

**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA**  
**Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.**

No. SEIAA/HR/2014/311

Dated: 21-02-2014

To

M/s KSS Properties Pvt. Ltd.  
 C/o Ireo Management Pvt. Ltd. 5<sup>th</sup> Floor,  
 Orchid Centre, Golf Course, Sector-53,  
 Gurgaon, Haryana 122002

**Subject: Environmental Clearance for under Expansion for "Group Housing Project" located at Sector-67, Village Maidawas and Badshahpur, Gurgaon, Haryana.**

Dear Sir,

This letter is in reference to your application no. KSS Properties/VV/EC/1377 dated 03.12.2012 addressed to M.S. SEIAA, Haryana received on 05.12.2013 and subsequent letters dated 14.01.2013, 14.02.2013 and 28.03.2013 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 23.3.2012, in its meeting held on 30.01.2013, 15.03.2013, 30.04.2013 and 27.11.2013 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Expansion of existing "Group Housing Project" located at Sector-67, Village Maidawas and Badshahpur, Gurgaon, Haryana with the following proposal:-

Items	Existing as per EC	Proposed Expansion	Addition
Plot Area	24.61 acres (99600.58 sqmt)	25.61 acres (103648.08 sqmt)	1.00 acres (4046.8 sqmt)
Built up Area	235808 sqmt	272137.39 sqmt	36329.39 sqmt
Ground Coverage	15900 sqmt	20418.04 sqmt	4518.04 sqmt
Green Area	19705sqmt (19.78%)	20585.92 sqmt (20%)	880.92 sqmt (0.22%)
Area under Lawn, Park & Tree plantation in lawns, park & water body	22385 sqmt (22.47%)	24572.9 sqmt (24%)	2187.9 sqmt (1.53%)
Building height (m)	176 m	176 m	Nil
Number of Towers	27+(135 DU-EWS)	30+(150 DU-EWS)	3+(15 DU-EWS)
Type of Towers	Mid Rise Towers (24 Nos.)	Mid Rise Towers (27 Nos.)	3 Nos.
Total No. of DUs	689 nos. main residential units and 135 for EWS	830 nos. main residential units and 150 for EWS	141 nos. main residential units and 15 for EWS
Total parking	1713 ECS	1990 ECS	277 ECS