

State Level Environment Impact Assessment Authority, Uttar Pradesh

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To,

Mr. Mukesh Khurana,
Director,
M/s AR Landcraft Pvt. Ltd.,
A-66, Sector-63, Noida, U.P. 201307

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

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Ref. No. 1937/Praya/SEAC/2999/2015/OSD(T)

Date: 015/01/2016
December, 2015

Sub: Environmental Clearance for "The Estate One" Recreational Entertainment Park with Residential Villa and Group Housing Project at Plot No. REP-1, Sector-27, Greater Noida, G.B. Nagar, U.P. by M/s AR Landcraft Pvt. Ltd.

Dear Sir,

Please refer to your application/letter dated 21/04/2015, 12/06/2015, 27/04/2015, 09/06/2015, 16/06/2015, 05/08/2015, 29/09/2015, 07/10/2015, 28/10/2015 and 09/12/2015, addressed to the Director, Environment & Secretary, SEAC, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above.

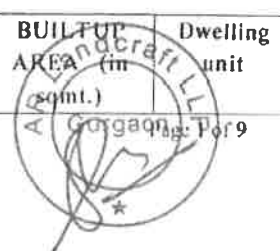
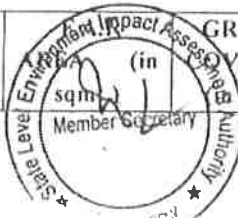
The matter was discussed in the State Level Expert Appraisal Committee in its meeting held on dated 09/12/2015. A presentation was made by Shri Vinita Juneja, authorized representative of the project proponent along with their consultant M/s GRC India Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:

1. The environmental clearance is sought for Group Housing Project "The Estate One" at Plot No-REP-1, Sector-27, Greater Noida, U.P. M/s A R Landcraft Pvt. Ltd.
2. Area details of the project is as follows:

S. No.	Particulars	Area (in m ²)	Percentage (%)
1.	Plot Area	4,03,575.00	100
2.	Permissible ground coverage (@ 20% of plot area)	80,715.00	
3.	Proposed ground coverage (@ 19.26% of plot area)	77,719.48	19.26%
4.	Total Permissible FAR including purchasable FAR and 5% extra for Green Building (@1.05 of plot area)	4,23,753.75	
5.	15% Additional FAR	60,705.00	
6.	Proposed FAR (@1.047 of plot area)	4,23,751.09	
	• Proposed Recreational FAR	1,68,566.88	
	• Proposed Support Facility (Residential and Commercial) FAR	2,55,184.21	
7.	Proposed 15% Additional FAR (including mumty, machine room, O.H.T)	47,619.67	
8.	Non FAR Area (Balcony area, service floor etc)	34250.93	
9.	Basement Area	1,78,379.75	
10.	Built up Area	6,84,001.44	
11.	Open Area	3,25,855.52	80.33%
12.	Permissible Green Area (@50% of open)	1,62,927.76	
13.	Proposed Green Area (@50.63% of open)	1,65,000.00	40.88%
14.	Surface Parking area	61,220	15.16%
15.	Road and remaining open area	99,635.52	24.68%
16.	Height of tallest Building	140 m	

3. Proposed facility details of the project:

Description	GROUND COVER (in sqmt.)	BUILTUP AREA (in sqmt.)	Dwelling unit
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E.C. for "The Estate One" at Plot No. REP-I, Sector-27, Greater Noida, G.B. Nagar, U.P. by M/s AR Landcraft Pvt. Ltd.

RECREATIONAL	VILLA	164,754.16	61888.71	1,85,666.68	405
	CLUB	3,812.72	1572.48	5610.43	
SUPPORTING FACILITIES	RESIDENTIAL TOWER	2,20,700.12	11,073.84	2,72,410.66	1426
	COMMERCIAL	5911.37	2,692.02	6724.57	
	STUDIO APARTMENT (TOWER C1 & C2)	26860	392.442	33231.82	440
	GUARD ROOM	40.0	100.00		
	CLUB	1672.72		1977.49	
BASEMENT AREA	UNDER VILLA			31912	
	UNDER TOWER	0	0.00	1,46,467.75	
GRAND TOTAL		423751.09	77,719.48	6,84,001.44	2271

4. Built-up area calculation details:

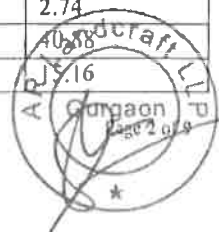
Sl. No.	Particulars	Area (in m ²)
1.	Proposed FAR	4,23,751.09
2.	Additional FAR	47,619.67
3.	Non FAR Area	34250.93
4.	Basement Area	1,78,379.75
	Built up Area	6,84,001.44

5. Salient features details of the project:

PROJECT FEATURES	Total
Plot Area	4,03,575.00 m ²
Built-up Area	6,84,001.44 m ²
Estimated Population	11,959 persons
Estimated Water Requirement	3,420 ML
Construction Phase	1,166 KLD
Operation Phase	
Estimated wastewater Generation	809 KLD
Power Demand	17.2 MVA
Power Back up	11,240 KVA
Source of Power	Noida Power Corporation Limited (NPCL)
Solid Waste Generation	5,601 kg/day
Rain water harvesting structures	20 RWH Pits 16 RWH Tanks
Parking Facilities	6,202 ECS
Required	6,211 ECS
Proposed	

6. Proposed facility wise area details:

Sl. No.	PARTICULARS	AREA (Sq.m.)	Percentage (%)
1	Plot Area	4,03,575	100
2	Villas	61888.7	15.33
3	Club	1572.48	0.38
4	Studio apartment	392.442	0.09
5	Commercial	2692.02	0.66
6	Guard room, Bridge (connecting tower) and pool	100	0.02
7	Residential Tower	11073.84	2.74
8	Proposed Green Area	1,65,000.00	40.88
9	Surface Parking area	61,220	15.16



10	Road and remaining open area	99,635.52	24.68
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7. Water calculation details:

S. No.	Description	Area (in m ²) /No. of Dwelling units	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
	Domestic Water				
A.	Residential Population				
	• Residential	2271	10220	@ 86 lpcd	878.92
	• Visitor		1022	@ 15 lpcd	15.33
	• Staff		511	@ 30 lpcd	15.33
B.	Restaurant	85	85	@ 70 lpcd	5.95
	• Staff		5	@ 30 lpcd	0.150
C	Guest Room		18	@ 86 lpcd	1.548
D	Commercial		98	@ 30 lpcd	2.940
	• Staff				
Total					920.17
Domestic Water Demand (A+B) = 920.17 or 920 KLD					
C.	Make up & Filter backwash requirement for swimming pool				20
D	Horticulture and Landscape development	1,65,000 m ²		1 l/sqm	165
E	DG Sets Cooling	11240 KVA		0.9 l/KVA/hr	60.69
Grand Total (A+B+C+D+E) = 1165.69 KLD Say 1166 KLD					

8. Solid waste generation details:

S. No.	Category	Occupancy	Per Capita Generation (kg/day)	Waste Generated (kg/day)
A.	Residential & Commercial Building			
	Residents	10220	0.5	5,110
	Staff	614	0.25	153.5
	Visitor	1022	0.15	153.3
B.	Restaurant	85	0.5	42.5
C.	Guest House	18	0.5	9
D.	Landscape Waste	41	0.2kg/acre/day	8.2
E	STP Sludge			124.51
TOTAL SOLID WASTE GENERATED (A+B+C+D+E)				5601.21 kg/day Say 5601 kg/day

9. Parking details of the project is as follows:

S.No.	Particular	Area proposed for Parking (m ²)	Area required /ECS	ECS Proposed
1.	Basement	94,500	30	3150
2.	Open	61,220	20	3061
Total Parking Proposed				6211

10. The project proposals are covered under category 8 "b" of EIA Notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 09/12/2015 the State Level Environmental Impact Assessment Authority in its Meeting



held on 02/01/2015 has decided to grant the Environmental Clearance to the project subject the following general and specific conditions:-

a. General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.



21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. A report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
35. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999, and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
36. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
37. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
38. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
39. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.



41. High rise buildings should obtain clearance from aviation department of concerned authority.
42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
48. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
53. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to get STP, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.



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- users. STP shall be suitably located nearest to back side boundary with shortest out let. Operation and the maintenance cost of the STP shall also be informed along with the compliance of the E-waste and municipal solid waste disposal.
14. Total cost of the project is Rs. 360 crores. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% of total project cost shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
 15. Provision for 10% solar lighting of total power requirement. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/stairs cases.
 16. Parking guideline as per Development Authority should be followed. Parking for disabled persons should be explored.
 17. All entry/exit point should be bell mouth shaped.
 18. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
 19. 100 % provision of Rain Water Harvesting is to be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
 20. An underground Pucca tank for collection/reuse of rain water may be constructed.
 21. Height of the stack should be provided based on combined DG sets capacity and be 6mt higher than the tallest building.
 22. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
 23. Crèche to be provided during the construction/operation phase.
 24. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
 25. Provision of separate room for senior citizen with proper amenities shall be made.
 26. Protection shall be provided on the windows of the high rise flats for security of residents.
 27. Unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
 28. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
 29. For any extraction of ground water, prior permission from CGWB shall be taken.
 30. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
 31. Possibilities of use of treated waste water for irrigation purposes should be explored. Drip irrigation should be tried upto extent possible. No fresh water will be used for irrigation purpose.
 32. Mobile toilets, safe drinking water facility, sanitation facility and eco friendly fuels etc. Shall be made available to the temporary residents/workers at the project site including the proper treatment and the disposal of the wastes.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Greater Noida. In case of violation,



65. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.
69. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.
72. Project falling within 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.
- b. Specific Conditions:
 1. Provision of parking should be restricted to ECS as required under Development Authority bye-laws.
 2. Provision of setback on all sides should be made as per Development Authority bye-laws.
 3. Copy of all NOCs as obtained from different Department should be submitted.
 4. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
 5. An underground water body shall be planned within the premises for storage of rain water.
 6. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
 7. 03 m peripheral green shall be provided around the project inside the project boundary as per the norms @ 80 sqm/tree.
 8. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
 9. Project falling within 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.
 10. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.
 11. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
 12. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
 13. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in-house as manure and surplus manure should be managed by giving it to end



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it would not be effective and would automatically be stand cancelled.

You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deemed to be cancelled.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the SEIAA, U.P. on 1st June and 1st December of each calendar year.

(S. C. Yadav)

Member Secretary, SEIAA

Ref. No...../Praya/SEAC/2999/2015/OSD(T)Dated

Copy for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Gautam Budha Nagar, U.P.
5. The Member-Secretary, U.P. Pollution Control Board, TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Dr. A.A. Khan)

OST(T)/Nodal Officer,
SEIAA





उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड टी सी 12 वी, विभूति खण्ड, गोमती नगर लखनऊ

संयम संख्या F99533 सी-1 / एनओसी-1212 / 2016) 6

पंजीकृत
दिनांक 7-4-17

सेवा में

मै0 ए0आर0लैण्डक्राफ्ट एल0एल0पी,
ग्रुप हाउसिंग परियोजना-“इस्टेट वन”
प्लॉट नं0-आर0ई0पी0-01, सेक्टर-27,
ग्रेटर नोएडा।

विषय: पर्यावरणीय प्रदूषण की दृष्टि से ग्रुप हाउसिंग परियोजना की स्थापना हेतु अनापत्ति प्रमाण पत्र निर्गमन।

महोदय,

कृपया उपरोक्त विषयक अपने आवेदन पत्र के सम्बन्ध में प्रेषित पत्र, का संदर्भ लें। आपके आवेदन पर विचार किया गया है तथा कृपया अवगत हो कि परियोजना को पर्यावरणीय प्रदूषण के दृष्टिकोण से निम्नलिखित विशिष्ट शर्तों एवं सामान्य शर्तों के समुचित अनुपालन के साथ जल (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1974 एवं वायु (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1981 के अंतर्गत स्थापनार्थ सहमति (एनओसी) स्वीकृत की जाती है।

1 अनापत्ति प्रमाण पत्र निम्नलिखित विशिष्ट विवरणों के लिये ही निर्गत किया जा रहा है:-

(क) स्थल:- मै0 ए0आर0लैण्डक्राफ्ट एल0एल0पी, ग्रुप हाउसिंग प्रोजेक्ट-“ इस्टेट वन”, प्लॉट नं0-आर0ई0पी0-01, सेक्टर-27, ग्रेटर नोएडा, गौतमबुद्ध नगर।

(ख) उत्पादन:-प्रस्तावित 403575.00 वर्गमीटर भूमि क्षेत्रफल पर बिल्टअप एरिया 684001.44 वर्गमीटर का निर्माण कार्य।

ग) मुख्य कच्चे माल:- बिल्टिंग मैटेरियल।

(घ) घरेलू उत्स्रावह की मात्रा:- 809 कि0ली0/दिन

(ड.) प्रयुक्त ईंधन:- 810 केवीए क्षमता का 04, 750 केवीए क्षमता का 08 एवं 500 केवीए के 4 डी0जी0 सेट हेतु डीजल।

उपर्युक्त विषय वस्तु में किसी भी प्रकार से परिवर्तन करने पर पुनः अनापत्ति प्रमाण पत्र प्राप्त करना आवश्यक होगा।

2. परियोजना/उद्योग में सभी आवश्यक यंत्र, संयंत्र, हरित पट्टिका, उत्स्रावह शुद्धिकरण संयंत्र तथा वायु प्रदूषण नियंत्रण व्यवस्था में की गयी प्रगति रिपोर्ट इस कार्यालय में प्रत्येक माह की दसवीं तारीख तक निरंतर प्रेषित करें।

3. परियोजना/उद्योग इकाई में परीक्षण उत्पादन/संचालन तब तक प्रारम्भ नहीं करें जब तक कि वह बोर्ड से जल एवं वायु अधिनियमों के अन्तर्गत सहमति प्राप्त न कर लें। जल एवं वायु सहमति प्राप्त करने हेतु इकाई में उत्पादन/संचालन प्रारम्भ करने की तिथि से कम से कम 2 माह पहले निर्धारित सहमति आवेदन पत्रों को उत्पादन/संचालन पूर्व प्रथम आवेदन का उल्लेख करते हुये इस कार्यालय में अवश्य ही जमा कर दिया जाये। यदि परियोजना/उद्योग उपरोक्त का अनुपालन नहीं करता है तो उक्त अधिनियमों के वैधानिक प्राविधानों के अन्तर्गत परियोजना/उद्योग के विरुद्ध बिना किसी पूर्व सूचना के विधिक कार्यवाही की जा सकती है।

4. परियोजना/उद्योग में परीक्षण उत्पादन/संचालन के पूर्व हमारे क्षेत्रीय कार्यालय द्वारा इकाई का निरीक्षण सुनियोजित किया जाये।



5. साधा द्वारा प्रस्तावानुसार 800 किली०/दिन जनित घरेलू उत्प्लावक के शोधन हेतु 1250 किली०/दिन क्षमता का पंप तकनीक पर आधारित एस०टी०पी० स्थापित किया जाये। एस०टी०पी० से शोधित सीवेज उत्प्लावक की गुणता सी०पी०सी०पी० द्वारा निर्धारित अद्वितीय मानको के अनुरूप किया जाये। शुद्धिकृत सीवेज को फलशिंग, कूलिंग, हरित पट्टिका की सिंचाई तथा अन्य प्रयोजनों में अधिकाधिक रिसाइकिल किया जायेगा। यदि अवशेष सीवेज का अथारिटी के शोवर लाइन में निस्तारित किया जाता है तो अथारिटी से पूर्व अनुमति प्राप्त कर बोर्ड को प्रेषित किया जाये।
6. परियोजना के निर्माण में पर्यावरणीय क्लियरेंस दिनांक 15.01.2016 की शर्तों का अनुपालन किया जाना सुनिश्चित किया जाये।
7. परियोजना निर्माण के दौरान डस्ट नियंत्रण हेतु वाटर स्प्रेकलर की व्यवस्था की जाये एवं पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय द्वारा जारी गाइड लाइन मेमोरण्डम 2010 का पालन किया जाना अनिवार्य है।
8. निर्माण गतिविधियों में लगे अस्थायी श्रमिकों के भोजन निर्माण हेतु एल०पी०जी० की व्यवस्था की जाये तथा उनके सीवेज के निस्तारण हेतु सेप्टिक टैंक/सोकपिट की व्यवस्था की जाये।
9. संस्था द्वारा सीवेज शुद्धिकरण व्यवस्थाओं हेतु अलग से डी०जी० सेट स्थापित किया जायेगा तथा उक्त हेतु अलग से विद्युत मीटर स्थापित किया जाये।
10. सालिड वेस्ट मैनेजमेंट एम०एस०डब्ल्यू० रूल्स, 2016 के प्राविधानों के अनुसार किया जाये।
11. नगरीय ठोस अपशिष्ट को एकत्रित करके सेग्रीगेट किया जायेगा जिससे प्राप्त बायोडिग्रेडेबिल वेस्ट को कम्पोस्ट अथवा आर्गेनिक वेस्ट कनवर्टर के माध्यम से बायो कम्पोस्ट तैयार किया जाये।
12. प्रस्तावित परियोजना में 810 केवीए क्षमता का 04, 750 केवीए क्षमता का 08 एवं 500 केवीए के 4 डी०जी०सेट स्थापित किया जाना प्रस्तावित है जिस पर वायु प्रदूषण नियंत्रण हेतु एकास्टिक इनक्लोजर एवं बोर्ड मानको के अनुरूप चिमनी स्थापित किया जाये।
13. परियोजना द्वारा मा० राष्ट्रीय हरित अधिकरण द्वारा समय-समय पर दिए गए निर्देशों का अक्षरशः अनुपालन किया जाये।
14. अथारिटी द्वारा अनुमोदित/स्वीकृत नक्शा की छाया प्रति एक माह के अन्दर प्रेषित किया जाये एवं परियोजना का निर्माण स्वीकृति नक्शे के अनुसार ही किया जाये।
15. भू-स्वामित्व सम्बन्धी वाद विवाद होने तथा सरकारी भूमि पाये जाने की स्थिति में परियोजना स्वयं उत्तरदायी होगी तथा यह अनापत्ति प्रमाण पत्र निरस्त कर दी जायेगी।
16. परियोजना द्वारा प्रस्तावानुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित किया जाये।
17. परियोजना स्थल पर ग्रेटर नोयडा अथारिटी के नियमानुसार हरित पट्टिका विकसित की जाये।
18. भूमिगत जल के दोहन हेतु केन्द्रीय भूजल प्राधिकरण से अनापत्ति प्रमाण पत्र प्राप्त किया जायेगा।
19. Unit will put tarpaulin on scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
20. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
21. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed in to the air or atmosphere in any form whatsoever.
22. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
23. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material



मै0 ए0आर0लैंडक्राफ्ट एल0एल0पी, हाउसिंग गुप हाउसिंग प्रोजेक्ट-" इस्टेट वन", प्लॉट नं0- प्लॉट नं0-आर0ई0पी0-01, सेक्टर-27, ग्रेटर नोएडा, गौतमबुद्ध नगर।

24. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
25. All medical help, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
26. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
27. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
28. Compulsory use of wet jet in grinding and stone cutting will be practiced.
29. Wind breaking walls will be constructed around the construction site.
30. Green belt will be developed around the buildings as per Rules.
31. All approach roads & incampus roads should be sprinkled with water to suppress the dust emission.
32. अनापत्ति प्रमाण पत्र में वर्णित शर्तों एवं बोर्ड में जमा बैंक गारण्टी सं0 0003GT02170200033 दिनांक 20.1.2017 रु0 100 लाख मात्र में वर्णित सामान्य शर्तों का अक्षरशः अनुपालन करना सुनिश्चित करें। अनुपालन न करने की दशा में संस्था द्वारा प्रेषित बैंक गारण्टी बोर्ड के पक्ष में अवमुक्त की जा सकती है, जिसकी पूर्ण जिम्मेदारी स्वयं संस्था के जिम्मेदार पदाधिकारियों की होगी।

कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवं सामान्य शर्तों का प्रभावी एवं संतोषजनक अनुपालन न करने पर बोर्ड द्वारा निर्गत अनापत्ति प्रमाण पत्र निरस्त कर दिया जायेगा। बोर्ड का अधिकार सुरक्षित है कि अनापत्ति प्रमाण पत्र की शर्तों में संशोधन किया जाये अथवा निरस्त कर दिया जाये। उपर्युक्त विशिष्ट एवं सामान्य शर्तों के सम्बन्ध में उद्योग/परियोजना द्वारा इस कार्यालय में दिनांक 30.04.2017 तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाये। अनुपालन आख्या नियमित प्रेषित की जाये अन्यथा अनापत्ति निरस्त कर दी जायेगी।

भवदीय

(एस0सी0यादव)
सदस्य सचिव

पृष्ठांकन सं0.

एन0ओ0सी0 तद दिनांक

प्रतिलिपि : क्षेत्रीय अधिकारी(प्रभारी), उ0प्र0 प्रदूषण नियंत्रण बोर्ड, ग्रेटर नोएडा को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

मुख्य पर्यावरण अधिकारी (वृत्त-1)





AAI Height Clearance

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

No. AAI/RHQ/NR/ATM/NOC/2015/120-12351-54

Date: 20/4/2015

M/s A R Landcraft Pvt Ltd

A-66, Sector-63,
Noida, U.P.-201301**NO Objection Certificate for Height Clearance**

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 SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.

1. References:

NOCID	SAFD/NORTH/B/032815/107.175
Applicant Letter	Dated 30.03.2015
AAI Reference	

2. NOC Details for Height Clearance:

Applicant Name	M/s A R Landcraft Pvt Ltd
Type of Structure	Building
Site Address	Plot No.-REP-01, Sec-27, Greater Noida, G B Nagar
Site Coordinates	28 28 38N -77 32 13E 28 28 25N -77 32 22E 28 28 7N -77 32 6E 28 28 26N -77 31 53E
Site Elevation AMSL in Mtrs.	200.0 Mtrs Two Hundred only
Permissible height above Ground Level in Mtrs	146.20 Mtrs One Hundred forty Six Decimal Two Zero only
Permissible Top Elevation AMSL in Mtrs	346.20 Mtrs Three Hundred Forty Six Decimal Two Zero only

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

- The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994.
- No radio/TV Antenna, lighting arresters, staircase, Muntac, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation 346.20 Mtrs, indicated in para 2.
- The use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference Point.
- The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC.



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

"हिन्दी पत्रों का स्वागत है।"

will not be entertained after the expiry of its validity period

f. 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


g. 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

h. 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

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

j. This NOC has been issued w.r.t. the Civil Airports as notified in SO 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 346.20 Mtrs


(S.S. Bhardwaj)
Asstt. General Manager(ATM-NOC)
For General Manager(ATM), NR
Airports Authority Of India

- Copy to :
1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003
 2. GM(NOC)/Airport Director(Bundle).
 3. Guard File
 4. The Chief Architect Town Planner, 169, Chitvan Estate, Sector-Gamma-II, Greater Noida-201306 (UP)
 5. The Chief Executive Officer, DIAL, New Uddan Bhawan, International Terminal-3, IGI Airport, New Delhi-110037



कार्यालय नगर मजिस्ट्रेट
सैक्टर-19 नोएडा गौतमबुद्धनगर।

पत्र संख्या- 01

/एस0टी0-सी0एम0/2016
दिनांक: 7 सितम्बर, 2016

प्रबन्धक/स्वामी
M/s A.R. Landcraft
LLREP-01, Sec-27, Greater Noida.

विषय :- तरण ताल के निर्माण हेतु अनुमति/अनापत्ति प्रमाण पत्र जारी करने के सम्बन्ध में।

कृपया उपर्युक्त विषयक अपने प्रार्थना पत्र का संदर्भ ग्रहण करें, जिसके द्वारा Rep-1, Sector-27, Greater Noida में स्वीमिंग पूल बनाये जाने की अनुमति चाही गयी है। उक्त के संबंध में प्रभारी कीड़ाधिकारी गौतमबुद्धनगर की आख्या/पत्र दिनांक 06.09.2016 के क्रम में प्रस्तावित स्थान पर निम्न व्यवस्थाएँ कराये जाने की शर्तों के आधार पर स्वीमिंग पूल के निर्माण की अनुमति प्रदान की जाती है।

शर्तें :-

1. पार्किंग की व्यवस्था होनी चाहिये।
2. पूल पर वाटर ट्रीटमेन्ट प्लांट का होना अनिवार्य है।
3. स्वीमिंग पूल की क्षमता के अनुपात में दो फिल्टर प्लान्ट होना अनिवार्य है।
4. स्वीमिंग पूल की डैक की टाइल्स स्काई ब्लू होनी चाहिये।
5. पानी निकासी का उचित प्रबन्ध होना चाहिये।
6. स्वीमिंग पूल के अन्दर की टाइल्स स्काई ब्लू होनी चाहिये।
7. स्वीमिंग पूल बनाते समय स्वीमिंग पूल की गहराई अवश्य अंकित करें कि गहराई 08 फिट से अधिक न हों।
8. स्वीमिंग पूल के अन्दर जाने के लिये एक ही दरवाजा होना चाहिये।
9. स्वीमिंग पूल के चारों ओर की ऊँचाई कम से कम 05 फिट होनी चाहिये।
10. समय-समय पर जिला प्रशासन के दिशा निर्देशों का अनुपालन किया जाना अनिवार्य होगा।

उपरोक्त शर्तें स्वीमिंग पूल के निर्माण से सम्बन्धित हैं, अतः स्वीमिंग पूल का निर्माण पूर्ण होने के उपरान्त उसके संचालन के लिये अलग से अनुमति लिया जाना अनिवार्य होगा। बिना अनुमति के संचालन किये जाने की दशा में नियमानुसार आवश्यक कार्यवाही की जायेगी।

(बच्चू सिंह)
नगर मजिस्ट्रेट
गौतमबुद्धनगर।

