

# TDI INFRATECH LIMITED

Formerly Known as M/s TANEJA DEVELOPERS & INFRASTRUCTURE LIMITED  
CIN No. U99999DL1999PLC102277

Date: 11.07.2017

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

**Sub:** Six monthly compliance report for the period **October 2016 to March 2017 submission due in June-2017** for the development and construction of Residential Plotted Colony at Village Kabri, Faridpur, Ratipur & Mehmampur, Sector 37-39, Panipat Haryana being developed by M/s TDI Infratech Ltd.

**Reference:** Environmental Clearance Letter No. 21-577/2007-IA.III dated 07.01.2008.

Dear Sir,

We wish to inform you that, we had obtained Environmental Clearance vide Letter **21-577/2007-IA.III dated 07.01.2008** for the development and construction of proposed township project at village Kabri, Faridpur, Ratipur & Mehmampur, Sector 37-39, Panipat Haryana in the name of M/s TDI Infratech Ltd.

Construction work has been stopped at the site due to expiry of validity of Environment Clearance.

In this regard, as per the conditions laid down in the Environmental Clearance Letter, we are submitting herewith Six-Monthly Compliance Report for the period **October 2016 to March 2017 submission due in June-2017** along with all the requisite annexures and soft copy (CD) as per the guidelines of Ministry of Environment, Forest & Climate Change.

We hope that this will fulfill all the requirements.

Thanking You

Yours faithfully,

For, M/s TDI Infratech Ltd.

(Authorized Signatory)

Name: Om Prakash Dhingra

Contact No.: 9899677022

E-Mail ID.: subodhkadv@hotmail.com

**Copy: 1. Member Secretary, State Environment Impact Assessment Authority, Bays No. 55-58, Prayatan Bhawan. Sector-2, Panchkula. Haryana.**

**2. Chairman, Haryana State Pollution Control Board, C-11, Sec-6, Panchkula, Haryana.**

Registered Address:- 10, Shaheed Bhagat Singh Marg, New Delhi-110001. Ph. No. 011-43111111

Northern Regional Office  
Ministry of Environment & Forests  
Chandigarh

received  
project  
11/7/17

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

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# **SIX MONTHLY COMPLIANCE REPORT**

## **JUNE-2017**

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**TDI- Residential Plotted Colony**

**AT**

**SECTOR-37 & 39, Village Kabri and Faridpur,  
Panipat Haryana**

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**Being developed by**

**M/s TDI Infratech Limited**

**9, Kasturba Gandhi Marg, New Delhi-110001**

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**Prepared by:**  
**M/s Perfect Services**  
**(ISO9001:2015 & ISO14001:2015 Certified)**  
**5<sup>th</sup> Floor, NN Mall, Mangalam Palace,**  
**Sector 3, Rohini, New Delhi-110085**  
**Ph No. 011-49281360**

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**CHAPTER-I****Purpose of the Report**

As per the “Sub Para (ii)” of “Para 10” of EIA Notification 2006, it is stated that “It shall be mandatory for the project management to submit half-yearly compliance reports in respect of the stipulated prior environmental clearance conditions/safeguards in hard and soft copies to the regulatory authority concerned, on 1st June and 1st December of each calendar year” and as per compliance of condition mentioned in Environment Clearance Letter (i.e. Part B General Condition, point number II), Six monthly compliance reports should be submitted to the Haryana State Pollution Control Board and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the Regulatory Authority of Haryana.

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

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

Based on the Specific and General Conditions mentioned in the EC Letter, a Compliance Report was prepared by the Team on behalf of Project Proponent; details of which are present in Chapter – “Compliance Report”.

**Methodology for Preparation of Report is as follows:**

1. Study of EC Letter & Related Documents,
2. Site Visits by a Team of Experts,
3. Monitoring of Environment Parameters, viz. Ambient Air, Water, Noise, Soil & DG Sets,
4. Analysis of Samples collected during Monitoring,
5. Interpretation of Monitoring Results,
6. Compliance Report, explaining the entire General & specific conditions in the EC Letter and providing details w.r.t. each condition/ guideline.

**CHAPTER-II****1. Project Details**

The proposed development and construction township project at Village Kabri, Faridpur, Sector 37 & 39 Panipat Haryana and it is being developed by M/s Taneja Developers & Infrastructure. The total plot area is **16,10,646.30** m<sup>2</sup>. The proposed township will have the following salient features: -

<b>Type of Project</b>	<b>Development &amp; Construction of Township</b>
Plot Area	16,10,646.30 Sqm
Total Flats	3700
EWS	670
No. of Plots	1288
Total Water requirement	5900 KLD
Waste Water Generation	4720 KLD
Project Cost	Rs 100 Crores



**CHAPTER-III**

- 2. Construction Status:** Construction work has been stopped at the site due to expiry of validity of Environment Clearance.

**CHAPTER-IV**

- 3. Current Status of point – wise compliance of the stipulated environmental conditions/ safeguards.**

<b>PART A- Construction Phase</b>		
<b>S. No.</b>	<b>Conditions</b>	<b>Replies</b>
1	Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.	Necessary approval from the State Forest Department had been applied. Applied copy of the same has been enclosed as Annexure- V.
2	Consent for Establishment shall be obtained from State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at the site.	We had obtained Consent to Establish from Haryana State Pollution Control Board under Air & Water Act vide letter no. HSPCB/consent/: 2821213PITCTE149959 dated 26.09.2013. Copy of the CTE is enclosed as Annexure II.
3	For disinfection of the treated waste water use ultra violet radiation and not chlorination.	For disinfection of treated water, we shall use ultra violet radiation.
4	Vehicles hired for construction activities should be operated only during non-peaking hours.	Hired vehicles during construction phase were operated only during non-peak hours.
5	All the top soil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.	All the fertile top soil excavated was stored and was used in horticulture /landscape development within the complex.
6	Ready mixed concrete must be used in building construction.	Ready mixed concrete was used in building construction.
7	Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.	Pre-mixed concrete, curing agents and other best practices were used to reduce the water demand.
8	Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.	Water during construction phase was used from tankers supply from safe areas. Necessary permission had been obtained.  Copy of the same is enclosed as Annexure – VI.

9	Separation of grey and black water should be done by the use of dual plumbing line. Treatment of 100 % gray water by decentralized treatment should be done.	Since this is a residential plotted colony, only infrastructure development has been done by project proponent. Thus, dual plumbing line will be laid down by individual plot owner.
10.	Fixtures for showers, toilets, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Pressure reducing devices and sensor based control shall be installed for low flow of showers, toilets, flushing and drinking.
11	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.	Since this is a residential plotted colony hence single openable glass shall be used.
12.	Roof should meet prescribed requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Appropriate thermal insulation material shall be used in roof to meet prescribed requirement as per ECBC.
13.	Opaque wall should meet prescribed 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 material to fulfill requirement.	Since this is a residential plotted colony hence no opaque wall be used in the project.
14.	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 shall be as per Central Ground Water Board and BIS standards for various applications.
15	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	We had maintained all the sanitary and hygienic conditions at the project site during the construction.
16.	Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.	Soil and ground water samples had been tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
17.	A First Aid Room will be provided at the project site both during construction and operation of the project.	First Aid Facility was provided within the project site and same shall be maintained during operation of the project.

18.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water & sanitary facilities were provided for Construction workers at site & safe disposal of wastewater & solid waste had been done. Mobile toilets were provided. Temporary wash areas were constructed for laborers in order to maintain good hygienic conditions.
19.	Disposal of muck during 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.	Disposal of muck including excavated material during construction phase has not created any adverse effects on the neighboring communities. Excavated muck was disposed-off (free of cost) to various road developing contractors around the site.
20.	Diesel power generating sets used during construction phase should be of “enclosed type” to prevent noise and should conform to rules made under the Environment (Protection) Act, 1986, prescribed for air and noise emission standards.	Acoustically enclosed D.G sets had been installed which conform to the rules made under E(P)A 1986 prescribed for air & noise emissions standards as per CPCB guidelines.
21.	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 closely monitored during construction phase.	Incremental pollution loads on the ambient air quality were closely monitored during the construction phase. Noise levels conformed to the prescribed standards. Copy of the same are enclosed as Annexure – III.
22.	The construction agencies shall use fly ash based material/products as per the provision of fly ash notification of 14.09.1999 and as amended on 27.08.2003	Since, it is a residential plotted colony and only infrastructural development has been developed by project proponent. Hence, no fly-ash has been used and this is not applicable for us. However, Individual plot owner will be directed to use fly-ash.
23.	Vehicles hired for bringing construction material at site should 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-peak hours.	Vehicles hired during construction phase were in good conditions and had valid PUC Certificates.

24.	Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.	Bituminous material and other hazardous material were properly stacked to avoid any contamination to the ground water and the dumpsites for such material was secured so that they would not leach into the ground water.
25.	Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.	No hazardous waste was generated at the site. Only used oil from DG Sets were generated which were disposed-off through approved recycler.
26.	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.	Regular supervision and necessary measures for monitoring were carried throughout the construction phase so as to avoid disturbance to the surroundings.
27.	Under the provisions of environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining Environmental Clearance.	Construction was started after obtaining Environmental Clearance and validity of Environmental Clearance was expired in year 2012. Thus, construction work had been stopped since 2012.
28.	All internal roads width should be minimum 9m.	We had maintained all internal roads width as per the standards.

**PART B- GENERAL CONDITIONS**

<b>S. No.</b>	<b>Conditions</b>	<b>Replies</b>
1	The environmental safeguards contained in the documents should be implemented in letter and spirit.	Noted.
2.	Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborer during construction phase.	Local workers were engaged for the construction purpose and necessary facilities were provided to them.
3.	All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits. Adequate preventive and protective measures shall be taken to protect workers, labours etc. during construction and operation phase of the project.	Regular health checkup of workers was done. Adequate preventive and protective measures were taken to protect workers, labours etc. during construction phase.
4.	6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.	We are regularly submitting six monthly compliance reports to the concerned department.
5.	Officials from the Regional Office of Ministry of Environment & Forest Chandigarh 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.	We will comply.
6.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.	Noted.
7.	The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment	We will obey all the additional safeguard measure as per the requirement.

	clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities.	Necessary clearances shall be obtained.
9.	A copy of the environmental clearance letter would be marked to the local NGO (s) for their information.	We will comply.
10.	The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Haryana Pollution Control Board and may also be seen on the website of Ministry of Environment & Forests at <a href="http://www.envfor.nic.in">http://www.envfor.nic.in</a> . The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of environment & Forests, Chandigarh.	We have complied with the requirement.
11.	The project authority will enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets by owners of the buildings.	We will comply.

# **Annexure -I**

## **Copy of Environmental Clearance**

By Speed Post

No. 21-577/2007-IA.III  
Government of India  
Ministry of Environment & Forests  
(IA Division).

Paryavaran Bhawan  
CGO Complex, Lodi Road  
New Delhi-110 003  
Dated: January 07, 2008

To

✓ M/s. Taneja Developers & Infrastructure Ltd.  
9, Kasturba Gandhi Marg,  
New Delhi-110001

**Subject: Environmental clearance for the development and construction of proposed township project at village Kabri, Faridpur, Sector 37 & 39, Panipat, Haryana.**

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification, 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., Form 1, Form-1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its 22<sup>nd</sup> & 24<sup>th</sup> meetings held on October 12-13 and November 22-24, 2007.

2. It is interalia, noted that M/s Taneja Developer & Infrastructures Ltd. is proposing development and construction of a township project at village Kabri, Faridpur, Sector 37 & 39, Panipat, Haryana at a cost of Rs.100 crores. The project comprises construction of 3700 flats and 670 EWS Units under Group Housing Scheme. The plotted development of the township comprises of 1288 plots of various sizes for residential, commercial & institutional purpose. Total plot area is 16,10,646.30 Sq. m. The built up area of the township project for plotted development will be as per local municipal rules. Total water requirement is 5900 m<sup>3</sup>/d and sewage generation is about 4720 m<sup>3</sup>/d. The sewage will be treated in a STP which will be installed in the township. The treated sewage will be used for flushing and horticulture requirement. The excess treated sewage will be disposed off into the H.U.D.A. sewer line. The total solid waste generated (approx. 20240 kg/d) will be segregated and biodegradable waste will be sent to the biogas generation and processing facility and non-biodegradable waste will be disposed off through approved vendors for recycling of recyclable material.

3. The EIA report submitted along with the application predicts that there will be slightly adverse impact on air quality during construction phase whereas during operation phase the impact of the project on the air quality will be negligible. There will be negligible impact on water quality



will be negligible. There will be negligible impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended environmental clearance as per the provisions of 'Environmental Impact Assessment Notification'— 2006, Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(b) of EIA Notification 2006 for the project subject to the strict compliance with the specific and general conditions mentioned below:

#### **PART A- SPECIFIC CONDITIONS**

##### **I. Construction Phase**

- i. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.
- ii. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
- iii. For disinfection of waste water use ultra violet radiation and not chlorination.
- iv. Vehicles hired for construction activities should be operated only during non-peak hours.
- v. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- vi. Ready mixed concrete must be used in building construction.
- vii. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- viii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
- ix. 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.
- x. Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xi. 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.
- xii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- xiii. 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.
- xiv. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
  - xv. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
  - xvi. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
  - xvii. A First Aid Room will be provided at the project site both during construction and operation of the project.
  - xviii. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
  - xix. 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.
  - xx. 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.
  - xxi. 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 closely monitored during construction phase.
  - xxii. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
  - xxiii. Vehicles hired for bringing construction material at site should 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.
  - xxiv. 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.
  - xxv. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
  - xxvi. 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.
  - xxvii. Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.
  - xxviii. All internal roads width should be minimum 9 m.

## II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Diesel power generating sets as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.
- ii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- iii. The sewage treatment plant of adequate capacity should be provided and it should be certified by an independent expert for adequacy as well as efficiency and submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated upto tertiary level and after treatment reused for flushing, landscaping and gardening etc. However, discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Haryana Pollution Control Board.
- iv. Rain water harvesting and ground water recharging shall be practiced. The ground water levels and its quality should be monitored regularly in consultation with the Central Ground Water Authority. Oil & Grease trap shall be 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 rainwater harvesting.
- v. The solid waste including hazardous waste generated should be properly collected & segregated. Biodegradable waste should be composted and non bio-degradable solid waste should be disposed of to municipal landfill sites after recovering recyclable waste. STP sludge shall be used as manure for gardening.
- vi. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
- vii. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- viii. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- ix. Prior permission of the Central Ground Water Authority should be obtained for the utilization of ground water.
- x. The Solar energy shall be used for water heating as well as lighting common areas and verifiable measures shall be adopted for energy conservation and water conservation.

- xi. Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
- xii. 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.

#### **PART - B. GENERAL CONDITIONS**

- i. The environmental safeguards contained in the documents should be implemented in letter and spirit.
  - ii. Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
  - iii. All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits. Adequate preventive and protective measures shall be taken to protect workers, labours etc during construction and operation phase of the project.
  - iv. 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
5. 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.
6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Wildlife Act 1972 etc. shall be obtained by project proponents from the competent authorities.
9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.
10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Haryana Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The

advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Chandigarh.

11. 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.

12. The project authority will enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets by owners of the buildings.



(K.C.Rathore)

Additional Director (IA)

Tele: 24360789

rathore27@yahoo.com

Copy to: -

1. The Secretary, Government of Haryana, Department of Environment, Secretariat, Panchkula, Haryana
2. The Member Secretary, Haryana State Pollution Control Board, Panchkula, Haryana.
3. The CCF, Regional Office. Ministry of Environment & Forests, Chandigarh.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(K.C.Rathore)

Additional Director (IA)

## **Annexure – II**

### **Copy of CTE**



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

*Website – www.hspcb.gov.in E-Mail - hspcb.pkl@sifymail.com*

*Telephone No. – 0172-2577870-73*

**No. HSPCB/Consent/ : 2821213PITCTE149959**

**Dated:26/09/2013**

**To**

**M/s : Taneja Developers and Infrastructure Ltd**  
**Village - Kabri, Faridpur, Sector-37 and 39, Panipat**  
**PANIPAT**  
**132103**

**Sub. : Issue of Consent to Establish from pollution angle .**

Please refer to your Consent to Establish application received in this office on the subject noted above. Under the Authority of the Haryana State Pollution Control Board vide its agenda Item No. 47.8 dated 28.04.83 sanction to the issue of “Consent to Establish” with respect to pollution control of Water and Air is hereby accorded to the unit Taneja Developers and Infrastructure Ltd, for manufacturing of **Construction Project** with the following terms and conditions:-

1. The industry has declared that the quantity of effluent shall be 4720 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 4720 KL/Day for Domestic and the same should not exceed .
2. The above “Consent to Establish” is valid for two years from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will construct the proper septic tank as per Bureau of Indian Standards.
10. Unit will raise the stack height of DG Set/Boiler as per Board's norms.

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

#### **Specific Conditions**

- 1 Unit shall obtain trial consent to operate before start of production.

#### **Other Conditions :**



1. Unit will seek regular consent as per policy of the board.
2. Unit will comply all the conditions issued by the HSPCB from time to time.
3. Unit will the comply all the condition of EIA & NOC granted.

*Senior Scientist, HQ*

*For and on be'half of chairman  
Haryana State Pollution Control Board*

## **Annexure - III**

### **Monitoring reports**



## TEST REPORT Ambient Air Analysis

Report No. : PRPL/AS/270217-048

Issue Date : 03/03/2017

Name of the Customer : Taneja Developers & Infrastructural Ltd.  
Name & Address of the project : "Residential Plotted Colony" at Sec- 37-39, Panipat, Haryana

Location of Sampling & GPS detail : Onsite  
Sampling Plan & Procedure : PRPL/WP/AS/001-012  
Date of Monitoring/ Date of collection : 24/02/2017 To 25/02/2017  
Date of Receipt of Sample at lab : 27/02/2017  
Sample Description : Ambient Air  
Sample Quantity : PM10 -48.50 m3, PM2.5-23.50 m3& Gases-255 lit  
Sample Collected by : Mr.Vikas & Mr. Pradeep  
Manufacture Model & Serial no. : Model AAS 271,11-H-54, by Ecotech  
Ambient Temperature : 22°C  
Humidity : 30%  
Wind Speed & Direction : 11.1 Km/h ,WNW  
Tests started on : 28/02/2017  
Tests Completed on : 02/03/2017

## RESULTS

S.No.	PARAMETER	Units	Test Method	Results	Standard Limit as per NAAQS
1	Particulate Matter 2.5 (PM2.5)	µg/m3	USEPA Quality Assurance Hand Book (Vol. II)Part II,Quality Assurance GuidelineDocument,2.12	22.9	60
2	Particulate Matter 10 (PM10)	µg/m3	IS:5182 Part 23 :2006	114.3	100
3	Oxides of Nitrogen (NOX)	µg/m3	IS:5182 Part VI 2006	49.7	80
4	Sulphur dioxide (SO2)	µg/m3	IS:5182 Part II (1999-2001)Reaffirmed 2006	6.5	80

### Remarks:

1. The results mentioned above relate only to the Sample received and Tested by us.
2. The test report shall not be reproduced either in full or part without the written approval of the Laboratory.
3. Samples received shall be disposed off after one month from the date of issue of Test Report unless specified otherwise.

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

*Datika*  
Analyst

*Rashmi*  
Authorized Signatory  
Perfact Researchers Pvt. Ltd.  
DELHI



## TEST REPORT

### Drinking Water Analysis

Report No. : PRPL/WS/270217-017

Issue Date : 03/03/2017

Name of the Customer : Taneja Developers & Infrastructural Ltd.  
Name & Address of the project : "Residential Plotted Colony" at Sec- 37-39, Panipat, Haryana

Location of Sampling & GPS detail : Onsite  
Sampling Plan & Procedure : PRPL/WP/WS/058  
Date of Monitoring/ Date of collection : 27/02/2017  
Date of Receipt of Sample at lab : 27/02/2017  
Sample Description : Drinking Water  
Sample Quantity : 1 lt  
Sample Collected by : Mr. Pradeep  
Tests started on : 28/02/2017  
Tests Completed on : 02/03/2017

## RESULTS

S.No.	Parameter	Unit	Test Method	Results	IS 10500 : 2012 (Drinking Water Standard)	Minimum Detection Limit
1	Colour	Hazen	APHA 2120 B 22nd edition 2012	<1	5	1
2	Odour	---	APHA 2150 B 22nd edition 2012	Agreeable	Agreeable	-
3	Turbidity	NTU	APHA 2130 B 22nd edition 2012	<1	5	0.5
4	pH Value	---	IS 3025 (P-11) 1983 Reaffirmed 2006	6.7	6.5-8.5	0.1
5	Temperature	°C	IS 3025 (P-9) 1984 Reaffirmed 2006	22.5	-	-
6	Conductivity	µmho/cm	APHA 2510 B 22nd edition 2012	645.4	-	0.01
7	Total Dissolved Solids	mg/L	APHA 2540 C 22nd edition 2012	435	500	0.01
8	Chlorides	mg/L	APHA 4500 Cl B 22nd edition 2012	176	250	1
9	Fluoride	mg/L	APHA 4500-F D 22nd edition 2012	0.19	1	0.01
10	Total Hardness as CaCO <sub>3</sub>	mg/L	APHA 2340 C 22nd edition 2012	200	200	1
11	Boron	mg/L	APHA 4500-B C 22nd edition 2012	<0.5	0.5	0.5
12	Calcium	mg/L	APHA 3500-Ca B 22nd edition 2012	27.2	75	1
13	Aluminium	mg/L	APHA 3500-Al B 22nd edition 2012	<0.003	0.03	0.003
14	Phosphates	mg/L	APHA 4500-P D 22nd edition 2012	<0.02	-	0.02
15	Magnesium	mg/L	APHA 3500-Mg B 22nd edition 2012	32	30	1
16	Iron	mg/L	APHA 3111 B 22nd edition 2012	<0.04	0.3	0.04
17	Sulphate	mg/L	APHA 4500-SO <sub>4</sub> E 22nd edition 2012	9.1	200	0.3
18	Nitrate Nitrogen	mg/L	APHA 4500- NO <sub>3</sub> B 22nd edition 2012	6.2	45	0.1
19	Total Chromium	mg/L	APHA 3500-Cr B 22nd edition 2012	<0.01	0.05	0.01



Report No. : PRPL/WS/270217-017

Issue Date : 03/03/2017

S.No.	Parameter	Unit	Test Method	Results	IS 10500 : 2012 (Drinking Water Standard)	Minimum Detection Limit
20	Alkalinity as CaCO <sub>3</sub>	mg/L	APHA 2320 B 22nd edition 2012	191	200	3
21	Nickel	mg/L	APHA 3111 B 22nd edition 2012	<0.02	0.02	0.02
22	Manganese	mg/L	APHA 3111 B 22nd edition 2012	<0.01	0.1	0.01
23	Sodium	mg/L	APHA 3111 B 22nd edition 2012	71	-	0.003
24	Copper	mg/L	APHA 3111 B 22nd edition 2012	<0.02	0.05	0.02
25	Potassium	mg/L	APHA 3111 B 22nd edition 2012	4.86	-	0.005
26	Cadmium	mg/L	APHA 3111 B 22nd edition 2012	<0.007	0.003	0.007
27	Lead	mg/L	APHA 3111 B 22nd edition 2012	<0.01	0.01	0.01
28	Lithium	mg/L	APHA 3500-Li B 22nd edition 2012	<0.05	-	0.05
29	Zinc	mg/L	APHA 3111 B 22nd edition 2012	<0.006	5	0.006

**Remarks:**

1. The results mentioned above relate only to the Sample received and Tested by us.
2. The test report shall not be reproduced either in full or part without the written approval of the Laboratory.
3. Samples received shall be disposed off after one month from the date of issue of Test Report unless specified otherwise.
4. Samples for BOD and DO, Colour shall be disposed off after 7 days from the date of issue of test report.

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

*Vikas*  
Analyst

*[Signature]*  
Authorized Signatory



## TEST REPORT

### Soil Analysis

Report No. : PRPL/SS/270217-004

Issue Date : 03/03/2017

Name of the Customer : Taneja Developers & Infrastructural Ltd.  
Name & Address of the project : "Residential Plotted Colony" at Sec- 37-39, Panipat, Haryana

Location of Sampling & GPS detail : Onsite  
Sampling Plan & Procedure : PRPL/WP/SS/030  
Date of Monitoring/ Date of collection : 27/02/2017  
Date of Receipt of Sample at lab : 27/02/2017  
Sample Description : Composite Sample  
Sample Quantity : 1 Kg  
Sample Collected by : Mr. Pradeep  
Tests started on : 28/02/2017  
Tests Completed on : 01/03/2017

## RESULTS

S.No.	PARAMETER	Unit	Test Method	Results	Range Of Detection
1	pH	--	ISO-10390 2005	6.7	1 - 14
2	Colour	--	Munsell Chart	6/3 (Blackish Brown)	--
3	Moisture Content	%	(USDA (M-26)1954, Edition by L. A. Richards	1.5	0.1-80
4	Organic Matter	%	USDA (M-24)	0.23	0.01-80
5	Electrical Conductivity	µS/cm	ISO-11265: 1994-10-01	320.2	1-1000
6	Available Nitrogen	mg/kg	ISO-14256: 2003-03-15	84.0	5-1000
7	Calcium (as Ca)	mg/kg	(USDA M-7)1954, Edition by L. A. Richards	96.0	5-3000
8	Magnesium (as Mg)	mg/kg	(USDA M-7)1954 Edition by L. A. Richards	52.0	10-2500
9	Potassium (as K)	mg/kg	(USDA M-58) 1954 Edition by L.A. Richards	43.4	5-20000
10	Nitrate Nitrogen	mg/kg	ISO-14256: 2003-03-15	51.8	5-5000
11	Available Phosphorus (as P)	mg/kg	(USDA M-61)1954 Edition by L.A. Richards	41.6	5-5000
12	Chloride (as Cl)	mg/kg	(USDA M-13)1954 Edition by L.A. Richards	113.8	5-3000
13	Cation Exchange Capacity	meq/100 mg	ISO-11260: 1994 (E)	46.0	5-300
14	Available Sulphur	mg/kg	(USDA M-60)1954 Edition by L.A. Richards	5.5	10-200
15	Exchangeable Sodium	mg/kg	(USDA M-57) 1954 Edition by L.A. Richards	101.0	5-20000
16	Orthophosphate	mg/kg	IS-10158, 1982 Reaffirmed-2009	4.1	1-5000
17	Bicarbonate	mg/kg	(USDA M-12) 1954, Edition by L.A. Richards (Reissued in 1969)	48.8	2-2000
18	Texture	--	(USDA M-41) 1954, Edition by L.A.	Silt Clay Loam	--





Report No. : PRPL/SS/270217-004

Issue Date : 03/03/2017

S.No.	PARAMETER	Unit	Test Method	Results	Range Of Detection
18			Richards (Reissued in 1969)		
	a. Sand	%	--	7.4	0-100
	b. Silt	%	--	65.1	0-100
	c. Clay	%	--	27.2	0-100
19	Bulk Density	gm/cc	USDA M 38	1.08	0.1 - 8
20	Porosity	%	USDA M 40	32.5	0- 100%

**Remarks:**

1. The results mentioned above relate only to the Sample received and Tested by us.
2. The test report shall not be reproduced either in full or part without the written approval of the Laboratory.
3. Samples received shall be disposed off after one month from the date of issue of Test Report unless specified otherwise.

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

  
Analyst

  
Authorized Signatory  




## TEST REPORT

### Ambient Noise Analysis

Report No. : PRPL/NS/270217-018

Issue Date : 01/03/2017

Name of the Customer : Taneja Developers & Infrastructural Ltd.  
Name & Address of the project : "Residential Plotted Colony" at Sec- 37-39, Panipat, Haryana

Location of Sampling & GPS detail : Onsite  
Sampling Plan & Procedure : PRPL/WP/NS/001-002  
Date of Monitoring/ Date of collection : 24/02/2017 To 25/02/2017  
Date of Receipt of Sample at lab : 27/02/2017  
Sample Description : Ambient Noise  
Sample Collected by : Mr. Vikas & Mr. Pradeep  
Sampling Period : 24 Hr (With 15 min interval)  
Tests started on : 28/02/2017  
Tests Completed on : 28/02/2017

## RESULTS

S.No.	Time	Unit	Test Method	Leq Values	Standard Limit
1	Day Time (06:00-22:00)	Leq dB(A)	IS: 9989-1981 Reaffirmed 2008	58.4	55.0
2	Night Time (22:00 - 06:00)	Leq dB(A)	IS: 9989-1981 Reaffirmed 2008	47.9	45.0

### Remarks:

1. The results mentioned above relate only to the Sample received and Tested by us.
2. The test report shall not be reproduced either in full or part without the written approval of the Laboratory.
3. Samples received shall be disposed off after one month from the date of issue of Test Report unless specified otherwise.

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

*Sonu Singh*  
Analyst

*Rachna*  
Authorized Signatory  
DELHI  
Perfact Researchers Pvt. Ltd.



## **Annexure – IV**

### **License from Town & Country Planning**

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

License No. 05. of 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to TDI Infratech Ltd. (formerly known as Taneja Development & Infrastructure Pvt. Ltd.), Bhagwati Computers Pvt. Ltd., Bhagwati Communication Pvt. Ltd., Bhagwati Buildtech Pvt. Ltd., North Zone Builders & Promoters Pvt. Ltd., Super Fly Colonizer Pvt. Ltd., Unique Colonizers Pvt. Ltd., Sarvotam Construction Pvt. Ltd., RT Colonizers Pvt. Ltd., TDI Hotels & Resorts (Kundli) Pvt. Ltd. (formerly known as Prabhu Farmers Pvt. Ltd.) in collaboration with TDI Infratech Ltd., 10, Shaheed Bhagat Singh Marg, Near Gole Market, New Delhi-01 for residential plotted colony over an additional area measuring 42.4125 acres (39.30 acres area under migration policy dated 18.02.2016 & 3.1125 acres on additional area) in addition to already licensed land bearing license No. 63-105 of 2007 and 121 of 2012 in the revenue estate of village Kabri, Faridpur & Ratipur, Sector 36, 38 & 39, Panipat.

1. The particulars of the land, wherein the aforesaid residential plotted colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a. That the residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c. That the licensee shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d. That you shall construct portion of service/sector road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e. That the licensee shall construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing, failing which the land shall vest with the Govt. after such specified period, free of cost, in which case the Govt. shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
  - f. That the licensee shall pay proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community buildings and at such rates as specified by the Director.
  - g. That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

*g 2/7.2.17*

- h. That area coming under the sector road/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- i. That the licensee shall take permanent access from service road proposed along the development plan road/internal circulation road as the case may be.
- j. That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
- k. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- l. That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- m. That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- n. That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- o. That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- p. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- q. That the licensee shall follow the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony.
- r. That the licensee shall use only LED lamps fitting for internal lighting as well as campus lighting.
- s. That the licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- t. That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- u. That the licensee will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- v. That the licensee shall allot EWS category plots as per departmental policy dated 08.07.2013 and as amended from time to time.
- w. That no sale of applied land has taken place after submission of license application.
- x. That no construction shall be raised on the land falling within ROW of 220 KV & 132 KV HT lines passing through the site.



- y. That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
  - z. That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
  - aa. That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
  - ab. That the licensee shall not advertise any plot/commercial area for sale before the approval of layout plan.
  - ac. That the licensee shall submit the permission from competent authority for construction of culvert over the nallah passing between additional applied area and the already licensed area before final approval of layout plan.
3. The licence is valid up to 06/02/2022.

Place : Chandigarh

Dated: 07/02/2017

Endst. No. LC-2230B-PA (SN)-2017/ 2353

(T.L. Satyaprakash, IAS)

Director

Town & Country Planning  
Haryana, Chandigarh

Dated: 07-02-2017

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

1. ✓ TDI Infratech Ltd. (formerly known as Taneja Development & Infrastructure Pvt. Ltd.), Bhagwati Computers Pvt. Ltd., Bhagwati Communication Pvt. Ltd., Bhagwati Buildtech Pvt. Ltd., North Zone Builders & Promoters Pvt. Ltd., Super Fly Colonizer Pvt. Ltd., Unique Colonizers Pvt. Ltd., Sarvotam Construction Pvt. Ltd., RT Colonizers Pvt. Ltd., TDI Hotels & Resorts (Kundli) Pvt. Ltd. (formerly known as Prabhu Farmers Pvt. Ltd.) in collaboration with TDI Infratech Ltd., 10, Shaheed Bhagat Singh Marg, Near Gole Market, New Delhi-01 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana – Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Panipat alongwith a copy of land schedule.
12. District Town Planner, Panipat along with a copy of agreement.
13. Chief Accounts Officer, O/o DTCP, Haryana.

(Ravi Sihag)

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

To be read with Licence No. 05 Dated 07/02/2017

## 1. Detail of Land owned By Bhagwati Computers Pvt. Ltd. ,Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)
Kabri	42	23/1	5 - 4
		23/2	2 - 16
		24	8 - 0
57		3	6 - 7
		8	7 - 8
		7	8 - 0
43		19/2	1 - 5
		20/2	1 - 14
TOTAL =			<u>40 - 14</u>

## 2. Detail of Land owned By Bhagwati Communications Pvt. Ltd. ,Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)
Kabri	42	16	8 - 0
		17	8 - 0
		25	8 - 0
43		21/1	1 - 8
57		4	7 - 11
		5	7 - 11
TOTAL =			<u>40 - 10</u>

## 3. Detail of Land owned By Bhagwati Buildtech Pvt. Ltd. ,Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)
Kabri	57	6	7 - 17

## 4. Detail of Land owned By North Zone Builders &amp; Promoters Pvt. Ltd. ,Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)
Kabri	52	17	8 - 0
		23	6 - 18
		24	6 - 18
TOTAL =			<u>21 - 16</u>

## 5. Detail of Land owned By Super Fly Colonizers Pvt. Ltd. ,Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)
Kabri	52	18	8 - 0
		19	8 - 0
		20	7 - 4
		21/1	4 - 6
		21/2	2 - 12
		22	6 - 18
53		16	8 - 0
		25/2	1 - 14
		3	8 - 0
		8 (Min)	1 - 8
		4	7 - 19
46		24	2 - 5
TOTAL =			<u>66 - 6</u> Cont. to Page No.-2

D.T.C.P. (Hr)

Jewari (atwari)

To be read with L.No.05/07 <sup>02</sup> 2017.2

6. Detail of Land owned By Unique Colonizer Pvt. Ltd. ,Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area
Kabri			( K - M)
	73	2	8 - 0
		8	8 - 0
		9	8 - 0
	53	7	8 - 0
			<u>32 - 0</u>
		TOTAL =	<u>32 - 0</u>

7. Detail of Land owned By Sarvotam Construction Pvt. Ltd. ,Village – Faridpur, District Panipat.

Village	Rect. No.	Killa No.	Area
Faridpur			( K - M)
	19	21/2 (Min)	2 - 12
	26	½ (Min)	2 - 12
		10/1 /1	0 - 12
		10/2/2	1 - 17
		11/2 (Min)	2 - 12
		20/1	1 - 12
			<u>11 - 17</u>
		TOTAL =	<u>11 - 17</u>

8. Detail of Land owned By Taneja Development and Infrastructure Pvt. Ltd. ,Village – Faridpur, District Panipat.

Village	Rect. No.	Killa No.	Area
Faridpur			( K - M)
	19	23	8 - 0
	26	3	8 - 0
		8/1	4 - 0
		8/2	3 - 11
		13	8 - 0
		18	8 - 7
			<u>39 - 18</u>
		TOTAL =	<u>39 - 18</u>

9. Detail of Land owned By North Zone Builders & Promoters Pvt. Ltd. ,Village – Faridpur, District Panipat.

Village	Rect. No.	Killa No.	Area
Faridpur			( K - M)
	19	22	8 - 0
	26	2	8 - 0
		9	7 - 11
		12	8 - 0
		19	7 - 9
			<u>39 - 0</u>
		TOTAL =	<u>39 - 0</u>

10. Detail of Land owned By R.T. Colonizer Pvt. Ltd. ,Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area
Kabri			( K - M)
	46	20(Min)	1 - 0
		21	8 - 0
		22	8 - 6
		23	7 - 15
	53	1 (Min)	2 - 12
		2	8 - 0
			<u>35 - 13</u>
		TOTAL =	<u>35 - 13</u>

11. Detail of Land owned By Parbhu Farms Pvt. Ltd. ,Village – Ratipur, District Panipat.

Village	Rect. No.	Killa No.	Area
Ratipur			( K - M)
		44/1	3 - 15

GRAND TOTAL = 339 K - 6 M OR 42.4125 ACRES

Director  
Town and Country Planning,  
Haryana, Chandigarh.  
Jeevan (Khan)

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

To

Sh. Chaman Lal & others  
In collaboration with TDI Infratech Ltd.  
(formerly known as Taneja Developers & Infrastructure Ltd.)  
10, Shaheed Bhagat Singh Marg  
New Delhi.

Memo No. LC-2230-PA(B)/2016/ 27106

Dated: 14-12-2016

Subject: **Renewal of licence No. 121 of 2012 dated 13.12.2012.**

Reference: Your application dated 13.10.2016 on above cited subject.

2. License No. 121 of 2012 dated 13.12.2012, granted for setting up of residential plotted colony on the land measuring 27.918 acre in sector 36-39, Panipat is hereby renewed upto **12.12.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. 54 Nos. of EWS plots, situated within integrated colony having area 221.446 acres will be transferred to HBH within current validity period.
6. Delay in transfer of EWS plots will be got compounded as per the policy parameters dated 16.08.2013.
7. The BG amounting Rs. 557.82 lac will be got revalidated concurrent to the validity period of the license within 30 days from issuance of renewal letter.
8. The outstanding EDC shall be paid strictly in accordance to revised negotiated schedule issued by the department under policy dated 12.04.2016, failing which this renewal order shall be automatically revoked.

  
(Arun Kumar Gupta)  
Director General

**Town & Country Planning  
Haryana, Chandigarh**

Endst. No. LC-2230-PA(B)/2016/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Rohtak.
- iv. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- v. Chief Account Officer, O/o DGTCP, Haryana, Chandigarh with the request to issue revised schedule of payment of outstanding EDC as per policy dated 12.04.2016 and also ensure that revalidated BG amounting Rs. 557.82 lac, concurrent to the validity period of the license shall be received within 30 days from issuance of this letter.
- vi. District Town Planner, Panipat.

(Ravi Sihag)

Distt. Town Planner (HQ)

For Director General, Town & Country Planning  
Haryana, Chandigarh

**Annexure – V**  
**Copy of Applied Forest NOC**



This is to acknowledge that a proposal seeking prior approval of Central Government under the Forest (Conservation) Act 1980 as per the details given below has been successfully uploaded on the portal of the Ministry of Environment, Forests and Climate Change Government of India.

- 1. Proposal No.** : FP/HR/Others/24432/2017  
**2. Proposal Name** : For TDI Infratech Limited (Residential Plotted Colony)  
**3. Category of the Proposal** : Others  
**4. Date of Submission** : 18/02/2017  
**5. Name of the Applicant with Contact Details**  
    **Name** : tdi  
    **Mobile No.** : 9896098555  
    **State** : Haryana  
    **District** : Panipat  
    **Pincode** : 132103  
**6. Area Applied (ha.)** : 0

The proposal will be examined by the Nodal Officer, Forest (Conservation) Act, 1980 to assess its completeness.

(System Administrator)

## **Annexure – VI**

### **Water Assurance**



**HARYANA URBAN DEVELOPMENT AUTHORITY**  
**OFFICE OF THE EXECUTIVE ENGINEER HUDA DIVISION PANIPAT**

M [xenpanipat@gmail.com](mailto:xenpanipat@gmail.com)



0180-2660068



To

M/s. TDI Infratech Limited .  
(Formerly Known as M/s. Taneja Developers & Infrastructure Limited)  
10, Shaheed Bhagat Singh Marg,  
New Delhi-110001

Memo No. EE/PNP/HDM/

1778

Dated:


8-2-2017

**Subject:-**

**Assurance of water supply and external services like sewerage, drainage and master road etc. from master road HUDA to the Residential Plotted Colony Project land measuring 291.77 Acres Located At Sector-36-39 Panipat Haryana being developed by M/s.Taneja Developers & Infrastructure Limited Presently known as M/s. TDI Infratech Limited.**

Kindly refer to your request dt. 11.01.2017 on the subject.

In this regard it is intimated that the services i.e. external water supply, sewerage, storm water drainage, roads & master roads services will be provided to the colonizer by the HUDA after executing / complete external development works at site. The demand of water supply 2900 KLD and treated water of 1100 KLD will also be made. However, till date required arrangement for the same shall be made by the licensee at his own level.

  
**Executive Engineer,  
HUDA Division, Panipat**