

DELHI DEVELOPMENT AUTHORITY
GROUP HOUSING BRANCH
INA, VIKAS SADAN, NEW DELHI

No. LD/GH/006/2021/F1/MISC-O/oDy. Director(GH)/ 1330
Computer No. 15408

Date: 01.02.2022

TO WHOMSOEVER IT MAY CONCERN

Sub:- Letter of intimation (LOI) in r/o successful H1 bidder in E-auction held for sale of Group Housing Plots.

This is with reference to DDA's Phase-XIV e-auction held on 29.12.2021 in r/o Group Housing plots. The undersigned is pleased to inform you that your bid for the group housing plot **Plot No. 254 VII Sector -19B, Dwarka** has been accepted by the Competent Authority i.e. V.C, DDA.

You are, therefore, requested to pay the 2nd stage EMD i.e. 25% of quoted price (H1 Bid) less 5% of the Reserve Price (1st stage EMD), within a period of 7 days from the date of issue of this letter. It is to be noted that the above payments shall be made only through online mode (E-Payment/NEFT/RTGS) on e-auction portal i.e. www.ddaeuction.co.in.

In case, 2nd stage EMD is paid beyond 7 days (expiry date) but within two (02) working days of the expiry date mentioned in the LOI, then, the delay period in the payment of 2nd stage EMD shall be automatically regularized on deposit of penalty along with 2nd stage EMD or shall be included in the letter of Demand and would be required to be paid along with the balance 75% premium. The penalty amount is mentioned in clause (2.2) of chapter 1 of Terms and Conditions.


This letter is to be downloaded and same may be completed in all respect and uploaded on the portal as token of your acceptance. The demand Notice-cum-allotment letter for deposit of balance 75% amount/premium of the bid offered shall be issued after completion of the above formalities.

Name of Bidder :- **GARUR ENTERPRISES LLP**

Address :- **A1/172, 2nd Floor, JanakPuri, New Delhi -10058**

Signature of the acceptance :-

Payment should be made through Bhoomi Portal only.


Dy. Director(GH)

Note: Applicant should mention phase no. X1V in their application for future correspondence.



Delhi Development Authority
GROUP HOUSING BRANCH
 Vikas Sadan, Behind INA Market, New Delhi 110023

File No. F (3)/2022/GH

Date : 06/03/2022

To
 GARUR ENTERPRISES LLP
 2ND FLOOR A1/172 JANAKPURI WEST DELHI DELHI 110058 DELHI 110058

Sub: E-Auction of Plot no. 254(vii) Sector- 19 Pocket-NA/Block- NA ad-measuring 15434.4 sq. mtrs. situated in DWARKA

Dear Sir/Madam,

With reference to the E-Auction program held on 29/12/2021 for the purchase of the freehold rights of the above GROUP HOUSING Plot. I am directed to inform you that your bid for Rs. 2,02,93,64,192.00/- for the above said plot has been confirmed by the Competent Authority. Now, the calculation of balance premium amount is as under:

L-COST	Rs.2,02,93,64,192.00
LESS-REGISTRATION/EARNEST MONEY	Rs.507,341,048.40
DOCUMENT CHARGES	Rs.100
INTEREST/TOKEN PENALTY ON DELAY PAYMENT OF 2nd STAGE EMD	Rs.0
BALANCE AMOUNT TO BE PAID (P) (75% of Bid Amount+Token Penalty, if any)	Rs.1,522,023,243.60 (One billion fifty two crores twenty lakhs twenty three thousands two hundred and forty three Rupees .six Paise)

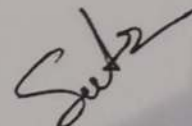
You are, therefore requested to deposit the amount payable along with interest, if any, within stipulated time frame (as mention below table) through BHOOMI PORTAL of DDA. i.e. <https://eservices.dda.org.in/user>. After login with same credential (User ID & Password) which is used for making LOI payment.

Amount Payable (75% Bid Amount + Interest)/Stipulated Time Frame		
P + 0 % Interest	If paid within 1-90 days from demand letter issuance date	1,522,023,243.60
P + Interest 0.5 month @10% p.a	If paid within 91-105 days from demand letter issuance date	1,528,365,007.12
P + Interest 1 month @10% p.a	If paid within 106-120 days from demand letter issuance date	1,534,706,770.63
P + Interest 1.5 month @10% p.a	If paid within 121-135 days from demand letter issuance date	1,541,048,534.15
P + Interest 2 month @10% p.a	If paid within 136-150 days from demand letter issuance date	1,547,390,297.66
P + Interest 2.5 month @10% p.a	If paid within 151-165 days from demand letter issuance date	1,553,732,061.18
P + Interest 3 month @10% p.a	If paid within 166-180 days from demand letter issuance date	1,560,073,824.69
P + Interest 3.5 month @10% p.a	If paid within 181-195 days from demand letter issuance date	1,566,415,588.21
P + Interest 4 month @10% p.a	If paid within 196-210 days from demand letter issuance date	1,572,757,351.72

P + Interest 4.5 month @10% p.a	If paid within 211-225 days from demand letter issuance date	1,579,099,115.24
P + Interest 5 month @10% p.a	If paid within 226-240 days from demand letter issuance date	1,585,440,878.75
P + Interest 5.5 month @10% p.a	If paid within 241-255 days from demand letter issuance date	1,591,782,642.27
P + Interest 6 month @10% p.a	If paid within 256-270 days from demand letter issuance date	1,598,124,405.78

Please Note:

. If the premium is paid in part, the pro-rata interest vis-a-vis the principal amount would be payable and the bidder may calculate the interest accordingly.
This demand letter is subject to verification of 25% of bid amount paid earlier by you within stipulated period as per terms conditions of tender document.
No extension of time shall be granted for payment of demanded amount for period beyond 270 days from date of issuance of demand cum allotment letter under any circumstances (Date of issuance is included in 270 days granted). In case the payment of balance premium along with interest (If any) is not received within the stipulated period as indicated above, the bid shall automatically stand cancelled and the entire EMD (25% of premium) shall automatically stand forfeited without any notice. In that case, DDA shall be at liberty to re-auction the plot.
After making complete payment, Please upload the relevant documents required for possession, as mention in tender document, under Possession Letter tab in BHOOMI PORTAL.
The issuance of this demand letter is without any prejudice to the rights of DDA.



Yours Faithfully,

Assistant Director/LAO, (GROUP HOUSING), DDA

to:

- 1) A.O. (GH), DDA.**
- 2) Chief Commissssioner(Income Tax) Delhi Division CR Building, ITO, New Delhi-110002**



Delhi Development Authority
GROUP HOUSING BRANCH
Vikas Sadan, Behind INA Market, New Delhi 110023
POSSESSION LETTER

No. F (3)/2022/GH /473

Dated : 14/06/2022

To
GARUR ENTERPRISES LLP
2ND FLOOR A1/172 JANAKPURI WEST DELHI DELHI 110058 DELHI 110058

Sub: Handing over the physical possession of 254(vii) Sector- 19 Pocket-NA Block- NA, ad-measuring 15434.4 Sqm situated at DWARKA.

Dear Sir/Madam,

It is intended to hand over the physical possession of above mentioned property to you in anticipation of execution of Conveyance Deed which is likely to take some time.

Therefore, you are required to be present with all relevant documents in original including proof of identification in the office of **Executive Engineer, DMD-7**, on and before **14/07/2022** to take over the physical possession. Further, you are required to upload a copy of Possession slip along with site plan under Conveyance Deed tab on BHOOMI Portal of DDA after taking over the physical possession.

Please note that in case, you do not turn up in the office of Executive Engineer on or before the given date and time for taking over the physical possession, the next date for handing over the possession will be fixed by this office subject to payment of penalty as mentioned in the tender documents of e-Auction. The possession, however, must be taken within three months from **14/06/2022** and in case the possession is not taken over in that timeframe, the allotment shall stand cancelled and the earnest money deposited (EMD) shall stand forfeited without any further notice.

Sd/- 14/6/22
Asstt. Director (GH)

Delhi Development Authority

Copy forwarded to

1. Executive Engineer, DMD-7, with request to handover physical possession of the property through Mobile App of DDA on or before **14/07/2022** by verifying the genuineness of bidder/ representative through the original documents and OTP received on the registered mobile number and upload the possession slip and site Plan on Mobile App of DDA after signing by both parties on the same day.
2. DD, LMIS for kind information please.

Photograph

Signature

QR code
<?xml version="1.0"
encoding="UTF-8"?>

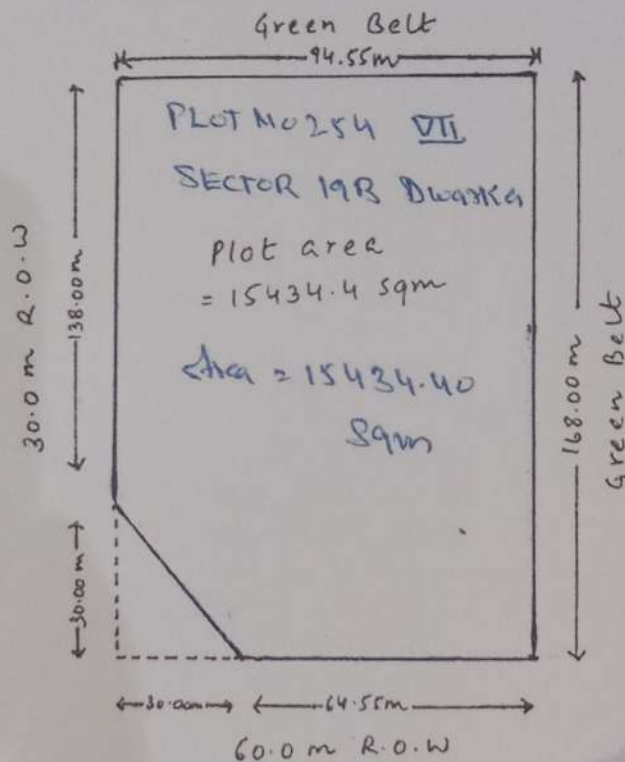




Division: - DMD-7
Circle:- DCC-3/DDA
Zone:- Dwarka



Plot No. 254(vii)
Land use: Residential
Sector-19B, Dwarka
New Delhi-110075



17/6/2022

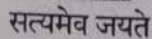
Handing Over 17/6/2022

17/6/2022
Taking Over

Er. PANKAJ KUMAR
Executive Engineer
DMD-7, DDA
Sector-05, Central Nursery
Dwarka, New Delhi-75

Rambir Saini
AE II) DMD7 100A

FARUK KUMAR
S/o Sh. Prithvi Raj
A1/172 Jankpur Delhi
GARUD ENTERPRISES
LLP



Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL62508672137970U
Certificate Issued Date	: 19-Jul-2022 05:37 PM
Account Reference	: NONACC (BK)/ dlcibik02/ VIKAS SADAN/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDLCBIBK0207463526952082U
Purchased by	: GARUR ENTERPRISES LLP
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO.254 (VII) SECTOR-19B, PHASE-II, DWARKA, NEW DELHI-110075 PLOT FOR RESIDENTIAL GROUP HOUSING
Consideration Price (Rs.)	: 202,93,64,192 (Two Hundred Two Crore Ninety Three Lakh Sixty Four Thousand and One Hundred And Ninety Two only)
First Party	: PRESIDENT OF INDIA
Second Party	: GARUR ENTERPRISES LLP
Stamp Duty Paid By	: GARUR ENTERPRISES LLP
Stamp Duty Amount(Rs.)	: 12,17,62,000 (Twelve Crore Seventeen Lakh Sixty Two Thousand only)



Please write or type below this line

For GANUR ENTERPRISES LLP
Authorized Signator

Lease Administrative Office
(Group Housing) 25
New Delhi

PU 0000274129

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.



Delhi Development Authority
GROUP HOUSING BRANCH
 Vikas Sadan, Behind INA Market, New D

FORM - BA
CONVEYANCE DEED

(1) PANO - 3067-3683-3613

PANO - AAMPK 7754P

(2) PANO - 2280-4607-1206

PANO - ACPAS 422G

File No. F (3)/2022/GH

(M) 98100-55188

26 JUL 2022



This deed of conveyance made on this day between, the President of India, hereinafter called "THE VENDOR" through DDA, Vikas Sadan, New Delhi (which expression shall, unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and **GARUR ENTERPRISES LLP R/o 2ND FLOOR A1/172 JANAKPURI WEST DELHI DELHI 110058** hereinafter called "The Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part. Through its authorised signatory Sh. Kawal Kumar s/o Sh. Prithvi Raj & Sh. Suresh Anand s/o Maharej Kishan Anand.

WHEREAS Plot No. 254(vii) Sector- 19 B Pocket-NA/Block- NA situated in **REVISED DEMARCATION PLAN, SECTOR 19, PHASE-II, DWARKA** was allotted to the Purchaser by Delhi Development Authority vide allotment letter No F (3)/2022/GH dated 08-03-2022 against a consideration of **Rs. 2,02,93,64,192.00 (Two billion two crore ninety three lakhs sixty four thousands one hundred and ninety two Rupees only)** which has been received subject to limitation, terms and conditions mentioned in the said letter of allotment.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said Purchaser has applied to the Vendor to execute the Conveyance Deed for freehold ownership rights in the said demised property allotted to him and physical possession whereof has been handed over to him on 17-06-2022 and this deed is being executed accordingly of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of **Rs. 507341048.4 (Fifty crores seventy three lakhs forty one thousands forty eight Rupees forty Paise Only)** paid at the time of allotment and **Rs. 1522023144.00 (One billion fifty two crores twenty lakhs twenty three thousands one hundred and forty four Rupees Only)** was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor do hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid Purchaser freehold ownership in the Scheme **Plot No. 254(vii) Pocket-NA Sector-19 B Block-NA DWARKA, REVISED DEMARCATION PLAN, SECTOR 19, PHASE-II**, ad-measuring 15434.4 sqm.

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property together to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the Purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
2. That notwithstanding execution of this Deed, use of the property in contravention of the provision of Master Plan/Zonal Development Plan/Layout Plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section 14 of Delhi Development Act or any other law for the time being in force.
3. The Purchaser shall comply with the building, drainage and other byelaws of the appropriate Municipal or other authorities for the time being in force.
4. The said plot is allotted on the basis of 'as is where is' and the Purchaser cannot make any alteration/ addition/ encroachment/unauthorized construction in or around the same without written permission of Vendor (DDA) who may refuse or grant the same subject to such terms and conditions as deemed proper. All fees, taxes, charges, assessments Municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee / Purchaser.

For GARUR ENTERPRISES LLP

Anand
 Authorized Signatory

Satish
 Lease Administrative Officer
 (Group Housing) DDA
 New Delhi

THE SCHEDULE ABOVE REFERRED TO

NORTH : GREEN BELT

EAST : 60M R/W

SOUTH :30 MR/W

WEST : GREEN BELT

In the Presence of :

1) Shri/Smt

Signed by Shri/Smt

In the Presence of :

1) Shri/Smt

2) Shri/Smt

MANU MARWAHA S/O H.K. MARWAHA

F-1089 SARASWATI VIHAR, PITAMPURA ND-34

~~JASBEER S/D DHARM PAL~~

R2-191, KUMHAR CLY, INDRA PARK

VATAM NGR, NO FHI - 110059

8488-7328-0719



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1424182054145
Issue Date 25-JUL-2022 14:40
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL62508672137970U
Purchased By GARUR ENTERPRISES LLP
Registration Fees Paid By GARUR ENTERPRISES LLP
Property Description PLOT NO.254 (VII) SECTOR-19B, PHASE-II, DWARKA, NEW
DELHI-110075 PLOT FOR RESIDENTIAL GROUP HOUSING
Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 2,02,93,642.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3.00
SGST @ 9 % *	₹ 3.00
Total Amount	₹ 2,02,94,778.00

(Rupees Two Crore Two Lakh Ninety-Four Thousand Seven Hundred Seventy-Eight Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



LOCKED

*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For GARUR ENTERPRISES LLP

Authorized Signatory

Deed Related Detail

Deed Name* CONVEYANCE

CONVEYANCE DEED (DDA)

Land Detail

Tehsil/Sub Tehsil Sub Registrar VII

Village/City Dwarka

Building Type

Place (Segment) Dwarka

Property Type Residential

Property Address House No.: PLOT 254 (VII) SEC 19 B PH II, Road No.: PLOT FOR RESIDENTIAL GROUP

Area of Property HOUSING Dwarka 0.00 0.00

Money Related Detail

Consideration Amount 2,029,364,192.00 Rupees

Stamp Duty Paid 121,762,000.00 Rupees

Value of Registration Fee 20,293,642.00

Pasting Fee 100.00 Rupees

Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.


S/o, W/o

R/o

POI

in the office of the Sub Registrar, Delhi this 27/07/2022 10:31:56 day Wednesday between the hours of

Signature of Presenter


 Registrar/Sub Registrar
 Sub Registrar VII
 Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

POI

and Shri / Ms.

GARUR ENTERPRISES LLP THR KAWAL KUMAR AND SURESH ANAND

Who is/are identified by Shri/Smt/Km. MANU MARWAHA S/o W/o D/o HARI KRISHAN MARWAHA R/o E 1089 SARASWATI VIHAR PITAMPURA ND


and Shri/Smt/Km JASBEER S/o W/o D/o DHARAM R/o RZ 191 KUMHAR CLY INDRA PARK UTTAMNGR DELHI

(Marginal Witness) - Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Date 27/07/2022 13:55:02


 Registrar/Sub Registrar
 Sub Registrar VII
 Delhi/New Delhi

Revenue Department NCT of Delhi

DORIS

NIC-DSU

Jasbeer

Reg. No.
12122

Reg. Year
2022-2023

Book No.
1



Ist Party

IIInd Party

Witness

Ist Party

POI

IIInd Party

GARUR ENTERPRISES LLP THR KAWAL KUMAR AND SURESH ANAND

Witness

MANU MARWAHA, JASBEER


Certificate (Section 60)

Registration No.12,122 in Book No.1 Vol No 8,508
on page 64 to 68 on this date 08/08/2022 13:14:54
and left thumb impressions has/have been taken in my presence.

day Monday

Date 08/08/2022 14:45:52




Sub Registrar
Sub Registrar VII
New Delhi/Delhi



2293518612122

FORM-B-1
(Chapter 2, Para 2.3)

GRANT OF SANCTION

Delhi Development Authority
Building Section

File No. : DW19/0161/2022

Dated : 03 March, 2023

To,

Garur Enterprises LLP
A1/172, 2nd floor, Janakpuri, West Delhi, New Delhi
110058

GRANT OF SANCTION

Sub: Sanction U/S 12 of the Delhi Development Act 1957

Dear Sir/Madam,

With reference to your application dated **29 November, 2022** for the grant of sanction to erect/ re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot No. **254 VII** Pocket No. -- Block No. -- Sector No. **198** Situated in/at **Dwarka**. I have to state that the same has been sanctioned on **03 March, 2023** by the Delhi Development Authority subject to the following conditions and corrections made on the plans:-

- 1) The plans are valid up to **2** day of month **3** year **2028**
- 2) The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
- 3) Violation of building bye-laws will not be compounded.
- 4) It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remain unnoticed the Delhi Development Authority reserves the right to amend the plans as and when the infringement comes to its notice and Delhi Development Authority will stand indemnified against any claim on this account.
- 5) The party shall not occupy or permit it to occupy the building or use permit the building or part thereof affected by any such work until occupancy certificate is issued by the sanctioning Authority.
- 6) Delhi Development Authority will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the Delhi Development Authority may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.

Note : "This is a computer-generated document therefore does not require any signature or stamp."

- 7) The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
- 8) The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
- 9) The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.
- 10) The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
- 11) The thickness of outer walls will be maintained at least 0.23 mt. (9").
- 12) The basic levels should be got ascertained from the concerned at the site of the construction.
- 13) The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following
 - i. Plot No. and location **254 VII (Dwarka 19).**
 - ii. Name of lessee/owner **Garrur Enterprises LLP.**
 - iii. Use of the property as per lease deed **15434.4.**
 - iv. Date of sanction of Building Plan with No. **CA/BP/0183/2022(03 March, 2023)**
 - v. Sanction valid up to **02 March, 2028**
 - vi. Use of different floors and areas sanctioned --
 - vii. Name of the Architect & his address **Gian P Mathur[C-55, East of Kailash, New Delhi].**
 - viii. Name of the contractor and his address --
- 14) The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.
- 15) It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.
- 16) It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.
- 17) Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws.
- 18) The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of these Bye Laws.
- 19) The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

20) During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades of the building to ensure that any falling material remains within the protected area.

21) Noise related activities will not be taken up for construction at night after 10.00 PM.

- 22)
- i. Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - ii. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
 - iii. The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - iv. The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - v. The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
 - vi. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
 - vii. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relating to dust emission.
 - viii. It shall be the responsibility of every builder to transport construction material and construction debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
 - ix. All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
 - x. Compulsory use of wet jet in grinding and stone cutting.
 - xi. Wind breaking walls around construction site.
 - xii. All efforts to be made to increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
 - xiii. All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23) The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/ Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24) The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural

Note : "This is a computer-generated document therefore does not require any signature or stamp."

Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/ Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

25) No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.

26) The sanction will be void ab initio if any material fact has been suppressed or mis-represented of if auxiliary conditions mentioned above are not complied.

Plot No.: 254 VII

Pkt. No.: --

Block No.: --

Sector No.: 19B

Delhi.

Encl: One set of sanctioned plan.

Yours Faithfully

Name : SHAHROOKH ALI
Designation : Assistant
Engineer
Organization : DELHI
DEVELOPMENT
AUTHORITY
Date : 03-Mar-2023 17:14:48

For Vice Chairman

Delhi Development Authority

REAL ESTATE REGULATORY AUTHORITY
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg, New Delhi-110001

No.F. 1(161)PR/RERA/2022/6153

Dated: 29/03/2023

FORM 'C'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as RE(RD)Act,2016] to the following project under project registration number **DLRERA2023P0007**.

Project: Golf Island – Phase-I (hereinafter referred to as "Project")

Location: Plot No.254, Sector 19B, Dwarka, Delhi-110075.

1. The project will be implemented by M/s Garur Enterprises Limited Liability Partnership, Plot No.254, Sector 19B, Dwarka, Delhi-110075 (hereinafter called as "Promoter") as independent stand alone project.

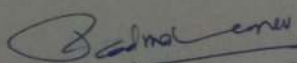
2. This registration is granted subject to the following conditions namely:-

- i) The Promoter shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
- II) The Promoter shall enter into an **"Agreement for Sale"** with each allottee as prescribed by the appropriate Government;
- III) The Promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- iv) The Promoter shall mention all details regarding acquisition of land for the project by way of lease or sale or any other means in the "Agreement for Sale"
- v) The Promoter shall disclose all liabilities and encumbrances on the land for the project as per the 'Agreement for Sale'

[Signature]

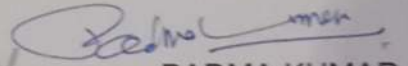
Real Estate Regulatory Authority
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe
Shaheed Bhagat Singh Marg
New Delhi-110001

- vi) The Promoter shall not create any liability or encumbrance on the land for the project or project without the prior approval of the Authority and shall inform all allottees of such liability or encumbrance created after obtaining the approval of the Authority;
- vii) The Promoter shall deposit seventy percent of the amounts realized by the promoter from the allottees in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the RE(RD) Act, 2016;
- viii) The Promoter shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- ix) The Promoter shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale';
- x) The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- xi) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xii) The Promoter shall mention details of all common facilities proposed to be developed as part of this project in the 'Agreement for Sale';
- xiii) The registration of this project shall be **valid upto 02/03/2028** unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
- xiv) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xv) The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- xvi) The Promoter shall submit Quarterly Progress Reports as per Section 11 of RE(RD) Act, 2016 detailing the physical and financial progress made on the project till issue of Completion Certificate. The first QPR shall stand due on 01/04/2023.



- xvii) The Promoter shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016 and draft "Agreement for Sale" is as per Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) Agreement for Sales) Rules, 2016.
3. The Promoter shall enter into an 'Agreement for Sale' with the allottees as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) Agreement for Sales) Rules, 2016. For any deviation from the prescribed text, the Promoter shall take prior permission of the Authority.
4. If the above mentioned conditions are not fulfilled by the Promoter, the Authority may take necessary action against the Promoter including revoking the registration granted herein, as per the RE(RD) Act, 2016 and the rules and regulations made thereunder.




PADMA KUMAR
SECTION OFFICER

Real Estate Regulatory Authority for NCT of Delhi

Dated: 29/03/2023

Place: New Delhi

Real Estate Regulatory Authority
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe
Shaheed Bhagat Singh Marg
New Delhi-110001



AAI/RH8/NR/AM/Nov/2022/213/852-855

मालिक का नाम एवं पता

OWNERS Name & Address

GARUR ENTERPRISES LLP

A1/172, SECOND FLOOR, JANAK PURI, West Delhi, Delhi
110058

दिनांक/DATE:

21-04-2022

वैधता/ Valid Up to:

20-04-2030

**ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) (समीक्षा)
No Objection Certificate for Height Clearance (Review)**

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/020722/653074
आवेदक का नाम / Applicant Name*	Kawal Kumar
स्थल का पता / Site Address*	RESIDENTIAL GROUP HOUSING COMPLEX AT PLOT NO. 254 VII, SECTOR 19B, DWARKA, NEW DELHI-110075, DELHI, Delhi, Delhi
स्थल के निर्देशांक / Site Coordinates*	28 34 19.29N 77 02 26.67E, 28 34 22.33N 77 02 27.17E, 28 34 18.67N 77 02 32.95E, 28 34 21.66N 77 02 33.36E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	212.81 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	265.17 M (Restricted)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है:-

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्ष आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/020722/653074

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

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

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

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

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट। सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - 1), अनुसूची - IV (भाग - 2); केवल RCS हवाई अड्डों और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule - IV (Part-2); RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग - 2); आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

ध) यह एनओसी पहले जारी किए गए एनओसी का स्थान लेता है।

q. This NOC superseeds the previously issued NOC.



Region Name: उत्तर/NORTH

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/020722/653074

री/Designated Officer

क संशित हस्ताक्षर Name/Designation/Signo with date

डिप्टर मिं./Manninder Singh

संयोजक/प्रमुख/General Manager (AIAI)

संयोजक विमान/Regional Authority of India

एअर कालेज, एअर कालेज रोड/Operational Officer, RMD (AIAI)

एअर कालेज रोड/एअर कालेज रोड/Operational Road, Faridkot, New Delhi-57

ed by

Deepak Varma
MAR (AIAI)

ried by

Ishtwar Chandel
AIAI (AIAI)

ID : noc_m@aii.aero

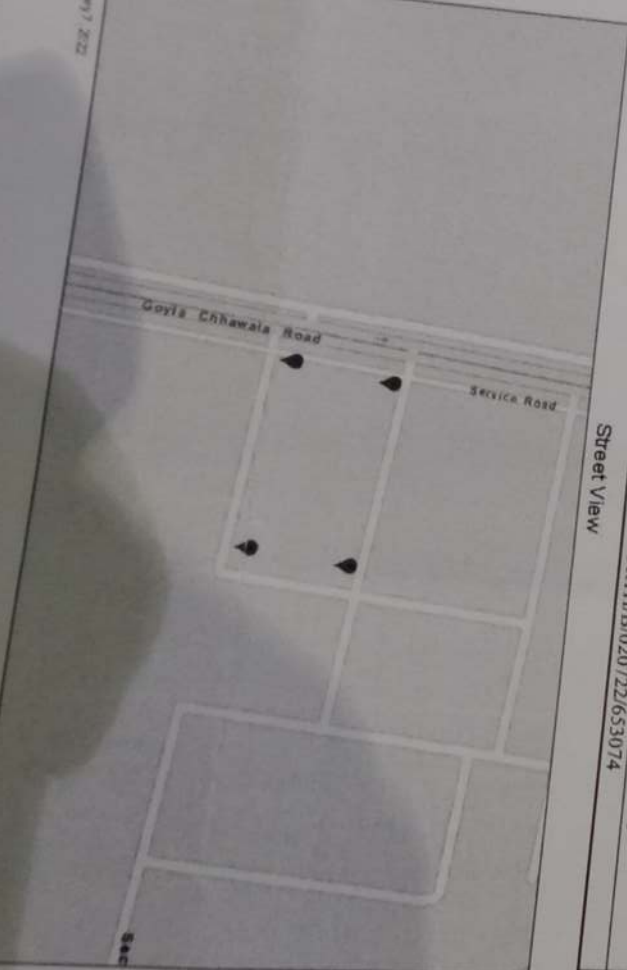
ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	44328.95	54.97
L G I Airport	6819.85	272.68
Rohini Helipoint	19931.65	183.94
Safdarjung Airport	16127.23	264.34
Sampla	34886.89	140.73
NOCID		

PALM/NORTH/B/020722/653074

Street View



क्षेत्र का नाम / Region Name: उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	नमिंदर सिंह/Manminder Singh महानिदेशक (टीएम) / General Manager (ATM) भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India ऑपरेशनल कार्यालय, अंतरिक्ष मुख्यालय (रिड बिल्डिंग) / Operational Offices, RHQ (NR) गुरुग्राम रोड, रंगपुरी, नई दिल्ली-37 / Gurugram Road, Rangpuri, New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	21/04/22
द्वारा तैयार Prepared by	Deepak Verma 21/04/22 MR (ATM)
द्वारा जांचा गया Verified by	Ishwar Chandel AGM (ATM)

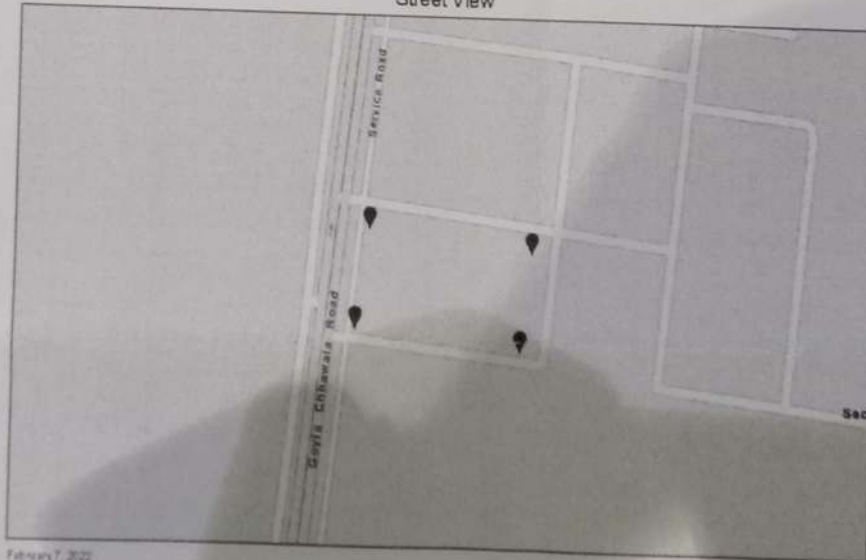
ईमेल आईडी / EMAIL ID : noc_nr@aai.aero
फोन / Ph: 011-25653551

ANNEXURE/अनुलग्नक

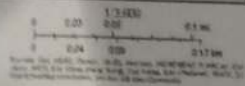
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/ निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
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I.G.I Airport	6819.85	272.68
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Safdarjung Airport	16127.23	264.34
Sampla	34886.89	140.73
NOCID	PALM/NORTH/B/020722/653074	

Street View



February 7, 2022



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

"हिंदी पत्रों का स्वागत है।"



No. F. 6. / DFS / MS / BP / 2023/ 40

Dated: 16/02/2023

To,

The Dy. Director (L&I) Bldg.,
 Delhi Development Authority,
 Vikas Sadan, INA,
 New Delh-110023.

Sub: Clearance of online building plans in r/o Residential Group Housing Complex at P. No. 254 VII, sector-19 B, Dwarka, New Delhi - 110075 from fire safety point of view.

Sir,

Please refer your online file No. DW19/0161/2022 dated 25.01.2023 on the subject cited above. In this connection it is to inform you that the referred online building plans have been examined from fire safety point of view and observed that there is a proposal of construction of seven residential blocks including community facility at P.No. 254 VII, sector-19 B, Dwarka, New Delhi - 110075 on a plot area of 15434.400 SQM. The plot abuts on 60.0 meter wide road and accessible through 6.0 meter wide main gate. The detail of covered area, height, use etc. is as under:

S. No. ↓	Description →	Height (M)	No. of floors	Covered area (SQM) Floor-wise		Use	No. and width of staircases	No. of lifts
	Name of Block ↓							
1	Tower – A	49.3	Gr./Stilt +13	Ground	1489.86	Residence & Community Facility	02(1.5 m) & 01 spiral (2.0m)	07
				1 st Floor	1003.74			
				2 nd to 12 th	964.87			
				13 th Floor	548.50			
2	Tower – B	49.3	Gr./Stilt +13	Ground	1037.18	Residence	02(1.5 m)	05
				1 st & 12 th	953.35			
				13 th Floor	545.10			
3	Tower – C	49.3	Gr./Stilt +13	Ground	582.56	Do	02(1.5 m)	03
				1 st to 12th	532.83			
				13 th Floor	330.52			
4	Tower – F	49.3	Gr./Stilt +13	Ground	430.01	Do	02(1.5 m)	03
				1 st to 12th	520.61			
				13 th Floor	312.98			
5	Tower – G	49.3	Gr./Stilt +13	Ground	511.23	Do	02(1.5 m)	03
				1 st to 12th	520.61			
				13 th Floor	312.30			
6	Tower – H	49.3	Gr./Stilt +13	Ground	463.58	Residence & Convenient Shops on Gr.	02(1.5 m)	03
				1 st to 12th	531.43			
				13 th Floor	320.10			
7	Tower – E (EWS)	47.0	Gr./Stilt +15	Ground	527.63	Residence	03(1.5 m)	04
				1 st Floor	536.54			
				2 nd to 14 th	515.80			
				15 th Floor	401.61			
9	Basement	--	Two tire	L. Basement	9991.62	Parking & Services	08	28
				U. Basement	9313.96	Parking & Services	08	28

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Frequent hand sanitization-wearing face mask-keep physical distance to prevent Covid-19
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE: NEW DELHI - 110 001



No. F. 6. / DFS / MS / BP / 2023/ 40

Dated: 10/02/2023

To,

The Dy. Director (L&I) Bldg.,
 Delhi Development Authority,
 Vikas Sadan, INA,
 New Delh-110023.

Sub: Clearance of online building plans in r/o Residential Group Housing Complex at P. No. 254 VII, sector-19 B, Dwarka, New Delhi – 110075 from fire safety point of view.

Sir,

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S. No. ↓	Description → Name of Block ↓	Height (M)	No. of floors	Covered area (SQM) Floor-wise		Use	No. and width of staircases	No. of lifts
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				1 st Floor	1003.74			
				2 nd to 12 th	964.87			
				13 th Floor	548.50			
2	Tower – B	49.3	Gr./Stilt +13	Ground	1037.18	Residence	02(1.5 m)	05
				1 st & 12 th	953.35			
				13 th Floor	545.10			
3	Tower – C	49.3	Gr./Stilt +13	Ground	582.56	Do	02(1.5 m)	03
				1 st to 12th	532.83			
				13 th Floor	330.52			
4	Tower – F	49.3	Gr./Stilt +13	Ground	430.01	Do	02(1.5 m)	03
				1 st to 12th	520.61			
				13 th Floor	312.98			
5	Tower – G	49.3	Gr./Stilt +13	Ground	511.23	Do	02(1.5 m)	03
				1 st to 12th	520.61			
				13 th Floor	312.30			
6	Tower – H	49.3	Gr./Stilt +13	Ground	463.58	Residence & Convenient Shops on Gr.	02(1.5 m)	03
				1 st to 12th	531.43			
				13 th Floor	320.10			
7	Tower – E (EWS)	47.0	Gr./Stilt +15	Ground	527.63	Residence	03(1.5 m)	04
				1 st Floor	536.54			
				2 nd to 14 th	515.80			
				15 th Floor	401.61			
9	Basement	--	Two tire	L. Basement	9991.62	Parking & Services	08	28
				U. Basement	9313.96	Parking & Services	08	28

Group Housing Complex at P. No. 254 VII, sector-19 B, Dwarka, New Delhi – 110075

Page 1

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There is no objection to this department for the construction of proposed Residential Towers subject to the compliance of the following fire safety recommendations:

1. **Access to building:** The plot abuts on 60.0 meter wide road and the premises is approachable through 6.0 meter wide main gate. The entrance gate shall fold back for free movement of fire service vehicles against the compound wall of the premises thus leaving the exterior access way within the plot. The archway, if any, shall not be at a height less than 5 meters. Clear-cut 9.0 meter wide road for fire tender movement with 12.0 meter turning radius shall be ensured all around each high rise blocks, for free movement of fire tender as marked on the plans as per clause 8.2 of UBBL-2016.
2. **Number, width, Type and Arrangement of Exits:** As per the above table, staircases are proposed in the buildings. All staircases shall be continuous to terrace. Staircases, serving from basement, shall be segregated on ground/stilt floor. Further, out of the aforesaid staircases one staircase has been made fire tower in each tower. The fire towers shall meet the requirement of clause 9.3.13 of UBBL – 2016. The staircases shall meet the requirements of UBBL-2016. The width of exit in assembly area shall not be less than 2.0 meter. Clear-cut width of staircases, corridor and doors shall be maintained at the time of completion.
3. **Protection of exits by means of fire check doors and or pressurization:** The fire check doors of minimum 2 hrs. fire resistance rating shall be provided as marked on plans. Pressurization system for lift well and lift lobbies/ staircases or corridors shall be installed as per NBC Part IV and as per clause 9.3.2 of UBBL-2016. The fire check doors shall conform to IS 3614:2021.
4. **Compartmentation:** Floors of buildings shall be suitably compartmentalized so that the fire / smoke remain confined to the area where fire incidents have occurred and does not spread to the remaining part of the building. This shall conform to clause 8.4.6. of UBBL-2016 and clause 4.5 of NBC part-4. Further, all doors in the lift lobby including unit's doors, as marked on the plans, shall be fire check doors of minimum 2 hrs. fire rating.
5. **Smoke Management System:** Smoke venting facilities in building including basement shall be provided as per NBC Part IV, Fire and Life Safety. Mechanical extractors shall have an interlocking arrangements and the system shall be of such design as to operate on actuation of heat/ smoke sensitive detectors, sprinklers. Smoke extraction system shall be designed to permit 12 air changes per hour in case of fire in basement. A system of fresh air supply shall be provided at floor level and smoke outlet at ceiling level. Following points shall be ensured.
 - i. All ducting shall be constructed of substantial gauge metal conforming to IS: 655. Air duct serving main floor areas, corridors etc. shall not pass through the staircases enclosures.
 - ii. Automatic fire dampers shall be provided in the ducts at the inlets of the fresh air and return air of each compartment/floor.
 - iii. Automatic fire dampers shall be closed automatically upon operation of a detector/sprinkler.
 - iv. The air ducts for every floor/compartment shall be separated. In no way inter-connected with the ducting of any other compartment.
 - v. Under no circumstances, plenum shall be used as "Return Air Passage" for air conditioning purposes.
6. **Fire Extinguishers:** The portable fire extinguishers of ISI mark suitable to risk shall be provided in each blocks in accordance with IS -2190/ 1992.
7. **First aid Hose Reel:** Hose reel containing 30 m length of 20 mm bore terminating into a shut-off nozzle of 5 mm outlet connected directly to riser shall be provided in buildings. This shall conform to IS: 884/1998.
8. **Automatic Fire Detection and Alarming Systems:** Not applicable.
9. **Manually operated fire alarm system:** Manually operated fire alarm call points with talk back system at suitable locations on each floor of towers shall be installed as per National Building Code and the same shall conform to IS-2189/1999.
10. **Public Address System:** The public address system shall be provided in building, having loudspeakers in the common area. The microphone, amplifier and control switches of public address system shall be installed in the Fire Control Room as per UBBL-2016.
11. **Automatic Sprinkler System:** The Automatic sprinkler system shall be installed in each blocks including basements in accordance with BIS: 15105 / 2021 and as per Annexure H of NBC-Part-4, 2016. Flow alarm switch/gong shall be incorporated in the installation for giving proper

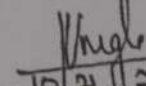
- indication/sound. The pressure gauge shall also be provided near the testing facility. The entire system including pump capacity and head, size of pipe network, orifice control etc. shall be provided in accordance with the relevant code. Fire service inlet shall also be provided at ground floor level.
12. **Internal Hydrant and Yard Hydrant:** Wet riser system in all Towers near staircases shall be provided as per IS 3844-1989. Hose box of suitable dimension shall be provided near each internal hydrant. Its design shall be such that it can be readily opened in an emergency. Each box shall contain two lengths of 63 mm diameter, 15 m length, rubber lined delivery hoses conforming to IS: 636 complete with 63 mm instantaneous coupling conforming to IS: 903 with a nozzle of 16 mm diameter. Yard hydrants shall be provided in accordance with 13039/1991.
 13. **Pumping Arrangements:** One fire pump house having two electric pumps of 2280 LPM capacity, one standby diesel pump of 2280 LPM, one electric pump of 2280 LPM capacity for water curtain, and two jockey pumps of 180 LPM capacity is proposed for all towers and basements. The suitable orifice plate /reducer shall be provided to maintain the requisite pressure of 3.5 Bars at the remotest point. One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets. In case more than one pump set installation, both sets shall be interconnected at their delivery headers. All the pumps shall be automatic in operation. This shall conform to NBC-IV.
 14. **Captive Water Storage for fire fighting:** Two underground fire water storage tanks of 2,70,000 liters capacity each are proposed for firefighting. Further, one overhead water tank of 10,000 liters capacity each shall be provided on the terrace of all towers. The overhead fire tank shall be made of steel/RCC. The underground water storage tanks shall be approachable by the fire engine. Draw off connection/ fire service inlet shall be provided. The replenishment through bore well or from the town main be ensured @ 1000 LPM. One ladder or any other form of open access to the overhead fire water tank for inspection, shall be provided as per clause 7.10.3 of UBBL-2016. This shall conform to the requirements given in National Building Code of India Part IV/UBBL-2016.
 15. **Exit Signage:** Exit signage shall be provided in all buildings at appropriate locations. Floor level marking, all exits and exit way marking signs on all floors must be illuminated and wired to independent circuit supplied by alternate source of power supply. Wiring for the illuminated exit signs shall be suitably protected against fire. Illuminated / glowing paint strips shall be provided at each level to guide the direction for escaping towards a safe place. The size and colour of the exit signs shall be as per IS 9457: 1980.
 16. **Provision of lifts:** Lifts, as mentioned in the table above, are proposed to be provided in the building. The lifts shall be equipped with a fireman's grounding switch so that, it is possible to ground the lift during a fire/ emergency. In case of failure of normal supply, it shall automatically trip over to the alternate supply. Suitable slope in the floor of lift lobby shall be made to prevent water, used during fire fighting etc. at any landing, from entering into lift shaft. All other conditions and provisions shall be provided strictly in accordance to clause E-3 of National Building Code of India Part IV-2016 and clause 8.4.4 & 9.3.3 of UBBL-2016.
 17. **Standby Power Supply:** Emergency lighting, exit signs, staircase and corridor lighting circuit, lift, fire pumps smoke extraction system and pressurization shall be powered from an additional source of power supply like generator and shall be automatic in action. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1 hour and 30 minutes. The emergency lighting shall be provided to be put on within 5 second of the failure of the normal lighting supply.
 18. **Refuge Area:** Not applicable.
 19. **Fire Control Room :** As proposed on the building plans a Fire Control Room shall be established at the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of fire fighting equipment and installations shall be maintained in the fire control room in digital form also. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections, fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations in co-ordination with security, electrical and civil staff of the building in accordance with the provisions contained in clause 9.3.10 of UBBL - 2016.
 20. **Special Fire Protection Systems for Protection of Special Risk:** The electric sub-station, installation of Transformer, LT & HT panels shall be as per the provisions specified by the Electrical Authority. However, the following points shall be followed:-

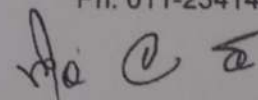
Inf @ B

- a. The HT & LT panels shall be separated with the walls of 02 hours fire resistance rating. It is necessary to separate shield wall extending up to the one meter on sides above the highest point of the transformer. Special protection systems as applicable shall be provided as per clause 5.1.4, 5.1.5 & 5.1.6 of NBC-IV-2016.
- b. The electrical distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.
- c. Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts/ solid rising mains instead of cables is preferred.
- d. Separate circuit for fire fighting pumps, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others.
- e. The inspection panel doors and any other opening in the shafts shall be provided with air tight doors having fire resistance of not less than 2hrs. The electric installations shall be as per BIS 1646.
- f. Nothing in contravention of the notification No. CEI/1/9/2020/263-294 dated 03.05.2021, issued by Central Electricity Authority as modified up-to date.

The Open set back area is not checked as it shall be checked by concerned building sanctioning authority. The approval of building plans shall be valid only for the propose occupancy / layout of the floors, shown on the plans and any subdivision of the floors and change of trade/use shall only be done with the prior approval of this department. It shall be ensured that provisions of all requisite life and fire safety measures stipulated in National Building Code of India Part-IV-2005 and 2016 shall be complied in letter and spirit before the occupancy of the building under intimation to this department. This shall not be treated as FSC/NOC from fire department.

Yours faithfully


(Virendra Singh)
Chief Fire Officer
For Director
Ph. 011-23414000





Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), DELHI)

To,

The Partner
GARUR ENTERPRISES LLP
A-1/172, Second floor, Janakpuri, New Delhi -110058

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/DL/INFRA2/405024/2022 dated 15 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B000DL193733
2. File No.	DPCC/SEIAA-IV/C-429/DL/2022
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	N/A
6. Name of Project	Residential Group Housing Complex
7. Name of Company/Organization	GARUR ENTERPRISES LLP
8. Location of Project	DELHI
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 01/02/2023

(e-signed)
Dr. K.S. Jayachandran(IFS)
Member Secretary
SEIAA - (DELHI)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY (SEIAA)-DELHI**
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

F.No. DPCC/SEIAA-IV/C- 429/DL/2022/ 5392-5405

Dated: 31/01/2023

Environmental Clearance No.: SEIAA-D/ C-429/EC-369/2022.

To,

Mr. Kawal Kumar, Partner,
M/s Garur Enterprises LLP A-1/172,
Second floor, Janakpuri, New Delhi
Email: garurllp@gmail.com

Sub: Environmental Clearance for "Group Housing Complex" at Plot no 254 VII, Sector 19B, Dwarka, New Delhi by M/s Garur Enterprises LLP.

This has reference to your Proposal no SIA/DL/INFRA2/405024/2022 submitted on 15.11.2022 on PARIVESH Portal for seeking Environmental Clearance (EC) under Environmental Impact Assessment (EIA) Notification dated 14.09.2006 amended as on date for the "Group Housing Complex" at Plot no. 254 VII, Sector 19B, Dwarka, New Delhi by M/s Garur Enterprises LLP and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) for seeking prior Environmental Clearance for subject cited project as required under the EIA Notification, 2006. The proposal has been appraised in SEAC meetings as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the documents submitted with the application viz., Form-1, 1-A, Conceptual plan and the additional clarifications furnished in response to the observations of the State Level Expert Appraisal Committee (SEAC).

The Proposal is for grant of EC for "Group Housing Complex" at Plot no 254 VII, Sector 19B, Dwarka, New Delhi by M/s Garur Enterprises LLP.

The Project is located at **Latitude: 28°34'20.33"N; Longitude: 77° 2'30.23"E.**

Area Details:

The Total Plot Area of the project is 15,434.40 sqm. The Proposed Total Built-up Area is 1,01,756.192 sqm (FAR Area + Non FAR/ Free from FAR). FAR is 37040.467 sqm. The proposed basement area is 25054.128 sqm. The Proposed Ground Coverage is 4651.396 sqm. The total no. of Basements will be 2. The total nos. of floors will be 2B+ G+15 (07 Towers EWS + Community). The total no of expected population is 2170 persons. The Max. Height of the building is 49.3 m (upto terrace & 52.3 m upto mumty).

Water Details:

During Construction Phase, total water requirement will be 23 KLD out of which water required for construction activity will be approx. 11 KLD which will be taken from treated water from Pappankalan STP (as per standard IS-456). 11 KLD of waste water generated is treated in mobile STP. Mobile toilets & drinking water for construction labour will be provided.

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During Operational Phase, Total Water requirement of the project will be 228 KLD which will be met by 117 KLD of Fresh water from Delhi Jal Board and 111 KLD of treated water will be sufficed from inhouse STP. Total Waste water generated from the project will be 147 KLD which will be treated in house STP of 260 KLD capacity. Treated Water from STP will be 132 KLD which will be recycled and reused for Flushing (44 KLD), Cooling Tower (35 KLD), Gardening (25 KLD) & Filter backwash (05 KLD) Misc. (02 KLD). Excess 21 KLD treated water will be given to nearby areas for horticulture purposes/ sewer line of the area. 04 no. of rain water collection pits will be provided.

Solid Waste Details:

During Construction Phase, 37.5 kg/day of waste will be generated from labours out of which 22.513.5 kg/day is biodegradable which will be disposed off at solid waste disposal sites and 15 kg/day will be non-biodegradable waste and will be given to authorised recyclers.

During the Operation Phase, Total Solid waste generation of 875 kg/day will be generated. Out of which 525 kg/day of biodegradable waste will be treated in organic waste converter of 170 kg/batch capacity (3 batch/day/OWC) and 263 kg/day of recyclable waste & 88 kg/day of plastic waste will be given to authorized recyclers.

Power Details: Total Power requirement will be 2702.08 kW and will be met from BSES Rajdhani Power Limited. For Power Back up, 04 Nos. of Generator sets of Capacity 3000 KVA (4X750 kVA) will be installed.

Parking Facility Details: Total Proposed Parking is 584 ECS (269 ECS in Basement-I and 271 ECS in basement-II and Two Wheeler parking 44) and 117 ECS for electric vehicles.

Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 24.35 Km E and from Asola Wildlife Sanctuary is 18.48 Km SE.

Plantation Details: Total green area provided will be 4,884.55 sqm out of which soft green will be 2321.138 sqm and hard green area will be 2563.412 sqm. Total no. of trees proposed are 200 nos.

Cost Details: Total Cost of the project is Rs. 140 Crores.

The project was appraised by SEAC in its 119th Meeting held on 25.11.2022, 121st Meeting held on 22.12.2022 and 122nd Meeting held on 06.01.2023 and based on the information furnished, documents shown & submitted, presentation made by the project proponent and SEAC recommended the case to SEIAA for grant of Environmental clearance imposing the specific conditions.

The State Level Environment Impact Assessment Authority, Delhi (SEIAA-Delhi) in its 68th Meeting held on 13.01.2023 accorded the Environmental Clearance to the above said project as per provisions of Environment Impact Assessment Notification, 2006 and its subsequent amendments, subject to the strict compliance of the terms and conditions as follows:

A. SPECIFIC CONDITIONS:

1. The Project Proponent should implement the guidelines/ mechanism for using Anti-Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF read alongwith guidelines of CPCB. Besides use of Anti-Smog Gun the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the

fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles

2. The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM)
3. The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM_{2.5} and PM₁₀ and equip for data transfer on a real-time basis to the server of DPCC.
4. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating.
5. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
6. The project proponent shall adhere to the total water requirement – 228 KLD, Fresh water requirement – 117 KLD, Treated water requirement – 111 KLD (for recycling in flushing – 44 KLD, Gardening 25 KLD, Cooling tower – 35 KLD and Misc. 02 KLD.
7. Discharge of excess treated water of 21 KLD shall be minimized by reutilizing the same for Horticulture purposes in nearby areas.
8. The treated waste water through STP shall achieve the effluent standards: pH (5.5- 9.0), BOD (10 mg/l), TSS (20 mg/l), Oil and Grease (10 mg/l), Dissolved Phosphate as P (1 mg/l), Faecal Coliform (MPN/100 ml) – Desirable 100 permissible 230.
9. The project proponent should adhere to the minimum committed Cost of Environmental Monitoring as committed i.e. capital cost of Rs.67 Lacs and recurring cost of Rs. 5.6 Lacs/ year during construction phase and capital cost of Rs. 158 Lacs and recurring cost of Rs. 12.8 Lacs/ year during operation phase.
10. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
11. At least 5 % (i.e. 135.10 kVA) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand.
12. No. of Rain water harvesting pit shall be 4 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of at least 5 m above ground water table.
13. PP shall install gas based generator shall be explored and the generator sets shall be operated as per extant directions of CAQM/ CPCB guidelines.
14. The Environment Management Cell consisting of at least 1 Senior level Environmental/ Safety Managers supported by 3 Environmental Scientists/ Engineers having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
15. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
16. IoT based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer

connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.

17. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
18. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
19. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self-audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
20. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
21. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
22. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
23. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
24. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
25. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.
26. As proposed, fresh water requirement from DJB shall not exceed 117 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
27. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening.
28. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
29. Energy audit shall be carried out periodically to review energy conservation measures.
30. All sensor/meters based equipments should be calibrated on quarterly basis.
31. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
32. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.

33. Green belt development surrounding the campus, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
34. Exposed roof area and covered parking should be covered with material having high solar reflective index.
35. PP shall provide the Gas based generators for power backup during operation phase as committed.
36. Building design should cater to the differently-abled citizens.
37. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
38. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
39. Construction activities will be allowed only during day-time period.
40. Lubrication will be carried out periodically for plant machinery

B. STANDARD CONDITIONS:

I. Statutory Compliance:

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

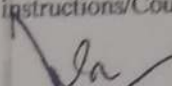
Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

- xviii. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

The Environmental Clearance is being granted to M/s Garur Enterprises LLP A-1/172, Second floor, Janakpuri, New Delhi.

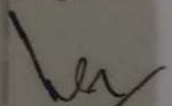
This Environmental Clearance will be valid for a period of Ten years from the date of its issue.

It will be the responsibility of the project proponent to obtain prior clearances/approval & ensure compliances under all other relevant Acts/ Rules/ Regulations/ guidelines/ instructions/Court Orders/Tribunal Orders as applicable to this project before starting of the project.


(K.S. Jayachandran)
Member Secretary, SEIAA- Delhi

Copy to:

1. Sh. Sarvagya Kumar Srivastava (Chairman, SEIAA), 370, Asiad Village Complex, Sirifort, New Delhi-110049
2. The Chairman (DPCC), Department of Environment, Govt. of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi-02.
3. The Principal Secretary(Environment), Department of Environment, Govt. of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi-02.
4. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
6. The Chief Executive Officer (CEO), Delhi Jal Board, Varunalaya, Jhandewalan, New Delhi.
7. The Commissioner, Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, JLN Marg, New Delhi-110002.
8. The Deputy Commissioner of Police, West District, Police Station Rajouri Garden , Rajouri Garden, Delhi - 110027
9. The Director, Fire Services, 101, Kashmire Market, Connaught Place, New Delhi, Delhi 110001
10. Deputy Director General of Forests (C), Ministry of Env., Forest and Climate Change, Integrated Regional Office, Jaipur , A-209&218, Aranya Bhawan, Mahatma Gandhi Road, Jhalana Institutional Area, Jaipur - 304002, Rajasthan
11. The Director, Impact Assessment Division, Monitoring Cell, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jorbagh, New Delhi-110003.
12. The Member Secretary, Central Ground Water Authority, 18/11, Jamnagar House, Mansingh Road, New Delhi-110011
13. Member Secretary, Delhi Pollution Control Committee, 5th Floor, JSBT Building Kashmere Gate, Delhi-110006


(K.S. Jayachandran)
Member Secretary, SEIAA- Delhi

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Signature Not Verified

Digitally signed by Dr. K.S.
Jayachandran (IFS)
Member Secretary

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