RO(NZ).**

Dear Sir,

Please refer to your above mentioned clearance letter and do find enclosed herewith the 6 monthly compliance report as per the guidelines given in environmental clearance letter issued vide MoEF's clearance letter No.21-1054/2007-IA.III dated 26.05.2008 along with soft copy for the months upto June 2019, to be developed by Pioneer Urban Land & Infrastructure Ltd.

Hope you will find the information given in order and will meet your expectations to assess the implementation status of environmental safeguard measures for the project.

Thanking you,

Yours faithfully,  
For Pioneer Urban Land & Infrastructure Ltd.,

  
(Authorised Signatory)  
Anil Kumar  
GM-Liaison  
Mob.9911539849  
e-mail:anilk@pioneerurban.in

Encl.: as above

# **COMPLIANCE REPORT**

**M/s Pioneer Urban Land & Infrastructure Ltd.**

**( Commercial Complex )**

**at**

**Village Ghatta,  
Sector -62, Gurgaon,  
Haryana**

**Dated : 30/06/2019**

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## Point-wise Compliance

Sl. No.	CONDITIONS	COMPLIANCE
I.	<b><u>PART A – SPECIFIC CONDITIONS</u></b> <b><u>CONSTRUCTION PHASE</u></b>	
01.	Vehicles hired for construction activities should be operated only during non-peak hours.	Vehicles which bring construction material are in good condition and operated only during non-peak hours.
02.	All the top soil excavated during construction activities should be stored for use in horticulture / landscape developments within the project site.	All the top soil excavated during construction activities is being stored for use of horticulture and landscape development within the project site.
03.	Ready mix concrete shall be used in building construction.	RMC is being used for building construction
04.	Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction is reduced by using pre-mixed concrete, curing etc.
05.	Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.	Major source of water for the project would be water supply from HUDA, but at a stand-by source of water during construction is being met with use of treated sewage water by tankers from HUDA Water Treatment plants.
06.	Fixtures for showers, toilet, flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor based control.	Appropriate fixtures in showers, toilets, wash basin etc. would be installed to reduce water consumption.
07.	Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning if necessary use high quality double glass with special reflective coating in windows.	Use of glass would be reduced to maximum in order to reduce load on air conditioning and to reduce electricity consumption. If felt be needed double glass with e-value would be provided in fenestration.
08.	Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.	Appropriate insulation material as per E.C.B.C. norms will be provided in roof.

09.	Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.	Wall insulation shall be as per E.C.B.C. norms for appropriate insulation.
10.	Storm water control and its reuse should be as per Central Ground Water Board and BIS Standards for various applications.	Storm water control and its reuse would be as per Central Ground Water Board and BIS standards are followed within the site premises.
11.	All required sanitary and hygiene measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.	All required sanitary and hygienic are being followed at project premises including portable toilets / septic tanks etc. Timely disposal of all construction waste material is being taken care off.
12.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	No possibility of leaching of heavy metals and other toxic contaminants in to the ground water. Attached herewith is the copy of ground water sample report. The ground water sample shall be collected and will be analyzed by an approved and reputed laboratory
13.	A first Aid Room will be provided at the project site both during construction and operation of the project.	A first aid room is provided during construction phase and also will be provided in the operation phases
14.	Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of waste water and soil wastes generated during the construction phase should be ensured.	Adequate drinking water supply to the workers at construction site has been ensured. Proper drainage system for safe disposal of waste water has been ensured.
15.	Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.	During construction phase, we ensured that a disposal of muck would not create any adverse impact on the neighboring communities and all the safety and health aspects of the people around the project site were taken into consideration.

16.	Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986 prescribed for air and noise emission standards.	The D.G. sets would only use ultra low sulphur diesel as fuel.
17.	Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be <u>closely monitored</u> during construction phase.	The measured ambient noise level at the project site confirms to the Standard Noise Level.
18.	The construction agencies shall use fly ash based material / products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.	Fly ash mixed cement is used in the construction.
19.	Vehicles hired for bringing construction material at site <u>should</u> be in good condition and should have valid "Pollution under Check" (PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.	We ensure that all the vehicles which are bringing _____ construction material are in good conditions and posses P.U.C. certificate.
20.	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.	The construction spoils and all other waste materials are segregated and stored at a designated place and disposed to the approved vendors accordingly.
21.	Any hazardous waste generated during construction phase should be disposed of as per applicable Rules and Norms with necessary approvals of the State Pollution Control Board.	All hazardous waste will be stored and disposed as per norms of Haryana State Pollution Control Board / Central Pollution Control Board.
22.	Under the provisions of the Environment (Protection) Act 1986 legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.	Obtained necessary environmental clearance from the concerned authority (copy enclosed)
23.	The diesel required for operating DG set shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.	The diesel have been stored in underground tanks and we have obtained the clearance from Chief Controller of Explosives. (copy enclosed)

24.	The approval of component authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc. If any forest land is involved in the proposed site, clearance under The Forest Conservation Act shall be taken from the competent Authority.	Same has been complied for
25.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.	Done _____
26.	All the internal roads shall be of minimum 9 mtr. Width.	It is being followed
II.	<b><u>OPERATION PHASE</u></b>  The environmental clearance recommended to the project is subject to the specific conditions as follows:	
1.	Diesel power generating sets proposed as source of back up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under The Environment (Protection) Act 1986. The location of DG Sets may be decided in consultation with State Pollution Control Board.	The D.G. sets would only use ultra low sulphur diesel as fuel and achieve the air and noise emission standards as per CPCB prescribed guidelines. The stack height of the D.G. Sets will be 6.5 mtr. Above the building for the dispersion of flue gases from D.G. Sets.
2.	Ambient noise levels should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the proposed complex.	Ambient noise levels shall be controlled as per the prescribed standard within the boundary of the complex.
3.	Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchments area during the monsoon period.	Weep holes in the compound wall would be given.
4.	The STP shall be installed for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be re-cycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Boards shall be taken.	The whole quantity of sewage from the complex will be treated through proposed Sewage Treatment Plant (STP) in the premises. The STP installation work has been completed of the project. We have obtained the consent to operate for the same from

		HSPCB vide approval no. HSPCB/Consent/: 2821216GUNOCTOHWM228 9775 dated 01-03-2016 (copy enclosed). The adequacy report of STP will be prepared independent authorized expert and the report in this regard will be forwarded for your necessary perusal in time.
5.	Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.	Complied
6.	For disinfection of waste water ultra violet radiation shall be used in place of chlorination.	UV radiation is being used in place of chlorinisation.
7.	Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provide to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.	18 Nos. Rain Water Harvesting systems have been provided at site. Oil & Grease trap have also been provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rain-water harvesting.
8.	The solid waste generated should be properly collected and segregated. Wet garbage should be sent for composing and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.	Shall be complied
9.	The open spaces inside the plot should be preferably landscaped and covered with vegetation of indigenous variety. Green belt of adequate width and density will be provided all around the periphery of the plot suitably with local species to reduce noise and dust level.	Green belt of adequate width and density shall be provided along the periphery of plot. An open space inside the plot will be covered with vegetation of indigenous variety.
10.	The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.	Ground water levels and quality will be regularly monitored as per guidelines.
11.	A report on the energy conservation measures should be prepared incorporating details about building materials and technology. R & U Factors etc., and submitted to the Ministry in three months time.	Complied

12.	The values of R&U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.	Complied
13.	Energy conservation measures like installation of CFLs/FLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and FLs should be properly collected and disposed off /sent for re-cycling as per the prevailing rules/guidelines of the regulatory authority to avoid Mercury contamination. Use of solar panels may be done to the extent possible.	Whole design of the project has been taken up keeping all energy conservation measures like installation of CFL's and FLs etc.
14.	The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises.	Design of whole project has been done keeping the same in line
15.	Adequate measures should be taken to prevent odour problems from solid waste processing plant as also from the STP.	Same will be adhered to.
	<b>PART-B GENERAL CONDITIONS</b>	
i)	The environmental safeguards contained in the documents should be implemented in letter and spirit.	The environmental safeguards contained in the documents will be implemented
ii)	Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.	Same will be adhered to.
iii)	6 monthly monitoring reports should be submitted to the Ministry and its Regional office.	6 monthly compliance report will be submitted at the MoEF's Regional Office at Chandigarh
4.	Officials from the Regional Office of MoEF, Chandigarh 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 should be forwarded to the CCF, Regional Office of MoEF, Chandigarh.	All co-operation would be extended to the official from Regional Office, MoEF, Chandigarh

5.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.	We will definitely inform you if any change in the scope of the project.
6.	The Ministry reserves the right to modify / add additional environmental safeguards subsequently. If found necessary, Environment Clearance granted will be revoked if it is found that false information has been given to approval of the project	Will be adhered to
7.	Necessary permission shall be obtained from the State Fire Department for providing fire safety measures before allotment of premises for residential purpose in the township.	NOC from Fire Department have been obtained for providing fire safety measures for the project. (copy enclosed)
8.	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 and the Public Liability (Insurance Act 1991.	Will be adhered to



**PIONEERURBAN**

# **ANNEXURE-I**

**NOC FROM HARYANA STATE  
POLLUTION CONTROL BOARD**



**HARAYANA STATE POLLUTION CONTROL BOARD**

**C-11, SECTOR-6, PANCHKULA**

**Ph.01722577870-73**

**E-mail: hspcb.pkl@sify.com**

No. HSPCB/Consent/ : 2821216GUNOCTOHWM2389775

Dated:01/03/2016

To

M/s. Commercial Colony 17.4875 acres (PIONEER URBAN)  
COMM 17.4875 AC, VILLAGE- GHATA, SECTOR-62. GURGAON  
**Sub: Authorization for operating a facility for collection, reception, treatment, storage, transportation and disposal of hazardous wastes from 20/11/2015 to 31/03/2020**

Please refer to your authorisation application dated 2015-11-18 received in the board on the subject cited above.

M/s Commercial Colony 17.4875 acres (PIONEER URBAN) situated at above address is hereby granted an authorization to operate a facility for collection, reception, treatment, storage, Transportation and disposal of hazardous wastes on the premises of the unit. The authorization shall be in force for a period as mentioned in the subject.

The authorization is subjected to the conditions stated below and such conditions as may be specified in the rules for the time being in force under the Environment (protection) Act, 1986.

**TERMS AND CONDITIONS OF AUTHORIZATION**

1. The authorization shall comply with the provisions of the Environment (protection) Act, 1986 and the rules made thereunder.
2. The authorization or its renewal shall be produced for inspection at the request of an officer authorized by the State Pollution Control Board.
3. The person authorized shall not rent, lend, sell transfer or otherwise transport the hazardous wastes without obtaining prior permission of the State Pollution control Board.
4. An application for the renewal of an authorization shall be made as laid down in rule 5(6)(ii).
5. The unit should have the necessary facilities for collection, reception, treatment, Transport and disposal of such wastes under the rule. In case of deadly toxic wastes such as Cyanide, Chromium, Nickel, Zinc, etc., the unit shall make arrangement for the pre-treatment before dumping it in the disposal site so that the toxic element does not leach down to pollute the underground water resources.
6. The collection, reception and transportation of hazardous waste shall be carried out by the authorized person/personnel, fully trained for this purpose.
7. Any unauthorized change in personnel, equipment as working conditions as mentioned in the application by the person authorized shall constitute a breach of his authorization.
8. The unit shall ensure the proper usage of safety measures such as providing of gloves, gum boots, face masks, goggles etc to the workers engaged in the handling of hazardous waste.
9. The authorization so granted shall be cancelled or suspended by the Board if the unit fails to comply with any condition of grant of authorization under these rules.
10. Used containers should be pre-cleaned by neutralizing and cleaning agents/solvents/chemicals.
11. The occupier shall not sell or transfer such waste on payment or without payment to any unauthorized people who do not hold any authorization.
12. The unit shall not dispose any Hazardous waste at any other Public Place.
13. Unit will maintain its non-leachate pucca storage site properly.
14. The unit will comply with provisions of all Environmental laws including HWTM Rules etc. and comply with the directions issued by the Board from time to time.

Specific Conditions :

Other Conditions :

1. unit will apply fresh before expiry of authorization under HWM (authorisation is valid upto 31-3-2020)

Regional Officer  
For and On Be'half of the Chairman  
Haryana State Pollution Control Board.  
Panchkula.

*---It is system generated certificate no signature is required---*



**HARYANA STATE POLLUTION CONTROL BOARD  
C-11, SECTOR-6, PANCHKULA**

Website – [www.hspcb.gov.in](http://www.hspcb.gov.in) E-Mail – [hspcb.pkt@sifymail.com](mailto:hspcb.pkt@sifymail.com)

Tele Fax No. – 0172-2577870-73

No. HSPCB/Consent/ : 2821216GUNOCTO2389775

Dated:01/03/2016

To

M/s :Commercial Colony 17.4875 acres (PIONEER URBAN)  
COMM 17.4875 AC, VILLAGE- GHATA, SECTOR-62. GURGAON  
GURGAON NORTH

Subject: Grant of Consent to operate for discharge of effluent under section  
25/26 of the Water(Prevention & Control of Pollution) Act, 1974,  
from 20/11/2015 - 31/03/2025

Please refer to your consent application received on dated 2015-11-18 in Regional Officer,  
Gurgaon North on the subject cited above.

With reference to your above application for consent for the discharge of domestic effluent  
and trade effluent under Water (Prevention & Control of Pollution) Act, 1974 hereinafter referred as  
the Act M/s Commercial Colony 17.4875 acres (PIONEER URBAN) is hereby authorized by the  
Haryana State Pollution Control Board, to discharge their effluent arising out of their premises in  
accordance with the terms and conditions as mentioned below:-

1. The daily quantity of domestic effluent from the factory shall not exceed 488 KLD
2. The daily quantity of the industrial effluent (Process, floor & equipment wash, cooling and bleed water) from the factory shall not exceed 0 KLD
3. The industry has been assessed for the purpose of Consent to operate fee with investment cost (land, building, plant and machinery) of Rs. 32561.0 Lakh. In case the investment cost varies as per the annual report for the years duly audited by the Chartered Accountant, the difference of Consent to operate fee, if any, arises, the industry shall pay the same amount within one month of the receipt of notice from the Board in this regard.
4. The consent to operate shall be valid for the period from 20/11/2015 - 31/03/2025
5. The industry shall ensure that various characteristics of the effluents remain within the tolerance limits as specified in EPA Standard and as amended from time to time and at no time the concentration of any characteristics should exceed these limits for discharge.
6. The industry would immediately submit the revised application to the Board in the event of any change in the raw material in process, mode of treatment/discharge of effluent.  
In case of change of process at any stage during the consent period, the industry shall submit fresh consent application alongwith the consent to operate fee, if found due, which may be on any account and that shall be paid by the industry and the industry would immediately submit the consent application to the Board in the event of any change during the year in the raw material, quantity, quality of the effluent, mode of discharge, treatment facilities etc.
7. The officer/official of the Board shall reserve the right to access for the inspection of the industry in connection with the various process and the treatment facilities. The consent to operate is subject to review by the Board at any time.
8. The industry shall not discharge any altered quantity/quality of the trade/domestic effluent without prior permission of the Board.

1. That the unit will run and maintain its STP/ETP/APCM regularly and properly , will provide separate energy meter on their STP/ETP/APCM and maintain the Log Book for energy consumption of STP/ETP/APCM and chemicals used daily for the STP/ETP . 2. That the unit shall keep all the parameters within the prescribed limits and shall comply with all the Norms and Rules as prescribed in the Act 3. That the unit will adopt cleaner technology thereby reducing pollution load. 4. That the unit will provide inter locking arrangement of DG set with STP/ETP/APCM and shall have separate D.G. set to ensure regular and effective running of pollution control devices. 5. That the unit will not discharge any untreated effluent inside and outside its premises 6. Unit will provide separate flow meter at Inlet/ Outlet of STP/ETP for which separate log book will be maintained. 7. That the unit will not add any air polluting process/ machinery and also not to add any process which increases the water pollution load. 8. That the unit will comply with all the provisions of Hazardous Waste Rules and submit return under HWM Rules on yearly basis. 9. That the CTO so granted shall become invalid in case of violation of any of the above / any law of the land.

*Regional Officer, HQ  
For and be'half of chairman  
Haryana State Pollution Control Board,  
Panchkula.*

---It is system generated certificate no signature is required---



**HARYANA STATE POLLUTION CONTROL BOARD  
C-11, SECTOR-6, PANCHKULA**

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Tele Fax No. – 0172-2577870-73

No. HSPCB/Consent/ : 2821216GUNOCTOHWM2389775

Dated:01/03/2016

To,

M/s :Commercial Colony 17.4875 acres (PIONEER URBAN)  
COMM 17.4875 AC, VILLAGE- GHATA, SECTOR-62. GURGAON  
GURGAON NORTH

**Subject: Grant of consent for emission of Air under section 21/22 of the Air  
(Prevention & Control of Pollution) Act, 1981, from 20/11/2015 to  
31/03/2025**

Please refer to your consent application received on dated 2015-11-18 in Regional Officer ,  
Gurgaon North on the subject cited above.

With reference to your above application for consent for the emission/ continuation of  
emission of S.P.M. air pollutions into atmosphere under Air (Prevention & Control of Pollution) Act,  
1981 hereinafter referred as the Act.

M/s Commercial Colony 17.4875 acres (PIONEER URBAN) are authorized by the Haryana State  
Pollution Control Board to discharge their air pollution being emitted out of their factory premises in  
accordance with the condition as mentioned below:-

1. The applicants shall maintain good house keeping both within factory and in the premises. All hose pipelines valves, storage tanks etc. shall be leak proof. In plant allowable pollutants levels, if specified by State Board should be met strictly.
2. Two or more ducts with different nature of exhaust gases should neither be intermixed nor to be through a common chimney.
3. Adequate facilities should be provided for sampling viz sampling holes at specified locations and dimension. The platform of specified size and strengthful arrangements electric connection also be provided.
4. The applicant/company shall comply with and carry out directive/orders issued by the Board in this consent order at all subsequent times without negligence of his /its part. The applicant/company shall be liable for such legal action against him as per provision of the law/act in case of violation of any order/directives. Issued at any time and or non compliance of the terms and conditions of his consent order.
5. The disturbed condition in any of plant/plants of the factory which is likely to result in increased emission or result in violation of emission standards shall be forthwith reported to this Board under intimation to the Member Secretary, Haryana State Pollution Control Board.
6. The toxic chemicals materials should be handled with due safety. The storage of toxic chemicals should be such that in case of emergency the chemicals could be transferred to other empty tank automatically and which should be followed by an approved air pollution control equipment designed for worst conditions.
7. A green belt (having sufficient tall and dense tree) around the factory should be provided.

8. All the processes using toxic chemical/harmful gases should be equipped with an emergency siren system in working conditions for alarming the general public in case of untoward incident.
9. The applicant shall furnish to all visiting officer and/or the State Board, any information regarding the construction/installation or operation of the establishment or emission control system and such other particulars as may be pertinent to prevention and control of air pollution. The industry shall also maintain and make available inspection book to the officers of the Board during their visits.
10. The air pollution control equipment of such specification which shall keep the emissions within the emission standard as approved by the State Board from time to time shall be installed and operated in the premises where the industry is carrying on/proposed to carry on its business.
11. The existing air pollution control equipment if required shall be alerted or replaced in accordance with the direction of the Board.
12. All solid wastes arising in the factory premises shall be properly graded and disposed of by:-
  - (i) In case of Land fill material, care should be taken to ensure that the material does not give rise to leachate which may percolate in ground water or carried away with storm run off.
  - (ii) Composting in case of bio degradable materials.
  - (iii) If the method of incineration is used for the disposal of solid waste the consent application should be processed separately and it should be taken up which consent is granted.
13. The industry shall submit an undertaking to the effect that the above conditions shall be complied with by them.
14. The applicant shall ensure that the emission of the air pollutants shall remain within emission standards as approved by the State Board from time to time.
15. The applicant shall make an application for grant of fresh consent at least 90 days before the date of expiry of this consent.
16. Necessary fee as prescribed for obtaining renewal consent shall be paid by the applicant alongwith the consent application.
17. The applicant shall either:-
  - a) Not later than 30 days from the date of consent order, certify in writing to the Member Secretary that the applicant had installed or provided for alternate electric power source sufficient to operate all the facilities installed by the applicant to maintain compliance with the terms and conditions of the consent.
  - b). Not later than 30 days from the date of this consent certify in writing to the Member Secretary that upon the reduction loss or failure of one or more of the primary source of electric power to any facilities installed by the application to maintain compliances with the term and conditions of this consent, the application shall proportionally reduce or otherwise control production and/or all emissions in order to maintain compliance with terms and conditions of this consent.
18. There should not be any fugitive emission from the premises.
19. The liquid effluent arising out of the operation of the air pollution control equipment shall also be treated in a manner and to the standards stipulated in the consent granted under Water (Prevention & Control of Pollution) Act, 1974 by this Board.
20. If due to any technological improvement or otherwise this Board is of opinion that all or any of the conditions referred to above required variation (including the change of any control equipment either in whole or in part) this Board shall after giving the applicant an opportunity of being heard vary all or such condition and there upon the applicant shall be bound to comply with the conditions so varied.
21. If the industry fails to adhere to any of the condition of this consent order the consent so granted shall automatically lapse.
22. The unit shall obtain consent under Water (Prevention & Control of Pollution) Act, 1974 and authorization under HWTM Rules, 2008.

23. (a) The industry shall discharge all the gases through a stack of minimum height.  
 (b) The height of stack shall conform to the following criteria:  
 (i)  $H = 14 Q^{0.3}$  Where sulphur-dioxide is emitted.  
 $Q$  = Sulphur dioxide emission as Kg/hr.  
 (ii)  $H = 74 Q^{0.27}$  where particulate matter is emitted.  
 $Q$  = particulate matter emission as tonne/hr. If by using the formula given above the stack height arrived is more than 9 m then this higher stack should be used.  
 (iii) The minimum stack height should be 30 Mts.
24. Nothing in this consent shall be deemed to preclude the institution of any legal action nor relieve the applicant from any responsibility, liabilities or penalties to which the applicant is or may be subject.
25. The industry shall maintain the following record to the satisfaction of the Board.
  1. The industries shall install separate energy meter and maintain log books for running of all air pollution control devices or pumps/motors used for running of the same.
  2. Register showing the results of various tests conducted by industry for monitoring of stack emission and ambient air.
26. The industry shall provide adequate arrangement for fighting the accidental leakages, discharge of any pollutants gas/liquids from the vessels, mechanical equipment etc. which are likely to cause environment pollution.
27. The consent being issued by the Board as above doesn't imply that unit performance conforms to law as required. The consent is being issued provisionally only with a view to accommodate the unit to provide it an opportunity to modify its operation immediately so as bring them in conformity with the law of the land.
28. The industry shall provide non-leachate storage facilities for proper disposal of Hazardous wastes.
29. The industry shall provide acoustic chambers on DG sets to control noise pollution and ensure noise level within the permissible limit.
30. The industry shall submit on site/off site emergency plan, if required.
31. The industry shall submit A/R within 3 months in case of 17 categories and once in 6 months, other categories L & M and keep all the parameters within limit.
32. The industry shall comply the public liability insurance Rule, 1991 as amended to date.
33. The industry shall submit Environmental Audit report once in a year.
34. The industry shall comply noise pollution (Regulation and control) Rules, 2000.
35. The industry shall install ambient air station in case of 17 & other categories large & medium.
36. The industry shall obtain environmental clearance, if applicable as per MOEF notification.
37. The industry shall inform to HO/RO office immediately by FAX in case of failure of APCM.
38. In case of by passing the emissions, the consent shall be deemed revoked.
39. The industry shall comply all the direction/Rules/Instructions as may be issued by the MOEF/CPCB/HSPCB from time to time.

**Specific Conditions :**

**Other Conditions :**

1. That the unit will run and maintain its STP/ETP/APCM regularly and properly , will provide separate energy meter on their STP/ETP/APCM and maintain the Log Book for energy consumption of STP/ETP/APCM and chemicals used daily for the STP/ETP . 2. That the unit shall keep all the parameters within the prescribed limits and shall comply with all the Norms and Rules as prescribed in the Act 3. That the unit will adopt cleaner technology thereby reducing pollution load. 4. That the unit will provide inter locking arrangement of DG set with STP/ETP/APCM and shall have separate D.G. set to ensure regular and effective running of pollution control devices. 5. That the unit will not discharge any untreated effluent inside and outside its premises 6. Unit will provide separate flow meter at Inlet/ Outlet of STP/ETP for which separate log book will be maintained. 7. That the unit will not add any air polluting process/ machinery and also not to add any process which increases the water pollution load. 8. That the unit will comply with all the provisions of Hazardous Waste Rules and submit return under HWM Rules on yearly basis. 9. That the CTO so granted shall become invalid in case of violation of any of the above / any law of the land.

*Regional Officer, HQ  
For and be'half of chairman  
Haryana State Pollution Control Board,  
Panchkula.*

---It is system generated certificate no signature is required---



Laboratory Of The  
Haryana State Pollution Control Board  
Vikas Sadan 1st Floor Gurgaon

Tel-2332596

Paid / Monitoring

Issued to:  
M/s Pioneer Urban Land Infrastructure Ltd.  
Commercial Colony, Sec.-62  
Gurgaon

Report No:1446-1447  
Dated: 08.01.16

Description of the Sample: - Received on 04/01/2016 a sample of Trade effluent / domestic effluent from Sh. Ranbir Singh, Sc-'B' collected on 04/01/2016 from Inlet & Outlet of STP.

ANALYSIS REPORT  
RESULTS

Sr. No.	Parameters	Inlet of STP	Outlet of STP	Prescribed Limits
1.	Colour	Grey	Brownish	----
2.	Odour	Mild	Mild	----
3.	pH value	7.6	8.1	5.5-9.0
4.	Suspended Solids mg/l	224	52	100
5.	B.O.D. for 3 days at 27°C mg/l	130	23	30
6.	C.O.D mg /l	328	120	250
7.	Oil & Grease mg/l	9	1	10
8.	Conductivity us/cm	1430	1280	----

Sample Collected/Not Collected,by us  
Sample Consumed In testing

SSA

HSPCB/Lab/GR/2016/ 2945

Copy to M.S./R.O./Unit

*M. J. Singh*  
LAB INCHARGE

Dated 8-1-16



**PIONEERURBAN**

# **ANNEXURE-II**

## **ENVIRONMENT MONITORING REPORT**

# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



NABL Accredited & MoEF&CC Recognized Laboratory

(ISO 9001:2015/ISO14001:2015/OHSAS 18001:2007)

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

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

## TEST REPORT

Page 1/2

(Water)

Report No. :	IRDH/CHL-19-20/WQ-39
Date of Reporting	10/05/2019
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Commercial Colony, Sector- 62, Gurgaon, Haryana by M/s Pioneer Group, Gurgaon.
Nature of Sample	Ground Water
Identification of Sample	Water collected from nearby project site in 2 litre can
Date of Sampling	3/05/2019
Method of sampling	IS 3025- Part 1(1987)
Date of testing:	03/05/2019 To 9/05/2019
Sampled by	IRDH - Team

## RESULTS

S No.	Parameter	Test Protocol	Results	Unit	Requirements as per IS 10500- 2012	
					Acceptable Limit ( Max)	Permissible limits(Max)
1.	pH	IS 3025 P-11 1983	7.9	--	6.5-8.5	No Relaxation
2.	Turbidity	IS 3025 P-10 (1984)	<0.5	NTU	1	5
3.	Total Hardness	IS 3025 P-21 (2009)	235.0	mg/l	200	600
4.	Total Dissolved Solids (TDS)	IS 3025 P-16(1984)	890.0	mg/l	500	2000
5.	Calcium as Ca	IS 3025 P-40 (1991)	41.3	mg/l	75	200
6.	Magnesium as Mg	IS 3025 P-46 (1994)	32.0	mg/l	30	100
7.	Total Alkalinity as CaCO <sub>3</sub>	IS 3025 P-23 (1986)	328.0	mg/l	200	600
8.	Chloride as Cl	IS 3025 P-32 (1988)	209.3	mg/l	250	1000
9.	Barium as Ba	Annex F of IS:13428	<0.05	mg/l	0.7	No Relaxation
10.	Ammonia as N	IS 3025 P-34 (1988)	<0.1	mg/l	0.5	No Relaxation
11.	Sulphate as SO <sub>4</sub>	IS 3025 P-24 (1986)	84.2	mg/l	200	400
12.	Nitrate as NO <sub>3</sub>	IS 3025 P-34 (1988)	21.6	mg/l	45	No Relaxation

# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



NABL Accredited & MoEF&CC Recognized Laboratory

(ISO 9001:2015/ISO14001:2015/OHSAS 18001:2007)

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

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

Report No. – IRDH/CHL-19-20/WQ-39

Page: 2/2

S No.	Parameter	Test Protocol	Results	Unit	Requirements as per IS 10500- 2012	
					Acceptable Limit ( Max)	Permissible limits(Max)
13.	Fluoride as F	APHA, 22 <sup>nd</sup> Edition	0.21	mg/l	1	1.5
14.	Iron as Fe	IS 3025 P-53 (2003)	0.12	mg/l	0.3	No Relaxation
15.	Aluminium as Al	IS 3025 P-55( 2003)	<0.01	mg/l	0.03	0.2
16.	Anionic Detergent	Annex K of IS:13428	<0.05	mg/l	0.2	1
17.	Phenolic Compounds	IS 3025 P-43 (1992)	<0.001	mg/l	0.001	0.002
18.	Boron as B	IS 3025 P-57 (2005)	<0.1	mg/l	0.5	1
19.	Chromium as Cr	IS 3025 P-52 (2003)	<0.01	mg/l	0.05	No Relaxation
20.	Lead as Pb	IS 3025 P47 (1994)	<0.01	mg/l	0.01	No Relaxation
21.	Copper as Cu	IS 3025 P42 (1992)	<0.01	mg/l	0.05	1.5
22.	Mercury as Hg	IS 3025 P-48 (1994)	<0.001	mg/l	0.001	No Relaxation
23.	Manganese as Mn	IS 3025 P-59 (2006)	<0.01	mg/l	0.1	0.3
24.	Zinc as Zn	IS 3025 P-49 (1994)	<0.01	mg/l	5	15
25.	Arsenic as As	IS 3025 P-37 (1988)	<0.01	mg/l	0.01	No Relaxation
26.	Nickel as Ni	IS 3025 P-54 (2003)	<0.01	mg/l	0.02	No Relaxation
27.	Cadmium as Cd	IS 3025 P-41 (1992)	<0.001	mg/l	0.003	No Relaxation

\*End of Report\*

  
Authorized Signatory

1- Test Report is limited to the invoice raised

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.

Head Office: G-8/6, Ground Floor,  
Sector-11, Rohini, Delhi-110085  
Tel.: +91 11 27571410, 64607252  
E-mail : ithconsult@hotmail.com

JAS-ANZ



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(ISO 9001:2015/ISO14001:2015/OHSAS 18001:2007)

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

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

## TEST REPORT

(Soil)

Report No. :	IRDH/CHL-19-20/SL-39
Date of Reporting	10/05/2019
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Commercial Colony, Sector- 62, Gurgaon, Haryana by M/s Pioneer Group, Gurgaon.
Nature of Sample	Soil
Identification of Sample	Soil sample collected from Project site
Date of Sampling	3/05/2019
Method of sampling	USDA method
Date of testing:	03/05/2019 To 9/05/2019
Sampled by	IRDH - Team

## RESULTS

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 P-26 (1987)	7.92	--
2.	Conductivity	IS 14767 (RA 2016)	390.0	µS/cm
3.	Moisture	IS 2720 P-25 (1972)	10.6	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	39.5	%
5.	Specific Gravity	IS 2720 P-3 (1980)	2.23	-
6.	Bulk density	IRDH/SOP-SL/06	1.40	gm/cc
7.	Chloride	IRDH/SOP-SL/14	328.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1090.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	192.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	84.0	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	254.0	mg/kg
12.	Organic matter	IS 2720 P-22 (1972)	0.67	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	20.4	meq/100gm
14.	Available nitrogen	IS 14684	62.0	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	5.7	mg/kg



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

Report No. – IRDH/CHL-19-20/SL-39

Page: 2/2

S. No.	Parameter	Test Method	Results	Unit
16.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		64.3	
	Clay		25.2	
	Silt		10.5	
17.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	1.36	By calculation

\*End of Report\*

  
Authorized Signatory

1- Test Report is limited to the invoice raised

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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C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)  
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

## TEST REPORT (Ambient Air)

Report No	IRDH/CHL-19-20/AAQ-39
Date of Reporting	10/05/2019
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Commercial Colony, Sector- 62, Gurgaon, Haryana by M/s Pioneer Group, Gurgaon.
Location	Project site
Date of Sampling	03/05/2019 To 04/05/2019
Type of Monitoring	Ambient Air Monitoring
Parameters to be sampled	PM <sub>2.5</sub> , PM <sub>10</sub> , SO <sub>2</sub> , NO <sub>2</sub> , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Duration of Monitoring	24 hourly

## RESULTS

S. No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM <sub>2.5</sub>	IRDH/SOP/AAQM/01	83.0	µg/m <sup>3</sup>	60
2.	Particulate Matter as PM <sub>10</sub>	IS 5182 P- 23 (2006)	179.0	µg/m <sup>3</sup>	100
3.	Sulphur dioxide as SO <sub>2</sub>	IS 5182 P-02 (2001)	11.2	µg/m <sup>3</sup>	80
4.	Nitrogen dioxide as NO <sub>2</sub>	IS 5182 P-06 (2006)	21.6	µg/m <sup>3</sup>	80
5.	Carbon monoxide as CO	IRDH/SOP/AAQM/08	0.89	mg/m <sup>3</sup>	4.0

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

\*End of Report\*

  
Authorized Signatory

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3- Samples shall be retained for 4 weeks after test report submitted.

# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



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(ISO 9001:2015/ISO14001:2015/OHSAS 18001:2007)

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

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

## TEST REPORT (Ambient Noise)

Report No	IRDH/CHL-19-20/ANQ-39
Date of Reporting	10/05/2019
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Commercial Colony, Sector- 62, Gurgaon, Haryana by M/s Pioneer Group, Gurgaon.
Location	Project site(ANQ 1)
Date of Sampling	03/05/2019 To 04/05/2019
Type of Monitoring	Ambient Noise Monitoring
Method of sampling	As per standard Method
Sampling Protocol	IS:9876-2004; IS 9989-2003
Duration of Monitoring	24 hourly
Sample drawn by	IRDH Laboratory

## 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	42.1

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\*

  
Authorized Signatory

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# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



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(ISO 9001:2015/ISO14001:2015/OHSAS 18001:2007)

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

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

## TEST REPORT

(Waste-Water)

Report No.	IRDH/CHL-19-20/WWQ-39
Date of Reporting	10/05/2019
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085,
Project Name	Commercial Colony, Sector- 62, Gurgaon, Haryana by M/s Pioneer Group, Gurgaon.
Nature of Sample	Waste- Water
Identification of Sample	STP-Inlet (Before treatment)
Date of Sampling	3/05/2019
Method of sampling	IS 3025- Part 1(1987)
Date of testing:	3/05/201 To 9/05/2019
Sampled by	IRDH-Team

## RESULTS

S No.	Parameter	Test Protocol	Results	Unit
1.	pH	IS 3025 P-11 1983	7.5	--
2.	Oil & Grease	IS 3025 P-39 1991	28.0	mg/l
3.	Total Suspended Solid(as TSS)	IS 3025 P-17 1984	212.0	mg/l
4.	Chemical Oxygen Demand(COD)	IS 3025 P-58 2006	728.0	mg/l
5.	BioChemical Oxygen Demand(BOD)at 27° C	IS 3025 P-44 1993	302.0	mg/l

\*End of Report\*



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3- Samples shall be retained for 4 weeks after test report submitted.



# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



NABL Accredited & MoEF&CC Recognized Laboratory

(ISO 9001:2015/ISO14001:2015/OHSAS 18001:2007)

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

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

## TEST REPORT

(Waste-Water)

Report No.	IRDH/CHL-19-20/WWQ-39
Date of Reporting	10/05/2019
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085,
Project Name	Commercial Colony, Sector- 62, Gurgaon, Haryana by M/s Pioneer Group, Gurgaon.
Nature of Sample	Waste- Water
Identification of Sample	STP-Outlet (After treatment)
Date of Sampling	3/05/2019
Method of sampling	IS 3025- Part 1(1987)
Date of testing:	3/05/201 To 9/05/2019
Sampled by	IRDH-Team

## RESULTS

S No.	Parameter	Test Protocol	Results	Unit	General Standard for discharge of effluent water in public sewer (6 <sup>th</sup> Ed. 2010)
1.	pH	IS 3025 P-11 1983	7.6	--	5.5-9.0
2.	Oil & Grease	IS 3025 P-39 1991	<3.0	mg/l	20
3.	Total Suspended Solid(as TSS)	IS 3025 P-17 1984	10.0	mg/l	600
4.	Chemical Oxygen Demand(COD)	IS 3025 P-58 2006	68.0	mg/l	-
5.	BioChemical Oxygen Demand(BOD)at 27° C	IS 3025 P-44 1993	16.0	mg/l	350

\*End of Report\*



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Head Office: G-8/6, Ground Floor,  
Sector-11, Rohini, Delhi-110085  
Tel.: +91 11 27571410, 64607252  
E-mail : ithconsult@hotmail.com

JAS-ANZ





**PIONEERURBAN**

# **ANNEXURE-III**

**FOREST NOC FROM DC HEIGHT  
CLEARANCE**

From: Deputy Conservator of Forests  
Gurgaon, Haryana

To: M/s. Pioneer Urban Land & Infrastructure Ltd.,  
Paras Down Tower Center, 5<sup>th</sup> & 7<sup>th</sup> Floor,  
Golf course road, Sector- 53,  
Gurgaon. 122002.

No: 1236

Date: 19/08/2011

Sub.: Clarification regarding Applicability of forest laws on land Applied by M/s. Pioneer Urban Land & Infrastructure Ltd., Paras Down Tower Center, 5<sup>th</sup> & 7<sup>th</sup> Floor, Golf course road, Sector- 53, Gurgaon. 122002.

Applicant by M/s. Pioneer Urban Land & Infrastructure Ltd., Paras Down Tower Center, 5<sup>th</sup> & 7<sup>th</sup> Floor, Golf course road, Sector- 53, Gurgaon vide letter no. Nil dated 28.04.2011 made a request in connection with land measuring 17.487 Acres having Rect. No. 52// 11min, 20min. 53// 6, 7, 8, 9min, 10/2/2, 11/2/2/1, 12/2, 13, 14, 15/1, 15/2, 16min, 17, 18/1, 18/2, 19/1, 20/2/3, 20/2/4, 21/1, 21/2/1/1, 21/2/1/2, 21/2/2, 21/2/3, 22, 23min, 24min, 25min. 54// 16/3/1, 25/1/2, 25/2/2/1, 25/2/2/2, 25/2/2/3. 55// 5/1/2/1, 5/1/2/2, 5/2/2/1, 5/2/2/2min, 5/2/2/3min. 56// 1/2/1min, 1/3min, 2min. Land located at Village Ghata District Gurgaon. Applicant made a proposal to use this land for Commercial Building Purpose. In continuation of report submitted by RFO, Gurgaon vide Letter No. 138-G dated 19.05.2011 and subsequently approved by Constituted Committee in meeting dated 08.08.2011, 09.08.2011 it is made clear that:-

- a) Above said land is not part of notified / closed area under IFA 1927/PCA1980/Specific section 4 & 5 of PLPA 1900/ WLPA1972/ or any other forest land.
- b) It is clarified that by the Notification No. S.O.121/PA.2/1900/S.4/97 dated 28<sup>th</sup> November, 1997, all revenue estate of Gurgaon District is notified u/s 4 of PLPA 1900 and S.O.113/PA.2/1900/S.3/97 dated 17<sup>th</sup> November, 1997 u/s 3 of PLPA. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- c) If approach is required from Protected Forests by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited.
- d) As per record with the Forest Department, Gurgaon, the area does not fall under Aravalli Project Plantation done by the Forest Department.
- e) All other statutory clearance mandated under the Environment Protection Act, 1986 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities specially in view of the Guidelines contained in Govt. of India's OM No. 3-11013/41/2006-IA-II (I) dated 02.12.2009.
- f) It is also clarified that if the project area falls within 5 km. of Delhi Ridge area on Haryana side, provisions contained in Hon'ble Supreme Court's Order dated 18.03.2004 will be applicable.
- g) The project proponent shall ensure that Judicial Orders/ Pronouncements issued by the Hon'ble Supreme Court/High Courts are strictly followed and all necessary clearance in this regard be obtained by them before the start of the execution of the said project.

Date: 19/08/2011  
Place: Gurgaon.

Dy. Conservator of Forests,  
Gurgaon.

Encls.No.

Dated:

A copy is forwarded to:-

1. Conservator of Forests, Working Plan Circle, Gurgaon for information.
2. Guard File.

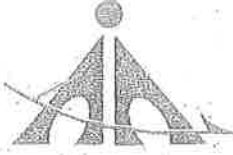
Dy. Conservator of Forests,  
Gurgaon.



**PIONEERURBAN**

# **ANNEXURE-IV**

**HEIGHT CLEARANCE FROM AAI**



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

AAI/NOC/NR/Revalidation/2008/58/5689-95 REGD POST

Date: 24-04-2014

To

M/s Pioneer Urban Land & Infrastructure Ltd  
Paras Downtown Centre, Floor 5 & 7,  
Golf Course Road, Sector-53,  
Gurgaon-122002

Subject: Renewal/Revalidation of NOC case AAI/NOC/2008/58/477-79  
Dated 17/24-04-2009

Sir,

Please refer to your letter No. PULIL/AA/2014/395 Dated 04-04-2014 on the above mentioned subject.

The NOC issued by this office vide letter No AAI/NOC/2008/58/477-79 dated 17/24-04-2009 for construction of proposed Commercial Complex at location Village Ghata, Tehsil Sohna, Sector-62, Gurgaon for a height of 382.00 Mtrs AMSL (Top Elevation) by M/s Pioneer Urban Land & Infrastructure Ltd is hereby revalidated for total eight years i.e upto 23-04-2017. The terms & conditions are the same as mentioned in the "No Objection Certificate" dated 17/24-04-2009.

This issue with the approval of the Competent Authority.

Yours Sincerely,

( G. S. BHURIA )

Joint General Manager (ATM-NOC)  
For General Manager ( ATM )/NR

Copy to:

1. The Executive Director ( ATM ), AAI, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003
2. The Chief Executive Officer, DIAL, New Udaan Bhawan, Terminal-3, Opps. ATS complex, IGI Airport, New Delhi-110037
3. The District Town Planner, Huda Complex, Sector-14, Gurgaon
4. The General Manager (NOC & Carlo), AAI, Rajiv Gandhi Bhawan, SAP, N. Delhi-110003
5. GM ( NOC ), AAI, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003
6. Guard File

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

"हिन्दी पत्रों का स्वागत है।"



AAI/NOC/2008/58/ 477-478

53307032 HAT/

23/4/09 भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA

Dated:- 17-04-2009

२५

✓ M/s Pioneer Urban Land & Infrastructure Ltd.,  
Paras Downtown Centre,  
Floor 5 & 7, Sector-Road,  
Sector-53, Gurgaon-122002.

SUBJECT:- NO OBJECTION CERTIFICATE - (FOR HEIGHT CLEARANCE ONLY)

Sir,

Please refer to your letter no NIL dated NIL on the subject mentioned above.

This office has no objection to the construction of the proposed Commercial Complex by M/s Pioneer Urban Land & Infrastructure Ltd. herein after referred to as the applicant(s) at location Sector-62, Village Ghata, Tehsil Sohna, Gurgaon (Co-ordinates 28 24 53 N, 77 05 20 E) for a height of 126 Mts. (in figure) One hundred twenty six meters (in words) above ground level so that the top of the proposed structure when erected shall not exceed 236 Mts. (site elevation) plus(+) 126 Mts. (height of structure)= 362 Mts. above mean sea level.

This no objection certificate is being issued on the express understanding that the site elevation (height above mean sea level) viz 236 Mts. relative location of the proposed building/structure & its distances and bearings from ARP/ Runway ends, as tendered by the applicant(s) are correct. If, however, at any stage it is established that the said data as tendered & which could adversely effect aircraft operations, the structure or part(s) thereof in respect of which this 'No Objection Certificate' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The Applicant(s) are therefore advised in his /their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

The issue of this 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time and under which also the applicant may be called upon by the Airports Authority of India (National Airports Division) to demolish in whole or in part the structure now being authorized vide this 'No Objection Certificate'.

The use of electric fire or oil fired furnace is obligatory.

This certificate is valid for a period of five years from the date of issue. if the building /structure /chimney is not constructed & completed within the above mentioned period of five years, you will be required to obtain a fresh 'No Objection Certificate' from the Airports Authority of India (National Airports Division) and/or the General Manager, Aerodromes, Northern Region. The date of completion of the building/ structure/chimney should be intimated to the Airports Authority of India and/or the General Manager, Aerodromes, Northern Region.

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

Day & Night markings with secondary power supply may be provided as per ICAO Standard.

"The permissible top elevation/height includes height for superstructures( eg. Wireless, TV antennas, muntles, lift machine room, overhead water tank cooling towers etc.)"

*Gulshan Kumar*  
23/4/09

(GULSHAN KUMAR)  
SR. MANAGER (NOC)  
FOR GENERAL MANAGER (AERO)  
NORTHERN REGION

- Copy to:- 1. The Chairman, Airports Authority of India, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi.  
2. The Town Planner, DTP Office, Gurgaon.

1  
FOR GENERAL MANAGER (AERO)  
NORTHERN REGION

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

"हिन्दी पत्रों का स्वागत है।"



**PIONEERURBAN**

# **ANNEXURE-V**

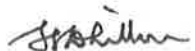
**COPY OF LICENCE**

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

Licence No. 240 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon-122002 for setting up of a Commercial Colony at village Ghatta in sector-62, Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Commercial Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development & Regulations of Urban Areas Act, 1975 and the Rules, 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licensee shall derive permanent approach from the service road only.
6. That the licensee will not give any advertisement for sale of shops/office/floor area in Commercial Colony before the approval of layout plan/building plans.
7. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
8. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the developer will use only CFL fitting for internal lighting as well as complex lighting.
10. The licence is valid upto 24-10-2009.

Dated Chandigarh  
The 25-10-2007.



(S.S. Dhillon)

Director

Town and Country Planning,  
Haryana, Chandigarh *hbs*

Endst. No. DS-2007/25734.

Dated:- 25-10-2007.

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

1. M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon-122002 along with copies of agreement, LC-IV and Bilateral.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
District Town Planner(Hq)JS

For: Director, Town and Country Planning,  
Haryana, Chandigarh *hbs*

To be read with Licence No. 240. of 2007

Details of land owned by M/s Pioneer Profin Ltd., Village Ghata, District Gurgaon.

1. M/s Pioneer Prafin Ltd.

Village	Rect. No.	Killa No.	Area
Ghata	53	6	8-0
		7	8-0
		8	8-0
		9	6-18
		10/2/2M	1-16
		12/2	5-4
		13	8-0
		14	6-0
		15/1	2-0
		15/2	4-18
		16M	7-14
		17	8-18
		18/1	2-0
		18/2	4-18
		19/1	3-10
		21/2/3	1-11
		21/2/1/1	0-2
		21/2/1/2	0-6
		22	8-18
		23M	6-4
		24M	3-5
		25M	0-10
	56	1/2 /1M	0-3
		1/3M	3-11
		2M	1-6
	54	25/2/2/1	0-2
		25/2/2/2	0-6
		25/2/2/3	0-3
	55	5/1/2/1	0-4
		5/1/2/2	0-19
		5/2/2/1	0-2
		5/2/2/2M	0-15
		5/2/2/3M	0-3
		K-M	
Total			114-6 or 14.2875 Acres

*[Signature]*

**D.T.C.P. H.**

*[Signature]*

2. M/s Pioneer Profin Ltd. 5/6 share M/s Pioneer Urban Land and Infrastructure Ltd. 1/6 share.

Village	Rect.No.	Killa No.	Area
Ghata	52	11M	7 - 1 K - M
Total			7 - 1 or 0.88125 Acres

3. M/s Pioneer Profin Ltd. 3/4 share M/s Pioneer Urban Land and Infrastructure Ltd. 1/4 share.

Village	Rect.No.	Killa No.	Area
Ghata	52	20M	4 - 18 K - M
Total			4 - 18 or 0.6125 Acres

4. M/s Pioneer Urban Land Infrastructure Ltd.

Village	Rect.No.	Killa No.	Area
Ghata	53	11/2/2/1	0 - 14
		20/2/3	1 - 15
		20/2/4	0 - 6
		21/1	2 - 0
		21/2/2	2 - 18
	54	16/3/1	2 - 4
		25/1/2	3 - 16
		K - M	
	Total		13 - 13 or 1.70625 Acres

Grand Total 17.4875 Acres

*M. K. Sharma*  
Director  
Town & Country Planning  
Haryana, Chandigarh.

*for the*  
*Signature*



**PIONEERURBAN**

# **ANNEXURE-VI**

**RENEWAL OF LICENCE**

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

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

To

Pioneer Urban Land & Infrastructure Ltd.,  
Paras Down Town Centre, Floor-7  
Golf Course Road, Sector-53,  
Gurugram-122002.

Memo No. LC-1177-II-JE (VA)-2018/ 1938

Dated: 22-01-2019

Subject:

Renewal of license no. 240 of 2007 dated 25.10.2007 granted for development of a Commercial Colony on the land measuring 17.4875 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex.


Ref:

Your application dated 13.09.2018 on the subject mentioned above.

Licence no. 240 of 2007 dated 25.10.2007 granted to you vide this office Endst. No. DS-2007/25734-25745 dated 25.10.2007 for setting up of Commercial Colony on the land measuring 17.4875 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex is hereby renewed upto 24.10.2019 on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
3. You shall get the licence renewed till the final completion of the colony is granted.

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


  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-1353-JE (VA)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o D&CP with request to update the status on website.

  
(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

**Directorate of Town & Country Planning, Haryana**  
SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana2@gmail.com](mailto:tcpharyana2@gmail.com)

Regd.

To

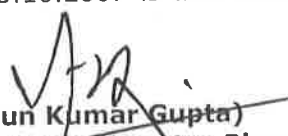
Pioneer Urban Land & Infrastructure Pvt. Ltd.  
C/o Paras Down Town Centre,  
5<sup>th</sup> & 7<sup>th</sup> Floor, Golf Course Road,  
Sector-53, Gurgaon-122002  
Email ID - [info@pioneerurban.inn](mailto:info@pioneerurban.inn)

Memo. No. LC-1177-PA(SN)-2016/ 10407 Dated: 25/5/2016

**Subject: - Renewal of licence no 240 of 2007 dated 25.10.2007 granted for setting of Commercial Colony over area 17.4875 acres in the revenue estate of village Ghata, Sector-62 of GMUC, Distt. Gurgaon - Pioneer Urban Land and Infrastructure Ltd.**

Reference: Your application dated 24.09.2015.

1. License No 240 of 2007 dated 25.10.2007 granted to you vide this office letter Endst. No. DS-2007/25734-25745 dated 25.10.2007 for setting up of Commercial Colony over an area measuring 17.4875 in Sector-62, GMUC, Distt. Gurgaon is hereby renewed up to **24.10.2017** on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period and you will get the license renewed till the final completion of the colony is granted.
3. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
4. You shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of section 3 (3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the current validity period of licence.
5. You shall get approved the electrical service plan/estimates within the current validity period of licence.
6. Original License No 240 of 2007 dated 25.10.2007 is also returned herewith.

  
(Arun Kumar Gupta)

**Director General, Town & Country Planning  
Haryana, Chandigarh**

Endst no: LC-1177-PA(SN)-2016/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
Ayojna Bhawan, Sector-18, Madhya Marg, Chandigarh  
Phone: 0172-2549349, Email: [tcphry@gmail.com](mailto:tcphry@gmail.com), [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

Pioneer Urban Land and Infrastructure Ltd.,  
Paras Down Tower Centre, Floors 5 & 7,  
Sector road, Sector-53,  
Gurgaon-122002.

Subject:-

Memo No. LC-1177-JE(B)/2012/7602 Dated: 7/5/12  
Renewal of licence no. 240 of 2007 dated 25.10.2007.

Please refer to your letter dated 26.09.2011 on the matter subject cited above.

1. Licence No. 240 of 2007 dated 25.10.2007 granted to you for setting up of a Commercial Colony on the land measuring 17.4875 acres falling in the revenue estate of village Ghata, Sector -62. Gurgaon is hereby renewed upto 24.10.2013 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. You shall speed up the development/construction works of the project and will apply for grant of occupation certificate during the current validity period of the license. You shall submit a quarterly progress report of the development/construction works undertaken at site in the O/o STP, Gurgaon.
4. You shall apply for composition of offence of earlier not complying with the provisions of Rule-26, 27 & 28 of Urban Areas Rules, 1976, within two weeks from the date of renewal of license.
5. The Bank guarantee of IDW is valid upto 22.09.2013. You shall revalidate this Bank guarantee, one month before its expiry.

(T.C. Gupta, IAS)

Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Dated:

Endst. No. LC-1177-JE(B)/2012/

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurgaon Circle, Gurgaon with a request that the progress of the construction/development works of the project may be monitored and report be submitted in the Directorate. Compliance of Rule-27 & 28 of Urban Area Rules, 1976 by the colonizer for the month February to April, 2012 may be checked and report be submitted in the Directorate within two weeks positively.
4. District Town Planner, Gurgaon.
5. Chief Accounts Officer of this Directorate.

(S. K. Sehrawat)

Assistant Town Planner (M) HQ,  
O/o Director General, Town and Country Planning,  
Haryana, Chandigarh.

From

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/s Pioneer Urban Land & Infrastructure Ltd.  
Paras Down Tower Centre, Floors 5&7 Sector Road,  
Sector-53, Gurgaon-122002.

Memo No.5DP-III/2009/LC-1174/ 13194

Dated 23-12-09

**SUB: RENEWAL OF LICENCE – M/s Pioneer Urban Land & Infrastructure Ltd.**

1. Reference your letters dt 24.9.2009 on the subject noted above.
2. licence No. 240 of 2007, dated 25.10.2007 granted to you vide this office Endst. No DS-2007/25734-25745 dated 25.10.2007 for setting up of Commercial colony at village Ghatta, District Gurgaon is hereby renewed up to 24.10.2011 on the terms and conditions laid down therein. Subject to submission of valid Bank Guarantees on account of EDC & IDW before 25.09.2010.
3. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licenses for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.
4. License no. 240 of 2007, dated 25.10.2007 is also returned herewith in original.

(T.C. GUPTA), I.A.S.,  
DIRECTOR

Town & Country Planning,  
Haryana, Chandigarh.  
Email: tcphry@gmail.com

Endst. No.5DP—III/2009/ LC-1174/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer HUDA Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.

(Devendra Nimbokar)  
District Town Planner (HQ)  
For; Director Town and Country Planning  
Haryana, Chandigarh



**PIONEERURBAN**

# **ANNEXURE-VII**

## **APPROVAL OF BUILDING PLAN**

BR-III  
(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2548851, E-mail: tcphry@gmail.com  
Website www.tcpharyana.gov.in

Memo No:- ZP-338-B/HD(BS)/2010/ 46 14

Date:- 8-4-10

To

M/s Pioneer Urban Land & Infrastructure Pvt. Ltd.  
Paras Downtown Centre, Floor-5 & 7, Golf Course Road, Sector-53,  
Gurgaon-122002.

Subject:- Approval of building plans of Commercial Colony measuring 17.4875 acres (licence no. 240 of 2007 dated 25.10.2007) in sector-52, Gurgaon being developed by M/s Pioneer Urban Land and Infrastructure Ltd.

Reference your application dated 28.01.2010 for permission to erect the Buildings in Commercial Colony measuring 17.4875 acres in sector-52, Gurgaon in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder alongwith special reference to the following conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/Engineer of the scheme.

Further that:-

- (a) A certificate from a recognized Structural Engineer shall be submitted to the department within 60 days of issuance of this letter that the structural design of the building is designed as per the provisions of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake of the intensity expected under zone-IV.
- (b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- (c) No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.
- (d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other fire safety bye laws and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by



Commissioner, Municipal Corporation, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director.

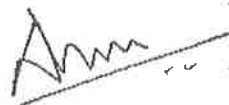
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issuance of this letter.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
7. The revenue rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favor.
11. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in Form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.
12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

### 13. WATER SUPPLY

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tank as shown on the plan and down take system thereof are as under: -

Sr. No.	Name of Building Block	Capacity of tank for Domestic uses	Up pipe in mm	Down pipe in mm
1.	Tower-A	2x33,000	65mm	65/50/40/32 mm
2.	Tower-B	2x33,000	65mm	-do-
	U.G.T. (Domestic)	2,70,000		

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



- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Generator Set etc. of suitable capacity shall also be provided by you during failure of electricity.

14. SEWERAGE:

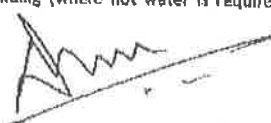
- (i) All external sewerage lines should not be less than 200 mm. Dia SW Pipes.
- (ii) All soil pipe connection W.C. to soil stack/ manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water pipes connecting F.T. to G.T. and F.T. to waste water stack shall be 100 mm/75 mm dia as shown on the plans.
- (iv) Waste water stack shall be 100mm/ 75mm dia pipes as shown on the plans and soil stack shall be 100mm dia.
- (v) All F.T. shall be 75mm dia.
- (vi) All W.C. shall be provided with high/low level flushing cistern. The capacity of flushing cistern shall be of 8 liters.
- (vii) All pipes from waste water stack to IC and IC to Manhole shall be of 100 mm dia pipe as shown on the plans.
- (viii) You shall provide suitable approach/ ventilation arrangement by providing inspection window/ duct etc. for repairing of piping system.
- (ix) The invert level of main sewer be checked by you prior to taking of connection/construction work.

15. Storm Water Drainage

- (i) You have provided three level basements for parking/ services only. For draining out the wash water/rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 450 LPM capacity at 17.00 metres head. Thus, it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternative power supply arrangement shall also be provided by you in case of failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided so as to disposal of rain water into the external system of the Town. You shall ensure invert level of Master Storm Water Drainage prior to taking up the work.
- (iii) All rain water stacks pipes shall be 100/150 mm dia pipes as shown on the plans.
- (iii) It is made clear to you that roof top rain harvesting system shall be provided by you as per norms and shall be kept operational all the time.

16. GENERAL:-

- (i) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set Motor etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (iv) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building (where hot water is required) block before applying for an occupation certificate.



- (v) That the coloniser/owner shall use only Compact Fluorescent lamps fitting for internal lighting as well as Campus lighting.
- (vi) You shall provide proper filtration plant for filtration and recycling of the water of the swimming pools, only small quantity of water shall be used for replacement of water in the swimming pools.
- (vii) You shall dispose off the replacement water by using the same for watering of landscaped area in colony or the same may be disposed off into the rain water harvesting system.
- (viii) That before making swimming pool operational you shall provide life guards and safety equipments like swimming jackets and first aid box etc. In sufficient numbers and clearance from District Administration regarding provision of above safety measures will be obtained.
- (ix) That the coloniser/owner shall convey the ultimate power load requirement of the project to the concerned power utility to enable the provision of site for transformers/ switching stations/ electric sub-station as per the norms prescribed by the power utility in the project site within 2 months from the issuance of sanction of building plan.
- (x) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.
- (xi) You shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (xii) You shall deposit the 1% of estimated cost of your project as labour cess by way of a cross demand draft in the favour of the "Secretary, Haryana Building and Other Construction Workers Welfare Board, payable at Chandigarh". The guidelines in the form of rates for assessment of cess for various projects is annexed herewith.

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

DA/One set of Building Plans

(Devendra Nimbekar)  
District Town Planner (HQ),  
Member Secretary,  
For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Endst. No:- ZP-338-B /10(B5)/2010/

dated:-

A copy is forwarded to the following for information:-

1. Commissioner, Municipal Corporation, Gurgaon.
2. Senior Town Planner, Gurgaon along with one set of building plans.
3. Superintending Engineer (HQ) HUDA, Panchkula.
4. Distt. Town Planner, Gurgaon.
5. Distt. Town Planner (Enf.) Gurgaon.

Enc): as above

(Devendra Nimbekar)  
District Town Planner (HQ),  
Member Secretary,  
For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Memo No:- ZP-338-D/ID(BS)/2012/

9920

Date:-

8/6/12

To

Pioneer Urban Land & Infrastructure Ltd.  
Paras Down Tower Centre, Floors 5 & 7, Golf Course Road,  
Sector-53, Gurgaon-122002.

Subject:- Approval of building plans of Building Block-C3 on area measuring 6.17 acres out of 17.4875 acres in Commercial Colony (Licence No. 240 of 2007 dated 25.10.2007) in Sector-62, Gurgaon Manesar Urban Complex, being developed by Pioneer Urban Land & Infrastructure Ltd.

Reference your application dated 14.09.2011 and subsequent letter dated 11.05.2012 for permission to re-erect the Building Block-C3 on area measuring 6.17 acres out of 17.4875 acres in Commercial Colony (Licence No. 240 of 2007 dated 25.10.2007) in Sector-62, Gurgaon Manesar Urban Complex in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder alongwith special reference to the following conditions: -

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that:-

- (a) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
  - (b) No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.
  - (c) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:



The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office along with a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director General.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issuance of this letter.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
7. The revenue rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building

...has been certified by the Director General or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favor.

11. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.
12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

### 13. WATER SUPPLY

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tanks as shown on the plan and down take system thereof are as under: -

Sr. No.	Name of Building Block	Capacity of tank for Domestic uses	Up pipe in mm	Down pipe in mm
1.	Building-C-3 Retail Area (Dom)	1x50,000	50mm	50/40/32/25/20 mm
	Flush	1x25,000	40mm	40/32/25/20 mm
2.	Building-C-3 Office Block (Dom)	1x35,000	50mm	80/65/50/40/32/25/20 mm
	Flush	1x20,000	40mm	65/50/40/32/25/20 mm
3.	UGT (Dom)	1,25,000		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15mm dia.
- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.

- (iii) The alternative arrangement of power supply, such as Generator Set etc. of suitable capacity shall also be provided by you during failure of electricity.

14. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. Dia SW Pipes.
- (ii) All soil pipe connection W.C. to soil stack/ manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water pipes connecting F.T. to G.T. and F.T. to waste water stack shall be 100 mm/75 mm dia as shown on the plans.
- (iv) Waste water stack shall be 100mm/ 75mm dia pipes as shown on the plans and soil stack shall be 100mm dia.
- (v) All F.T. shall be 75mm dia.
- (vi) All W.C. shall be provided with high/low level flushing cistern. The capacity of flushing cistern shall be of 8 liters.
- (vii) All pipes from waste water stack to IC and IC to Manhole shall be of 100 mm dia pipe as shown on the plans.
- (viii) You shall provide suitable approach/ ventilation arrangement by providing inspection window/ duct etc. for repairing of piping system.
- (ix) The invert level of main sewer be checked by you prior to taking of connection/ construction work.

15. Storm Water Drainage

- (i) You have provided four level basements for parking/ services only. For draining out the wash water/rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 450 LPM capacity at 25.00 metres head. Thus, it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternative power supply arrangement shall also be provided by you in case of failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided so as to disposal of rain water into the external system of the Town. You shall ensure invert level of Master Storm Water Drainage prior to taking up the work.
- (iv) All rain water stacks pipes shall be 100/150 mm dia pipes as shown on the plans.
- (v) It is made clear to you that roof top rain harvesting system shall be provided by you as per norms and shall be kept operational all the time.

16. GENERAL:-

- (i) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set Motor etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (iv) No cross connection between recycled water system and potable water system shall be made.
- (v) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes. Marker taps of Red Colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (vi) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured/taped sleeve shall be used.
- (vii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (viii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- (ix) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building (where hot water is required) block before applying for an occupation certificate.
- (x) That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xi) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.
- (xii) You shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1522/El Dated 22.02.2007.

of Environment and Forest, Government of India before starting the construction/execution of development works at site.

- (xiii) That you shall deposit the labour cess in future, time to time as \_\_\_\_\_ per construction of work done at site.

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

DA/One set of Building Plans

(Devendra Nimbokar)

District Town Planner (HQ),

Member Secretary,

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

Endst. No:-ZP-338-D/JD(BS)/2012/\_\_\_\_\_

Date:-\_\_\_\_\_

A copy is forwarded to the following for information: -

1. Commissioner, Municipal Corporation, Gurgaon.
2. Senior Town Planner, Gurgaon alongwith one set of building plans.
3. SuperIntending Engineer (HQ) HUDA, Panchkula.
4. Distt. Town Planner, Gurgaon.
5. Distt. Town Planner (Enf.) Gurgaon.

Encl: as above

(Devendra Nimbokar)

District Town Planner (HQ),

Member Secretary,

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

BR-III  
(See Rule 44)

From

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/s Pioneer Urban Land & Infrastructure Ltd.  
Paras Down Town Centre, Floor 5<sup>th</sup> & 7<sup>th</sup>,  
Sector-53, Gurgaon-122002.

Memo No. ZP-338/JD (BS)/2009/ // 6 / 4

Dated 30-10-09

Subject: Approval of building plans of Commercial site measuring 2.066 acres out of 17.4875 acres (License no. 240 of 07 dated 25.10.2007) in Sector-62, Gurgaon Manesar Urban Complex being developed by M/s Pioneer Urban Land & Infrastructure Ltd.

Reference your application dated 24.04.2009 received in this office on dated 28.04.2009 for permission to erect buildings in Commercial Colony measuring 2.066 acres out of 17.4875 acres in Sector-62 Gurgaon Manesar Urban Complex in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder alongwith special reference to the following conditions: -

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licences granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that:-

- (a) A certificate from a recognized Structural Engineer shall be submitted to the department within 60 days of issuance of this letter that the structural design of the building is designed as per the provisions of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake of the intensity expected under zone-IV.
  - (b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
  - (c) No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.
  - (d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:

The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority

shall be submitted in this office along with a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issuance of this letter.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
7. The revenue rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favor.
11. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV along with BR-V regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the Director, Urban Development, Haryana.
12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

#### 13. WATER SUPPLY

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tank as shown on the plan and down take system thereof are as under:-

Sr. No.	Name of Building Block	Capacity of tank for Domestic uses	Up pipe In mm	Down pipe In mm
1-	Main Building	1x35,000 Liters.	65mm	80,65,50,40,32,25 mm
2-	U.G.T. (DOM)	90,000 Liters.		

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

- (iii) The adequate booster pumps to boost the water in the water tanks with 100% stand by arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

14. SEWERAGE:

- (i) All external sewerage lines should not be less than 200/300 mm. Dia SW Pipes.
- (ii) All soil pipe connection W.C. to soil stack/ manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water pipes connecting F.T. to G.T. and F.T. to waste water stack shall be 100 mm/75 mm dia as shown on the plans.
- (iv) Waste water stack shall be 100mm/ 75mm dia pipes as shown on the plans and soil stack shall be 100mm dia.
- (v) All F.T. shall be 75mm dia.
- (vi) All W.C. shall be provided with high/low level flushing cistern. The capacity of flushing cistern shall be of 8 ltrs.
- (vii) All pipes from waste water stack to IC and IC to Manhole shall be of 100 mm dia pipe as shown on the plans.
- (viii) You shall provide suitable approach/ ventilation arrangement by providing inspection window/ duct etc. for repairing of piping system.
- (ix) The invert level of main sewer be checked by you prior to taking of connection/construction work.

15. Storm Water Drainage

- (i) You have provided three level basements for services and parking only. For draining out the wash water/ rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 300 LPM capacity at 15.00 metres head. Thus It is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternative power supply arrangement shall also be provided by you in case of failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided so as to disposal of rain water in to the external system of the Town. You shall ensure invert level of Master Storm Water Drainage prior to taking up the work.
- (iii) All rain water stacks pipes shall be 100/150 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you as per norms and shall be kept operational all the time.


16. GENERAL: -

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. Set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 195(E) Dated 19.01.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (iv) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

- (v) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block{ if hot water is required} before applying for an occupation certificate.
- (vi) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for Internal lighting as well as Campus lighting.
- (vii) That the colonizer /owner shall convey the ultimate power load requirement of the project to the concerned power utility to enable the provision of site for transformers / switching stations / electric sub-station as per the norms prescribed by the power utility in the project site within 2 months from the issuance of sanction of building plans.
- (viii) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the Issuance of this letter.

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

DA/One set of Building Plans

  
(Devendra Nimbekar)  
District Town Planner (HQ),  
Member Secretary,

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

Endst. No: ZP-338/JD (BS)/2009/

Dated:-

A copy is forwarded to the following for information: -

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Deputy Commissioner, Gurgaon.
3. Commissioner, Municipal Corporation, Gurgaon.
4. Joint Director, Environment Haryana-Cum Secretary, SEAC, SCO No. 1-3, Sector- 17-D, Chandigarh.
5. Senior Town Planner, Gurgaon.
6. Superintending Engineer (HQ) HUDA.
7. Distt. Town Planner, Gurgaon alongwith one set of building plans.
8. Distt. Town Planner (Enf.), Gurgaon with a direction to ensure the condition 16 (iii) is complied with,

Encl: As above

  
(Devendra Nimbekar)  
District Town Planner (HQ),  
Member Secretary,

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



**PIONEERURBAN**

# **ANNEXURE-VIII**

**N.O.C. FROM FIRE DEPT.**

From

Commissioner,  
Municipal Corporation,  
Gurgaon

To

M/s Pioneer Urban Land & Infr. Ltd.  
Paras Down Town Centre  
Golf Course Road Sector 53  
Gurgaon.

No.. FS/MCG/2010/ 303 Dated: 04-02-10

Sub: -

Approval of Fire Fighting Scheme from Fire Safety Point of view of the  
Commercial colony in Sector 62 Vill. Ghata Gurgaon of M/s M/s  
Pioneer Urban Land & Infr. Ltd.

Reference your Letter no.01 Dt. 29-12-2009 on the subject cited  
above.

The case for the Approval for the fire fighting scheme has been  
Examined by the Fire station officers, Gurgaon The Fire fighting scheme is found  
as per the N.B.C. 1983 Part IV revised 2005. So the proposed fire fighting scheme  
is approved from fire safety point of view with the following conditions:-

- 1) The proposed fire fighting scheme is approved in the building plan  
submitted, subject to the approval of building plan as per rules  
applicable.
- 2) Overhead water tanks for fire fighting shall be constructed in such a  
way that domestic water tank shall be filled from overflow of fire  
Water tank.
- 3) 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 department.

For Commissioner  
Municipal Corporation,  
Gurgaon

From

Director,  
Haryana Fire Service, Haryana,  
Panchkula.

To

M/s Pioneer Urban Land & Infrastructure Ltd.  
Paras Downtown Centre, 5<sup>th</sup> & 7<sup>th</sup> Floor,  
Golf Course Road, Sector- 53,  
Gurgaon.

No. DFS/FA/2015/157/ 28286

Dated:

27/05/15

Subject: -

**No Objection Certificate from fire safety point of view of Commercial Colony meas. 17.4875 acres for Building A&B in Sector- 62, Village- Ghata, Gurgaon of M/s Pioneer Urban Land & Infrastructure Ltd.**

Reference CFC Application No- 24002121400154 Dated- 02/12/2014 on the subject cited above.


2- Your site for the fire NOC has been inspected by the Team of Fire Station Officer, Fire Station, Gurgaon from fire safety Point of View. The means of escape and Fire Protection system were checked and found as per the N.B.C. 1983 part IV revised 2005 guideline.

3- In view of the satisfactory fire protection system / arrangement mentioned as above, this office has No objection for occupation of Building from the Fire Safety point of view, with the following conditions:-

1. The owner/occupier shall keep duly trained Fire Staff in all three shifts.
2. The Fire Protection System tested during inspection shall be maintained properly & always should be in good working condition.
3. If any lapse is found in the fire protection system at the time of inspection or detected during outbreak of fire, action will be taken as per rules against you.
4. You are directed to apply for NOC in future before 2 month of expiry of your NOC with information enclosed Performa.
5. The open set back area is not checked at our end as it shall be checked by concerned building authority/department.
6. The owner/occupier shall strictly follow the other applicable rules/ regulations/ byelaws laid down regarding fire safety system. If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Fire Act 2009 specially chapter- III Section 31 Sub-Section 1 & 2 of Fire Act 2009.
7. You have to perform quarterly Fire Drill in your building as per NBC with intimation to Fire Department and video graphy evidence to be kept as a record which shall be produced at the time of next Renewal; RWA/Residents/Officials should be participated in the drill.
8. If the infringements of Byelaws remains un- noticed the Authority reserves the right to amend the NOC as and when any such infringements comes to notice after giving an opportunity of being heard and the Authority shall stand indemnified against any claim on this account.
9. NOC granted subject to condition that there is no violation in sanctioned building plan by virtue of which fire fighting scheme was approved.

NOC without basement is here by granted for Tower A1,A2,B1&B2 whereas the basement, provisional NOC granted to fulfill the requirement of compartmentation, ventilation and sprinkler. After complying with these directions on the request of applicant, action under section 15(5) of Fire Act, 2009 will be processed.


The above provisional under section 15(3) of Fire Act, 2009, regarding basement which is to be mentioned that it is meant during construction. Hence, you will not occupy or cause it to occupy before taking final NOC after doing the needful, for which a time period of four months is being granted.

  
Fire Officer (HQ)  
For Director, Fire Service Haryana  
Panchkula

Endst. No- DFS/FA/2015/157/

Dated:

A copy is forwarded to the Sr. Fire Station Officer, Gurgaon for information and necessary action w.r.t. his Memo No- FS/MCG/2015/390 Dated- 04.02.2015.

  
Fire Officer (HQ)  
For Director, Fire Service Haryana  
Panchkula



**PIONEERURBAN**

# **ANNEXURE-IX**

**N.O.C. FOR HSD.**



भारत सरकार  
Government of India  
वाणिज्य और उद्योग मंत्रालय  
Ministry of Commerce & Industry  
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन (पेसो)  
Petroleum & Explosives Safety Organisation (PESO)  
हाल संख्या 502 एवं 507, लेवल-5, ब्लॉक II, पुराना सी.जी.ओ. कॉम्प्लेक्स, एन.एच.4  
फरीदाबाद- 121001  
Hall No. 502 & 507, Level 5, Block B, Old CGO Complex, NH-4,  
Faridabad - 121001



E-mail : jtc@faridabad@explosives.gov.in

Phone/fax No : 0129 - 2410734, 2410732

संख्या /No : P/NC/HN/15/1729 (P291806)

दिनांक /Dated 05/01/2015

सेवा में /To,

M/S PIONEER URBAN LAND & INFRASTRUCTURE LTD,  
Paras Downtown Centre, Floor 5 & 7,  
Golf Course Road, Sector-53,  
GURGAON,  
District: GURGAON,  
State: Haryana  
PIN: 122002

विषय /Sub Plot No, Sector-62, Sector-62, Sector-62, District: GURGAON, State: Haryana, PIN: 999999 में पेट्रोलियम वर्ग B का अधिष्ठापन -अनुमति जारी करने के बारे में ।  
Petroleum Class B Installation at Plot No, Sector-62, Sector-62, Sector-62, District: GURGAON, State: Haryana, PIN: 999999 Grant of Licence regarding.

मान्यता /Sir  
(B),

कृपया आपके पत्र क्रमांक N दिनांक 11/12/2014 का अनुरोध करें ।  
Please refer to your letter No. N dated 11/12/2014

विषयानुसार अधिष्ठापन में निम्नलिखित पेट्रोलियम पदार्थों के वर्ग तथा मात्रा के संदर्भ के लिए पेट्रोलियम नियम, 2002 के अंश 148 - XV में रजिस्ट्रार दिनांक 31/12/2019 तक वैध अनुमति संख्या P/NC/HN/15/1729 (P291806) दिनांक 05/01/2015 भेजी जा रही है ।  
Licence No. P/NC/HN/15/1729 (P291806) dated 05/01/2015 granted in Form XV under the Petroleum Rules, 2002 and valid till 31/12/2019 for the storage of the following kinds and quantities of Petroleum at the subject installation is forwarded herewith

पेट्रोलियम का विवरण /Description of Petroleum

किलोलीटरों में अनुमति क्षमता /Quantity  
licensed in KL

वर्ग A प्रपुंज पेट्रोलियम /Petroleum Class A in bulk	NIL
वर्ग A प्रपुंज पेट्रोलियम से भिन्न /Petroleum Class A, otherwise than in bulk	NIL
वर्ग B प्रपुंज पेट्रोलियम /Petroleum Class B in bulk	30.00 KL
वर्ग B प्रपुंज पेट्रोलियम से भिन्न /Petroleum Class B, otherwise than in bulk	NIL
वर्ग C प्रपुंज पेट्रोलियम /Petroleum Class C in bulk	NIL
वर्ग C प्रपुंज पेट्रोलियम से भिन्न /Petroleum Class C, otherwise than in bulk	NIL
कुल क्षमता /Total Capacity	30.00 KL

कृपया पेट्रोलियम नियम 2002 के अंश 148 बनाए गए नियम 148 में दी गई प्रक्रिया का बख़्ताई से पालन करें और अनुमति के नवीकरण हेतु समस्त दस्तावेजों को अनुमति की वैधता समाप्ति की तारीख या उससे पूर्व इस कार्यालय को प्रेषित करें ।  
Please follow the procedure strictly as laid down in rule 148 of the Petroleum Rules, 2002 and submit complete documents for further renewal of the licence to this office, so as to reach on or before the date on which licence expires.

यह अनुमोदन/अनुमति अन्य प्राधिकारियों से आवश्यक अनुमति/अनुमति प्राप्त करने से या यथा लागू अन्य विधियों से छूट नहीं देती है ।

This approval/permission, however, does not absolve from obtaining necessary permission/clearance from other authorities or under other statutes as applicable.

आपका  
Yours faithfully,

(सि.जी.कालंबहे)

(C.G.Kalambhe)

विस्फोटक नियंत्रक

Controller of Explosives

युक्ते संयुक्त मुख्य विस्फोटक नियंत्रक

For Jt. Chief Controller of Explosives

फरीदाबाद

Faridabad

Copy forwarded to :-

1. The District Magistrate, GURGAON(Haryana) with reference to his NOC No 142-46/L.P Dated 17/07/2014

For Jt. Chief Controller of Explosives  
Faridabad

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए हमारी वेबसाइट <http://poso.gov.in> देखें)  
(For more information regarding status, fees and other details please visit our website <http://poso.gov.in>)

प्रथम XV  
(प्रथम अनुसूची का अनुच्छेद 6 देखिए)  
FORM XV  
(see Article 6 of the First Schedule)



आवधिकारों में पेट्रोलियम के आयात और भंडारण के लिए अनुमति  
LICENCE TO IMPORT AND STORE PETROLEUM IN AN INSTALLATION

अनुमति सं. (Licence No.) P/NC/HN/15/1729(P291806)

फीस दर (Fee Rs.) 1000/- per year

M/S PIONEER URBAN LAND & INFRASTRUCTURE LTD, Paras Downtown Centre, Floor 5 & 7, Golf Course Road, Sector-53, GURGAON, District: GURGAON, State: Haryana, PIN: 122002 को केवल द्वारा यथा विनिर्दिष्ट वर्ग और मात्राओं में पेट्रोलियम 30.00 KL आयात करने के लिए और उसका नीचे वर्णित और अनुमोदित संस्था P/NC/HN/15/1729(P291806) तारीख 05/01/2015 को कि द्वारा उपलब्ध है, जो दिया गए स्थान पर भंडारण के लिए पेट्रोलियम आवधिकार 1934 के उपबंधों या उसके अधीन बनाए गए नियमों तथा इस अनुमति की अनिवार्य शर्तों के अधीन रहते हुए, यह अनुमति अनुवत की जाती है।

Licence is hereby granted to M/S PIONEER URBAN LAND & INFRASTRUCTURE LTD, Paras Downtown Centre, Floor 5 & 7, Golf Course Road, Sector-53, GURGAON, District: GURGAON, State: Haryana, PIN: 122002 valid only for the importation and storage of 30.00 KL Petroleum of the class and quantities as herein specified and storage thereof in the place described below and shown on the approved plan No P/NC/HN/15/1729(P291806) dated 05/01/2015 attached hereto subject to the provisions of the Petroleum Act, 1934 and the rule made thereunder and to the further conditions of this Licence.

यह अनुमति 31st day of December 2019 तक प्रवृत्त रहेगी।  
The Licence shall remain in force till the 31st day of December 2019

पेट्रोलियम का विवरण /Description of Petroleum

अनुमति मात्रा (किलोलीटरों में) /Quantity  
licensed in KL

वर्ग क प्रयुक्त पेट्रोलियम /Petroleum Class A in bulk  
वर्ग क प्रयुक्त पेट्रोलियम से भिन्न /Petroleum Class A, otherwise than in bulk  
वर्ग ख प्रयुक्त पेट्रोलियम /Petroleum Class B in bulk  
वर्ग ख प्रयुक्त पेट्रोलियम से भिन्न /Petroleum Class B, otherwise than in bulk  
वर्ग ग प्रयुक्त पेट्रोलियम /Petroleum Class C in bulk  
वर्ग ग प्रयुक्त पेट्रोलियम से भिन्न /Petroleum Class C, otherwise than in bulk

NIL  
NIL  
30.00 KL  
NIL  
NIL  
NIL

कुल क्षमता /Total Capacity

30.00 KL

January 5, 2015

For J. R. J. Controller of Explosives  
NC, Faridabad

अनुमति परिसरों का विवरण और अवस्था  
DESCRIPTION AND LOCATION OF THE LICENSED PREMISES

अनुमति परिसर जिसकी विन्यास सीमाएं अन्य विविधताएं संलग्न अनुमोदित नक्शे में दिखाई गई हैं Plot No: Sector-62, Sector-62, Sector-62, District: GURGAON, State: Haryana, PIN: 999999 स्थान पर अवस्थित है तथा उसमें निम्नलिखित 2 Under Ground tank(s) for CLASS B Sector -62 Gurgaon Sohna district Gurgaon to gother with connected facilities. सम्मिलित है।

The licensed premises, the layout, boundaries and other particulars of which are shown in the attached approved plan are situated at Plot No: Sector-62, Sector-62, Sector-62, District: GURGAON, State: Haryana, PIN: 999999 and consists of 2 Under Ground tank(s) for CLASS B Sector -62 Gurgaon Sohna district Gurgaon to gother with connected facilities. together with connected facilities.



भारत सरकार  
Government of India  
यणित्य और उद्योग मंत्रालय  
Ministry of Commerce & Industry  
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन (पेट्रो)  
Petroleum & Explosives Safety Organisation (PESO)  
हॉल संख्या 602 एवं 607, लेवल-6, ब्लॉक B, पुस्तक संचयन भवन, एन.एच.4  
फरीदाबाद-121001  
Hall No. 602 & 607, Level 6, Block B, Old CGO Complex, NH-4,  
Faridabad - 121001



E-mail : jcccfaridabad@explosives.gov.in  
Phone/Fax No : 0129 - 2410734, 2410732

संख्या No : JIP/CHH/15/0067 (P383102)

दिनांक /Dated : 09/08/2016

सेवा में /To,

M/s. Pioneer Urban Land & Infrastructure Pvt. Ltd.,  
Paras Down Town Centre, Floor 7, Golf Course Road, Sector 63,  
Gurgaon,  
Taluka: Gurgaon,  
District: GURGAON  
State: Haryana  
PIN: 122002

11 SEP 2015

विषय /Sub : Khassra No. , 53/8,9,12/2,13,10/1, Sector 62, Ghata, , Taluka: Sohna, District: GURGAON, State: Haryana, PIN: 999999 में प्रस्तावित पेट्रोलियम वर्ग B उपविषय के अनुमोदन के सम्बन्ध में ।  
Proposed Petroleum Storage Class B Installation at Khassra No. , 53/8,9,12/2,13,10/1, Sector 62, Ghata, , Taluka: Sohna, District: GURGAON, State: Haryana, PIN: 999999 Approval  
Regarding

सहायक /Sr  
(6).

भूमिका आपके पत्र संख्या NIL दिनांक 14/08/2015 का अंगुलिपत्र पर ।  
Please refer to your letter No. NIL dated 14/08/2015

drawing no. ES/PUS/01/A1 dated 27/03/2015, अनुमोदित किया जाता है तथा प्रत्येक आवेदन की एक प्रति निम्नलिखित पूर्णतः कर संतुष्टि का रही है ।  
The drawing no. ES/PUS/01/A1 dated 27/03/2015, showing the site and layout etc. of the specified installation is/are approved and one copy of the same is returned herewith in token of approval

Conditions of the Approval:-  
(1) Drawing should be signed by the authorized person with name and designation. (2) No ink correction is permitted in the final drawing. (3) LOI from supplier oil co. should be submitted at the time of grant of licence.

अतिरिक्त कार्यवाई हेतु दृष्ट कर्यावली को ध्यान दें ।  
The following documents which are necessary for the grant of a licence in Form XV under Petroleum Rules, 2002 for the subject installation may please be submitted to this office for further action in the matter.

- प्रारूप IX (संलग्न) में विहित भरा हुआ एवं हस्ताक्षरित आवेदन।  
An Application in Form IX (enclosed) duly filled in and signed.
- एक वर्ष का प्रेषित अनुमति शुल्क रु 2410/- (प्रति वर्ष - अधिकतम 10 वर्ष तक) एवं बैंक ड्राफ्ट । बैंक ड्राफ्ट किसी भी राष्ट्रीयकृत बैंक/कोऑपरेटिव बैंक के नाम आधारीत JL Chief Controller of Explosives के पक्ष में देया हो।  
Bank Draft for Rs. 2410/- (per year - maximum upto 10 years) being the requisite licence fee for one year. The bank draft shall be drawn on any Nationalised Bank in favour of JL Chief Controller of Explosives Payable at Agra.
- अनुमोदित योजना की चार प्रतियाँ (CAO) हित में चार प्रतियाँ।  
Four copies of the approved plans in blue print or cad print incorporating the conditions, of approval if any, without any ink corrections, duly signed by the authorised signatory
- इस संयोजन द्वारा तैयार प्राप्त सख्त प्रमाणित करने वाले हस्ताक्षर के स्टैप सहित जारी पेट्रोलियम नियम 2002 के अंतर्गत नियम 139 और 126 में आवश्यक निष्पत्ति प्रत्य (संलग्न) में सैफ्टी और टेस्ट प्रमाणपत्र।  
Safety and Test Certificate required under rule 139 and 126 of the Petroleum Rules, 2002 in the prescribed proforma (copies enclosed) issued by Competent person, recognised by this organisation bearing his signature stamp.
- पेट्रोलियम नियम के नियम 144 के अंतर्गत जारी प्राधिकारी द्वारा जारी 'आपत्ति प्रमाणपत्र' पर मूल प्रति के साथ उल्लेखित हस्ताक्षरित एवं कार्यलय की मोहर लगा हुआ सैफ्ट प्रत।  
Original copy of 'No Objection Certificate' from the District Authority under rule 144 of petroleum rules together with site plan duly endorsed by him with his office seal thereon.
- कार्यालय से निम्नलिखित प्रमाण पर हस्ताक्षर करने के लिए अधिकृत व्यक्तियों के नामों हस्ताक्षर।  
Specimen signature(s) of the person(s) authorised to sign the correspondence intended for this organisation.

जी.एन.आर. 519(6) दिनांक 05/06/2000 द्वारा भारत सरकार, पेट्रोलियम तथा प्राकृतिक गैस मंत्रालय द्वारा अधिसूचित आदेश 2000 के 'संश्लेष, संश्लेष तथा संश्लेष (अधिगण, विनिर्माण, भंडारण और अंतर्गोचर) में उपयोग की योग्यता) आवश्यकता/प्राप्ति का कृपया पालन करें ।  
Please follow the requirement/provision of "Solvent, Refill and Slop (Acquisition, Sale, Storage & Prevention of use in Automobiles)" Order 2000 notified by Government of India, Ministry of Petroleum and Natural Gas vide G.S.R. 519(E) dated 05/06/2000.

किन्तु भी, यह अनुमोदन/अनुमति अन्य प्राधिकारियों से आवश्यक अनुमति/स्वीकृति प्राप्त करने से या यहाँ तक अन्य विधियों से छूट नहीं देता है ।  
This approval/permission, however, does not absolve from obtaining necessary permission/clearance from other authorities as applicable.

भवदीय /Yours faithfully,

(आर.पी.सिंग)  
(R.P. Singh)  
J. Chief Controller of Explosives  
Faridabad

अतिरिक्त जानकारी के लिए आदेशन की स्थिति, शुल्क तथा अन्य विवरण के लिए हमारी वेबसाइट : <http://peso.gov.in> देखें।  
(For more information regarding status, fees and other details please visit our website: <http://peso.gov.in>)



**PIONEERURBAN**

# **ANNEXURE-X**

**APPROVAL OF WATER CONNECTION**



**OFFICE OF THE EXECUTIVE ENGINEER, HUDA, DIV NO. III, GURGAON**

To

M/s Pioneer Urban Land & Infrastructure Ltd..  
Paras Downtown Centre, Floor-7,  
Golf Course Road, Sec-53,  
Gurgaon

Memo No

18256

Dated: 2-11-15

**Sub: -** Water connection for Commercial Colony an area measuring 17.4875 Acres  
Land Part of Commercial Building measuring 2.07 Acres (License No. 240 of  
2007 dated 25.10.2007), at Vill. Ghata, Sec-62, Gurgaon being developed by M/s  
Pioneer Urban Land & Infrastructure Ltd.

**Ref:-** Your office letter no. NIL dated 23.10.2015..

In this context, as per your application for water connection to above premises to connect your intake system of boosting /water works through 80mm i/d pipe line at one point mentioned in approved plan is hereby authorized subject to the following conditions:-

1. The connection will be given only from HUDA existing water supply line further intake and boosting arrangement will be made by the colonizer at their own expenses.
2. The connection is hereby authorized for supply of bulk water supply in UGT only and further arrangement for water supply to individual unit will be made by the colonizer at their own cost as per approved system.
3. The water bill will be raised by Sub Divisional Engineer, HUDA, Sub Div No. IX, Gurgaon and firm will be whole responsible for the full payment regularly within stipulated period.
4. Installation of self recording electronic water meter and it's good performance will be the colonizer's responsibility. Total Rs. 1,75,000/- (Rs. 1,25,000/- as water connection security + Rs. 50,000/- as water connection fees has been deposited vide demand draft No. 049732 dated 28.10.2015 from HDFC Bank.
5. Road cut fees will be deposited in future if required as per HUDA Bye laws.
6. The connection will be made by the colonizer at their own expenses without disturbing Master W/S system in presence of representative of HUDA Deptt. During making connection if any damage to HUDA service is occurred, the colonizer will be the whole responsible for repair of the same in good condition. If, the colonizer is failed to repair, repair shall be carried by the Deptt. and expenditure involved on this account shall be paid by the colonizer otherwise the connection shall be cancelled and disconnected.

S.F-I  
W  
P.S.

7. Water connection should not be already made at site before issuing the permission failing which will have to pay the penalty imposed and previous bills. Otherwise, the connection will disconnected without serving any Notice.
8. The electronic water meter of reputed make shall be purchased by the colonizer at their own level and got tested from approved lab/ Institution under intimation to this Department after OK testing, the electronic water meter and it's report shall have to be submitted to the S.D.E-IX, HUDA, Gurgaon for obtaining it's clearance to install at site duly sealed by the Department in the presence of representative of HUDA Deptt.
9. Installation of water meter should in direct approach and be liable to the official deputed for taking / recording reading shown by the water meter.
10. Information regarding the installation of water meter shall be given to the SDE-IX, HUDA, Gurgaon in writing and installation of water meter shall be considered from the date of receipt of written information by HUDA.
11. All the amount on account of released water connection shall have to be deposited within 30 days if has not been deposited with submission of connection file failing which the sanction will be considered as cancelled.
12. The land cost, Development charges/ Mtc. charges for such colonies shall be liable as per HUDA policy as fixed and decided by HUDA time to time shall be bound for payment of the same well in time.
13. The Mtc. of intake pipes and special repair shall be the colonizer's responsibility and his own cost.
14. The water shall be given at the ground level and HUDA will not be responsible the low pressure.
15. The water connection will be utilized and limited for facilities to the land/ area in possession only.
16. For any dispute in the connection with the release of water connection, Mtc and disconnection with the said water connection, the matter shall be referred by any of the two parties to the concerned Superintending Engineer, HUDA, Circle of the area where the land/ colony is situated and his decision in the matter shall be final and legally binding on both the parties.
17. Colonizer will inform about increase / decrease of discharge if any in advance.
18. SDE will verify discharge monthly or as deemed fit for verification and water bill shall raised monthly and monthly payment shall be made by the colonizer.
19. In absence of installation of water meter, checking of actual assessment of discharge and verification of the consumption of water shall be made jointly by the representative of Deptt and colonizer based on discharge of pipes and working hours of plants as per entries recorded in log book and water bills so prepared shall be binding upon the colonizer for payment and in case of going water meter out of order, the assessment of discharge and consumption of water shall be made on the basis of average reading of water meter given during previous two months till the replacement of water meter in good performance. If, the defective water meter is not replaced within two months, the connection shall be disconnected without serving any Notice.
20. No Booster/ Suction will be installed directly on the line carrying from HUDA mains and no other connection will be made from the connection main to water storage tank and in case it is ever found, the

water connection shall be disconnected without serving any Notice by SDE/ Executive Engineer concerned.

21. HUDA will at the liberty to revise the rates of water charges and colonizer will be liable to pay the revised charges as and when decided by HUDA.
22. You may ensure that the connection may be connected within six months from the date of issuing of this letter. After expiry of the date, a fresh application/file for water connection will have to be submitted by the colonizer and security and water connection fees will be forfeited.

*WV*  
**EXECUTIVE ENGINEER,  
HUDA, DIV. NO. III,  
GURGAON**

**Endst No.**

**Dated**

A copy of the above is forwarded to the Sub Divisional Engineer, HUDA, Sub Div No. IX, Gurgaon for information and further necessary action.

**EXECUTIVE ENGINEER,  
HUDA, DIV NO. III,  
GURGAON**



**PIONEERURBAN**

# **ANNEXURE-XI**

**APPROVAL OF SEWER CONNECTION**

OFFICE OF THE EXECUTIVE ENGINEER HUDA DIVISION NO. V GURGAON

To

M/s Pioneer Urban Land & Infrastructure Ltd.  
Paras Downtown Centre, Floor 3&7  
Golf Course Road, Sec-53,  
Gurgaon

Memo No.

10334

Dated:

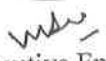
5-11-13

**Sub: - Sewer connection for Commercial Colony in Sector-62, Gurgaon measuring an area of 17.4875 acre, Gurgaon.**

You are hereby authorized to connect your following P.H. installation to sewer line in existing M.H. through 200 mm dia pipe sewer. You are requested to connect your sewer connection in the existing HUDA sewer line. In addition you are requested to furnish an Affidavit that you will have to deposit the monthly sewerage charges for maintenance of HUDA sewer on the rates fixed by HUDA from time to time and on the volume of discharge generated. The discharge will be measured jointly by the representative of HUDA and M/s Pioneer Urban Land & Infrastructure Ltd. and sewerage connection is sanctioned on the following terms & conditions: -

- 1 Sewer connection shall be released in the presence of the representative of the department (HUDA only authorized by the Executive Engineer, concerned).
- 2 The maintenance of internal sewer lines and connections etc. in all respect, shall be the owners responsibility and at his own cost.
- 3 The rate shall be changed as fixed by the Chief Administrator, HUDA from time to time and shall binding upon M/s Pioneer Urban Land & Infrastructure Ltd.
- 4 Sewer connection shall be released in the presence of the representative of M/s Pioneer Urban Land & Infrastructure Ltd. and the monthly charges shall also be paid by the firms regularly.
- 5 The connection shall be maintained strictly as per rules and regulations framed by HUDA.
- 6 Sewer connection will be utilized and limited for M/s Pioneer Urban Land & Infrastructure Ltd.
- 7 For any dispute in connection with the release of sewer connection/maintenance and disconnection etc. for the said sewer connection and matter shall be referred by any of the two parties to the concerned Superintending Engineer, HUDA, Circle, Gurgaon and his omission in the matter shall be final and legally binding on both the parties.
- 8 The sewerage charges for the whole complex will be deposited by M/s Pioneer Urban Land & Infrastructure Ltd.
- 9 The basis of rates fixed by HUDA from time to time.
- 10 It will be ensured by M/s Pioneer Urban Land & Infrastructure Ltd. that sewerage effluent to be disposed off in HUDA sewer with the permissible limits as prescribed by the Haryana Pollution Water and Control Board.
- 11 Amount of Rs. 275000/- has already been deposited in HUDA, Division No. V, Gurgaon by the above said firm on account of security charges and sewer connection fee vide D.D. No. 001587 dt. 28.10.2013 of HDFC Bank.

- 12 It will be ensured by the M/s Pioneer Urban Land & Infrastructure Ltd. that sewer connection will be made at site after functioning the STP of HUDA and he will make the connection only when the sewer line will be available at site and he will not go for any litigation for the above subject and if the damage occurs during the process to the existing infrastructures/facilities such as water supply, sewerage, storm water drainage line, petroleum, gas pipe line and telephone line etc the same will be rectified by the firm at his own cost and to the satisfaction of the Engineer-in-Charge.
- 13 Before carrying out excavation work on petroleum & gas pipe line prior permission to be taken from concerned company i.e. BPCL, GAIL & HCG.
- 14 Rates of monthly sewerage charges will be @ Rs. 4.00/- per KL of 75% water supply i.e. actual reading checked by the S.D.E. concerned.
- 15 The connection cannot be extended to any other person or transferred to any other occupant.
- 16 The road cut permission may be obtained from the concerned Executive Engineer if the road cut is involved.
17. Total sewerage discharge 140 KLD.


  
Executive Engineer,  
HUDA Division No. V,  
Gurgaon

Endst. No.

Dated:

A copy of the above is forwarded to the following for information and further necessary action please.

- 1 The Sub Divisional Engineer, HUDA Sub Division No. XIII, Gurgaon. He is requested to prepare the sewerage bill as per completion certificate issued by the competent authority.
- 2 The Sub Divisional Engineer, HUDA Sub Division No. XIV, Gurgaon w.r.t. his office memo No. 895 dt. 15.10.2013.
- 3 Bharat Petroleum Corporation Ltd. Mumbai-Manmad-Bijwasan Pipeline, BPCL Installation, Bijwasan, New Delhi-110061.

  
Executive Engineer,  
HUDA Division No. V,  
Gurgaon



**PIONEERURBAN**

# **ANNEXURE-XII**

**OCCUPATION CERTIFICATE**

[See Rule-47 (1)]

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com  
Website www.tcpharyana.gov.in

Memo No. ZP-338-B/SD(BS)/2013/ 45692 Date:- 12/7/13

To

Pioneer Urban Land and Infrastructure Ltd.  
Paras Down Tower Centre, Floor 5 & 7,  
Gurgaon-122002.


Whereas Pioneer Urban Land and Infrastructure Ltd. has applied for the issue of an occupation certificate in respect of the building described below, I hereby grant permission for the occupation of the building after charging the composition charges amounting to ₹ 25,63,105/- for the variations vis-à-vis approved building plans subject to the following conditions:-

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence. Any violations of this condition shall render this occupation certificate null and void.
2. That you shall abide by the provisions of Apartment Ownership Act, 1983 and Rules framed thereunder. All the commercial spaces for which occupation certificate is being granted shall have to be compulsorily registered and a deed of apartment will have to be filed by you within the time schedule as prescribed under the Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall comply with all the conditions laid down in the memo no. FS/MCG/2013/563 dated 01.03.2013 of Commissioner, Municipal Corporation, Gurgaon with regard to fire safety measures.
4. That you shall be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director General till the colony is handed over after granting final completion.
6. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.
7. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
8. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
9. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
10. That you shall comply with all the stipulations mentioned in the Environment clearance Issued by Ministry of Environment and Forest Govt of India Vide No. 21-1056/2007-IA-III dated 26.05.2008.
11. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
12. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.

13. That you shall use Compact Fluorescent Lamps (CFL) in the building as well as street lighting.
14. That you shall impose a condition in the allotment/possession letter that the allottee shall use Compact Fluorescent Lamps (CFL) for Internal lighting, so as to conserve energy.
15. That you shall apply for Water Supply, Sewage & Electricity connection within 15 days from the date of issuance of Occupation certificate and shall submit the proof of submission thereof to this office.

DESCRIPTION OF BUILDING

City: Gurgaon      Commercial Building Block with Basements on area measuring 2.06 acres part of Commercial Colony measuring 17.4875 acres (Licence No. 240 of 2007 dated 25.10.2007) In Sector-62 Gurgaon Manesar Urban Complex developed by Pioneer Urban Land and Infrastructure Ltd.

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

Endst. No. ZP-338-B/SD(BS)/2013/\_\_\_\_\_ Date:-\_\_\_\_\_

A Copy is forwarded to the following for information and necessary action:-

1. CA, HUDA, Panchkula with reference to his office memo no. 5593 dated 06.05.2013.
  2. SuperIntending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 227 dated 06.05.2013.
  3. Senior Town Planner, Gurgaon with reference to his office memo. No. 1850 Dated 21.05.2013.
  4. District Town Planner, Gurgaon with reference to his office Endst. No. 2498 Dated 20.05.2013.
  5. Commissioner, Municipal Corporation, Gurgaon with reference to his office Memo No. FS/MCG/2013/563 dated 01.03.2013 vide which no objection certificate for occupation of the above-referred buildings have been granted.
- It is requested to ensure compliance of the conditions imposed by your letter under reference. Further In case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurgaon for the high-rise buildings and the Fire Officer, Gurgaon will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

(Sanjay Kumar)  
District Town Planner (HQ),

REGD.

FORM BR-VI

[See Rule-47 (1)]

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO-71-75, SECTOR-17-C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcpharyana2@gmail.com

Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-338-B/SD(BS)/2016/ 13101

Dated: 30/6/2016

To

Pioneer Urban Land & Infrastructure Ltd.,  
Paras Downtown Centre, 7<sup>th</sup> Floor,  
Golf Course Road, Sector-53,  
Gurgaon-122002.

Where as Pioneer Urban Land & Infrastructure Ltd. has applied for the issue of an occupation certificate in respect of the building described below, after considering Fire NOC Issued by Director, Fire Services, Haryana, Structure Stability Certificate given by Smita Verma, ME (Structure), Public Health Functional report from SE, HUDA, CA, HUDA & Certificate of Registration of lift, I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to ₹ 55,96,984/- for the variations vis-à-vis approved building plans subject to the following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence. Any violations of this condition shall render this occupation certificate null and void.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the commercial space for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall be fully responsible for supply of water as per norms till such time the colony is handed over after final completion. Till a regular piped supply is made available to the colony by HUDA, as agreed by you, you shall bring the potable water through tankers. Further, you will not charge extra charges from allottees more than the charges levied by HUDA for providing the water. You shall apply for water connection within 15 days, whenever the regular piped supply line is laid by HUDA upto colony.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
10. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
11. That you shall comply with all the stipulations mentioned in the Ministry of Environment & Forests, Government of India Vide No. 21-1056/2007-IA.III dated 26.05.2008.
12. That you shall comply with all the conditions laid down in the Memo No. DFS/FA/2015/285/2746 dated 13.01.2016 of the Director, Haryana Fire Services, Haryana, Panchkula with regard to fire safety measures.
13. You shall comply with all the conditions laid down in Form-D Issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
14. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
15. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
16. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
17. That you shall apply for connection of Water Supply, Sewage and Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.


18. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
19. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority within sixty days of this approval and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence No. 240 of 2007 dated 25.10.2007.
- Total area of the Commercial Site measuring 17,4875 acres.
- Sector-62, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following towers as per following details:-

Building/ Tower No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		%	Area In Sqm.	%	Area In Sqm.
Block-A	Ground Floor + 1 <sup>st</sup> Floor to 9 <sup>th</sup> Floor	33.640	23807.095	34.195	24199.735
Block-B	Ground Floor + 1 <sup>st</sup> Floor to 8 <sup>th</sup> Floor	27.502	18571.26	27.489	18562.039
1 <sup>st</sup> Basement Block-A			6308.94		6308.94
2 <sup>nd</sup> Basement Block-A			6308.94		6308.94
1 <sup>st</sup> Basement Block-B			5633.183		5633.183
2 <sup>nd</sup> Basement Block-B			5633.183		5633.183

  
 (Arun Kumar Gupta, IAS)  
 Director General, Town and Country Planning,  
 Haryana, Chandigarh.

Endst. No. ZP-338-B/SD(BS)/2016/

Dated:-

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

1. CA, HUDA, Panchkula with reference to his office memo no. 11038 dated 24.08.2015.
2. The Director, Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/2015/285/2746 dated 13.01.2016 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurgaon for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
3. SuperIntending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 552 dated 19.10.2015.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 1101 dated 13.11.2015.
5. District Town Planner, Rewari with reference to his office Endst. No. 5330 dated 11.09.2015.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, Website updation.
8. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
9. Smita Verma, ME (Structure), Semac Consultant Pvt. Ltd., KH. No. 258/634, Lane No. 3, Westend Marg, Salyad-UI-Ajalb, Saket, New Delhi-110030.

(Rajesh Kaushik)  
 District Town Planner (HQ),  
 For Director General, Town and Country Planning,  
 Haryana, Chandigarh.