



# HARYANA STATE POLLUTION CONTROL BOARD

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

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**No. HSPCB/Consent/ : 329962323GUNOCTE51822892**

**Dated:20/12/2023**

To.

**M/s : Tathastu Reality Private Limited** formerly known as Sedulous Realtech Private Limited

**Village Mohammadpur and Sohna Sector-35, Sohna, District Gurugram**

**GURGAON**

**122103**

## **Sub. : Grant of consent to Establish to M/s Tathastu Reality Private Limited formerly known as Sedulous Realtech Private Limited**

Please refer to your application no. 51822892 received on dated 2023-11-22 in regional office Gurgaon North.

With reference to your above application for consent to establish, M/s Tathastu Reality Private Limited formerly known as Sedulous Realtech Private Limited is hereby granted consent as per following specification/Terms and conditions.

<b>Consent Under</b>	AIR/WATER
<b>Period of consent</b>	20/12/2023 - 14/11/2033
<b>Industry Type</b>	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
<b>Category</b>	RED
<b>Investment(In Lakh)</b>	45060.211
<b>Total Land Area (Sq. meter)</b>	40089.1
<b>Total Builtup Area (Sq. meter)</b>	105630.5
<b>Quantity of effluent</b>	
1. Trade	0.0 KL/Day
2. Domestic	557.0 KL/Day
<b>Number of outlets</b>	1.0
<b>Mode of discharge</b>	
1. Domestic	Recycling/Re-use
2. Trade	
<b>Permissible Domestic Effluent Parameters</b>	
1. BOD	10 mg/l
2. COD	50 mg/l

3. TSS	20 mg/l
4. pH	5.5-9.0
5. Total Nitrogen	10 mg/l
6. Total Phosphorus	1 mg/l
7. Faecal Coliform (MPN/100ml)	Less than 100
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	3
<b>Height of stack</b>	
1. Attached to Gen Set of 380 KVA	61.2 Meter
2. Attached to Gen Set of 380 KVA	61.2 Meter
3. Attached to Gen Set of 500 KVA	61.7 Meter
<b>Permissible Emission parameters</b>	
1. NA	
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Gas or any other fuel approved by CAQM, CPCB, HSPCB	250 KG/Day

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

### Terms and conditions

1. The industry has declared that the quantity of effluent shall be 557 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 557 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production

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

23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

**Specific Conditions**

**Other Conditions :**



1. CTE so granted is on the basis of detail submitted by the unit in online application, CTE granted is without prejudice to the action to be taken in respect of any violation made by unit in past & CTE will be deemed revoked & further action will be taken as per law if any violation observed at any stage. 2. Unit will submit online application 90 days before expiry of CTE. 3. Unit will be maintained the daily logbook of APCM. 3. Unit will follow the all ACTS/Rules/Regulation issued by the HSPCB/CPCB/NGT time to time in future. 4. Unit should comply the directions, conditions, guidelines, orders and rules etc. issued by Monitoring committee / EPCA, HSPCB, CPCB, MoEF, Hon'ble High Court & Hon'ble Supreme Court of India time to time, otherwise CTE so granted shall be revoked without giving any further notice. 5. A detailed water harvesting plan may be submitted by the project proponent. 6. That in case any additional charges / fees / penalty etc. are found payable towards this CTE as per audit then the same shall be paid by the unit without any objection immediately as and when demanded by this office 7. If at any stage found that unit was involved in any past violation regarding Environment Laws / Rules / Acts then CTE so granted shall be revoked and legal action will be initiate against the project proponent. 8. Unit will use underground water after obtaining approval from concerned authority. 9. That this CTE will not provide any immunity from any other Act/Rules/Regulations applicable to the project/land in question. 10. Unit will not change the quantity of effluent/Air emission without prior permission of the Board. 11. Stack emission level should be stringent than the existing standards in terms of the identified critical pollutants. 12. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever feasible. 13. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc. 14. Unit will dispose off their waste/spent oil of Gen sets only to authorized recyclers by the HSPCB and oily cloths, gloves and other waste will be handed over to CTSDFs. 15. Unit will obtain all necessary clearance from all concerned departments/Authorities 16. Unit will submit copy of registration in HWRA for extraction of ground water within 90 days as applicable. 17. A detailed water harvesting plan may be submitted by the project proponent 18. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry etc 19. unit will not generate and discharge any type trade effluent inside or outside the premises of the unit 20. Unit will strictly comply with the directions of CPCB vide letter No B17011/7/UPC-IIPWM(SUP)/2022 dated 01.02.2022 21. Unit will comply all the provisions of PWM Rules, 2016 and as amended from time to time 22. Unit should comply directions of Haryana Govt., Urban Local Bodies Department, vide Haryana Govt. GAZ (EXTRA) Aug.20.2013(SRVN.29.1935 SAKA) dated 20/08/2013 and not use plastic carry bags in the premises or outside the premises by the unit or their persons. 23. Unit if found violating any of the provisions of PWM Rules, orders and directions as mentioned and any of the above said conditions, the CTE so granted will stand revoked apart from initiation of legal action against the unit. 24. Unit will comply all the Act/Rules/Notification/Directions i.e. HOWM Rules, E-waste Rules, PMW Rules, BMW Rules, Battery Rules and MSW Rules etc. 25. The unit will provide proper sampling arrangements on their stacks and effluent sources as applicable. 26. Unit will not store any type of material/products other than the permission obtained by the unit. 27. Unit will not store any hazardous type material/product which comes under the preview of HOWM Rules, 2016. 28 Unit will take Consent to Operate before starting the occupation/ operation of the project. 29. The unit will install the project only on the premises for which unit has applied for NOC. 30. Unit will comply the conditions mentioned in the letter dated 25-10-2019 of CPCB regarding mechanism for Environmental management. 31. Unit needs to register on dust portal. 32. Unit needs to operate Generator only on approved fuel in compliance with CAQM Direction vide no. 76. 33. Unit will register on Dust App developed by CPCB and install Anti-Smog Guns wherever required as per CPCB/CAQM directions. 34. Unit will comply the guidelines/directions regarding handling of C&D waste and construction issued by CPCB & MoEF time to time. 35. Unit will submit the compliance of conditions of CTE within 90 days.

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*Haryana State Pollution Control Board.*