

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापति प्रमाणपत्र

यूआईडी संख्या: UPFS/2021/33204/GZB/GHAZIABAD/2409/CFO

दिनांक: 29-06-2021

प्रमाणित किया जाता है कि मैसर्स **ARADHYAM BUILDERS** (भवन/प्रतिष्ठान का नाम) पता **C KH.NO.291M 290M 294M VILLAGE PASONDA, PASONDA, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **4085.59 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **10983.89** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
PART A X EWS	14	1	39.975 mt.

है। भवन का अधिभोग मैसर्स **ARADHYAM BUILDERS** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **ARADHYAM BUILDERS** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

Note : -

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

निर्गत किये जाने का दिनांक : 03-07-2021
स्थान : GHAZIABAD

हस्ताक्षर (निर्गमन अधिकारी)

(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(SUNIL KUMAR SINGH)

[041385455087A3F51D5ACB26194051C1EABA41A4]

03-07-2021



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड
UTTAR PRADESH POLLUTION CONTROL BOARD

Ref No-

H80286

/C-1 /NOC-1264/2022

Date: 26.8.22

सेवा में,

मैसर्स आराध्यम बिल्डर्स,

खसरा नं०- 291एम, 290एम, 294एम,

332, 337, 338, 339, 358एम, 462एम, 493एम, 494एम, ग्राम पसौंदा,

गाजियाबाद।

संशोधन पत्र

विषय:-आनलाइन निवेश मित्र संदर्भ संख्या 151480/UPPCB/Ghaziabad(UPPCBRO)/ CTE/ GHAZIABAD/
2022 Dated:31/05/2022 के माध्यम से निर्गत स्थापनार्थ सहमति में पता संशोधन के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक बोर्ड के आनलाइन निवेश मित्र संदर्भ 151480/UPPCB/ Ghaziabad (UPPCBRO)/ CTE/GHAZIABAD/2022 Dated:31/05/2022 का संदर्भ ग्रहण करने का कष्ट करें। उक्त संदर्भ के माध्यम से उद्योग को खसरा नं०-945एम, 946एम, 954, ग्राम-डासना, एन0एच0-24, गाजियाबाद हेतु स्थापनार्थ सहमति निर्गत की गयी है। उद्योग द्वारा अपने पत्र दिनांक 09.08.2022 के माध्यम से स्थापनार्थ सहमति में अंकित खसरा नं०-945एम, 946एम, 954, ग्राम-डासना, एन0एच0-24, गाजियाबाद को संशोधित करते हुये खसरा नं०- 291एम, 290एम, 294एम, 332, 337, 338, 339, 358एम, 462एम, 493एम, 494एम, ग्राम पसौंदा, गाजियाबाद अंकित किये जाने का अनुरोध किया गया है। अतः आपके पत्र दिनांक 09.08.2022 के क्रम में आपका पता खसरा नं०- 291एम, 290एम, 294एम, 332, 337, 338, 339, 358एम, 462एम, 493एम, 494एम, ग्राम पसौंदा, गाजियाबाद किया जाता है एवं निर्देशित किया जाता है स्थापनार्थ सहमति की समस्त शर्तों का कड़ाई से अनुपालन सुनिश्चित किया जाये।

भवदीय,

(विवेक राय)

मुख्य पर्यावरण अभियन्ता, वृत्त-1

प्रतिलिपि :- क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद को सूचनार्थ प्रेषित।

मुख्य पर्यावरण अभियन्ता, वृत्त-1



कार्यालय
Office of The
अधिकासी अभियन्ता

Executive Engineer

विद्युत नगरीय वितरण खण्ड-चतुर्थ

Electricity Urban Distribution Division-IV

33/11, के0वी0 सबस्टेशन, राजेन्द्र नगर, गाजियाबाद

33/11, K.V. Sub Station, Rajendra Nagar, Ghaziabad.

CIN: U31200UP2003SGC027458

पत्रांक:- /वि0न0वि0ख0-चतुर्थ/गाजि0/

दिनांक:-

विषय:- खसरा सं0 - 358मि., 493मि., 494मि., 332, 338, 339, 290मि., 291मि. व 294मि. राजस्व ग्राम पसौंडा, गाजियाबाद पर मै. अराध्यम बिल्डर्स द्वारा प्रधानमंत्री आवास योजना के अन्तर्गत प्रस्तुत ग्रुप हाउसिंग मानचित्र पर आपत्ति/अनापत्ति के सम्बन्ध में।

विवरण - भूखण्ड-ए-खसरा सं.-462मि., 493मि., 494मि., 358मि. ग्राम पसौंडा-4413.64 वर्गमी.
भूखण्ड-बी-खसरा सं.-332, 337, 338, व 339 ग्राम पसौंडा-3894.33 वर्गमी,
भूखण्ड-सी-खसरा सं.-290, 291, 294. ग्राम पसौंडा-4085.59 वर्गमी.

नगर नियोजक,
गाजियाबाद विकास प्राधिकरण,
विकास पथ गाजियाबाद।

उपरोक्त विषयक आपके कार्यालय पत्रांक 3919 दिनांक 17.05.2021 का सन्दर्भ ग्रहण काने का कष्ट करें। उक्त प्रस्तावित साइट का स्थलीय निरीक्षण कराया गया। प्रस्तावित ले आउट के साथ प्रस्तुत मानचित्र के सापेक्ष आंकलित विद्युत मांग पर उसके आवेदन करने के उपरान्त विभाग द्वारा विचार किया जायेगा। सक्षम अधिकारी द्वारा स्वीकृति प्राप्त होने के पश्चात नियमानुसार भार निर्गत किया जायेगा। इलैक्ट्रिसिटी कोड 2005 में दिये गये प्रावधानों तथा प्रशासन द्वारा समय समय पर किये गये प्रावधानों के अनुरूप इस क्षेत्र के विद्युत तंत्र का विकास विकासकर्ता को सुनिश्चित करना होगा।

इसके निर्माण पर विद्युत विभाग को कोई आपत्ति नहीं है।

पत्रांक. 189 /वि0न0वि0ख0.चतुर्थ/गाजि0/
प्रतिलिपि मै. अराध्यम बिल्डर्स को सूचनार्थ प्रेषित है।

(राजीव कुमार आर्य)
अधिकासी अभियन्ता
दिनांक. 24/05/2021


Executive Engineer
(राजीव कुमार आर्य)
Electricity Urban Distribution Division-IV
33/11, K.V. Sub Station, Rajendra Nagar
अधिकासी अभियन्ता

गाजियाबाद नगर निगम, गाजियाबाद।

पत्रांक:- 2018/सम्पत्ति/2021-22

दिनांक:- 19/8/2021

महोदय,

कृपया नगर नियोजक, गाजियाबाद विकास प्राधिकरण के पत्र संख्या-3921/मा0 प्लान अनुभाग/2021 दिनांक 17.05.2021 का अवलोकन करने का कष्ट करें, जिसमें खसरा संख्या-358मि0, 462 मि0, 493 मि0, 494 मि0, 332, 337, 338, 339, 290 मि0, 291 मि0, 294 मि0 राजस्व ग्राम पसौन्डा गाजियाबाद पर मैसर्स आराध्यम विल्डर्स द्वारा माननीय प्रधानमंत्री आवास योजना के अन्तर्गत प्रस्तुत ग्रुप हाऊसिंग मानचित्र पर आपत्ति/अनापत्ति के सम्बन्ध में आख्या चाही गयी है।

उक्त के सम्बन्ध में पत्रावली पर संलग्न अभिलेखों का अवलोकन किया गया। मौके पर स्थल निरीक्षण किया गया। ग्राम पसौन्डा परगना लोनी तहसील व जिला गाजियाबाद के खसरा संख्या-358 मि0 क्षेत्रफल 0.1900 हे0, खसरा संख्या-462 मि0 क्षेत्रफल 0.2400 हे0, खसरा संख्या-493 मि0 क्षेत्रफल 0.1770 हे0, खसरा संख्या-494 मि0 क्षेत्रफल 0.2280 हे0, खसरा संख्या-332 क्षेत्रफल 0.1520 हे0, खसरा संख्या-337 क्षेत्रफल 0.0890 हे0, खसरा संख्या-338 क्षेत्रफल 0.0890 हे0, खसरा संख्या-339 क्षेत्रफल 0.0630 हे0, खसरा संख्या-290 मि0 क्षेत्रफल 0.5060 हे0, खसरा संख्या-291 मि0 क्षेत्रफल 0.4300 हे0, खसरा संख्या-294 क्षेत्रफल 0.3002 हे0 कुल 11 कित्ता भूमि निजी खातेदारों के नाम संक्रमणीय भूमिधर दर्ज है। इस भूमि में नगर निगम की भूमि नहीं है।

अतः उपरोक्त के सम्बन्ध में नगर आयुक्त महोदय द्वारा प्रदान किये गये अनुमोदन दिनांक 05.08.2021 के क्रम में आख्या अवलोकनार्थ प्रेषित है।

19/8/2021
विनिल

19.08-2021

P-S.

गाजियाबाद नगर निगम

Tele: 011-25687194/ 5315

HQ Western Air Command, IAF
Subroto Park
New Delhi-10

WAC/S 5016/3/ATS (43/21)

04 October 2021

M/s Aradhyam Builders,
Office:- Mange Ram Bhatta company,
Kh. No.988, 989, NH-58, Meerut Road,
Ghaziabad, Pin - 201017

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application dated 20 Jul 21 on the subject.
2. The application has been examined under Gazette of India GSR 751 (E), Works of Defence Act 1903 and other relevant orders on the subject. This HQ has no objection for construction of building for group housing at Plot No-A, Khasra No - 290M, 291M & 294M, Village- Pasonda, Ghaziabad, **subject to following conditions:-**

- (a) The NOC with respect to Air Force Station Hindan is for construction of the subject building and cannot be used as document for any other purpose/ claim whatsoever including ownership of land.
- (b) The applicant is responsible to obtain NOC/ all statutory clearance from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
- (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. However, at any stage, if it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
- (d) The issue of the NOC is further subject to the provisions of Section 5(2) of GSR 751 (E) read in conjunction with sub section (1) and clause (O) & clause (R) of sub section 2 of section 5 read with section 9 (A) of Aircraft Act 1934.
- (e) Vertical extent (highest point) of the building(s) proposed at coordinates mentioned overleaf **shall not exceed 256.12 m AMSL or 49 m AGL**. In addition a maximum of 3 m crane height is permitted above the proposed building during construction period. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corners	Latitude	Longitude	Site Elevation
1	28° 41' 51.69" N	77° 20' 39.78" E	206.67 m AMSL
2	28° 41' 55.04" N	77° 20' 43.23" E	205.64 m AMSL
3	28° 41' 54.11" N	77° 20' 44.34" E	206.67 m AMSL
4	28° 41' 53.20" N	77° 20' 45.45" E	207.12 m AMSL
5	28° 41' 52.70" N	77° 20' 45.14" E	206.78 m AMSL
6	28° 41' 51.99" N	77° 20' 44.42" E	207.00 m AMSL
7	28° 41' 53.53" N	77° 20' 42.37" E	205.66 m AMSL
8	28° 41' 51.18" N	77° 20' 39.95" E	206.80 m AMSL

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

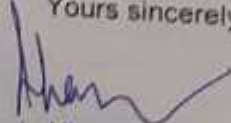
(g) A garbage treatment plant shall be installed prior to the construction of buildings for the purpose of avoiding bird activity. The plant shall be shown to the Air Officer Commanding or his nominated representative at AF Station Hindan on installation.

(h) 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.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to Air Officer Commanding, AF Station Hindan. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for **Five years** from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh/ extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

Yours sincerely,


(Pooja Khanna)
Wing Commander
Deputy Command ATC Officer

Copy to:

Air HQ (VB) {JD Ops (ATS)}

AF Stn Hindan (SATCO)

Internal: C Nav O



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

To,

The Partner
 M/S ARADHYAM BUILDERS
 R2/177, Raj Nagar Ghaziabad -201017

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/UP/MIS/233015/2021 dated 06-Oct-2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B038UP172273 |
| 2. File No. | 6614 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Affordable Housing (Pmay) Project "Aradhyam (Plot- A, B & C)" At Khasra No. 291M, 290M, 294M, 332, 337, 338, 339, 358M, 462M, 493M at Village, Pasonda, Ghaziabad |
| 7. Name of Company/Organization | M/S ARADHYAM BUILDERS |
| 8. Location of Project | Uttar Pradesh |
| 9. TOR Date | N/A |

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

Date: 14/05/2022

(e-signed)
 Member Secretary
 Member Secretary
 SEIAA - (Uttar Pradesh)

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, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow- 226010

E-Mail- doeuplko@yahoo.com, seiaaup@yahoo.com

Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/MIS/233015/2021 & SEIAA, U.P File no- 6614

Sub: Environmental Clearance for Proposed Affordable (PMAY) Housing Project "Aradhyam" (Plot No.- A,B & C)" at Khasra No.- 291 M, 290 M, 294M, 332, 337, 338, 339, 358M, 462M, 493M, at Village- Pasonda, Ghaziabad, U.P., M/s Aradhyam Builders.

Dear Sir,

This is with reference to your application / letter dated 06-10-2021 on above mentioned subject. The matter was considered by SEAC in meeting held on 21-12-2021 and SEIAA in meeting held on 05-05-2022

A presentation was made by the project proponent along with their consultant M/s Ind Tech House Consult, Delhi to SEAC on 21-12-2021.

Project Details Informed by the Project Proponent and their Consultant

The project proponent, through the documents and presentation gave following details about their project –

1. The environmental clearance is sought for Affordable (PMAY) Housing Project "Aradhyam" (Plot No.- A,B & C)" at Khasra No.- 291 M, 290 M, 294M, 332, 337, 338, 339, 358M, 462M, 493M, at Village- Pasonda, Ghaziabad, U.P., M/s Aradhyam Builders.
2. The plot area is 12393.56 m² whereas built-up area will be 29920.39 m². Expected population will be 2989 persons.
3. Salient features of the project:

PROJECT SUMMARY			
Sl. No.	Description	Total Quantity	Unit
GENERAL			
1	Total Combined Plot Area (As/Registry)	12393.56	SQMT
2	Area Under Rd Widening & Not in possession	497.77	SQMT
3	Net Combined Plot Area	11895.79	SQMT
4	Proposed Built Up Area	29920.39	SQMT
5	Total no of Saleable DU's (Gen+EWS)	365	No.
6	Max Height - (Height of tallest block)	39.975	M
7	No of Building Blocks (Residential+Community facilities)	8 (6+1+1)	
8	Max No of Floors	B+G+13	No.
9	Expected Population (1825 Residential+1164 Floating)	2989	No.
10	Total Cost of Project	70.91	CR
11	Proj Activity : Group Housing - General + EWS Housing + commercial Retail & Community Facilities		
AREAS			
12	Permissible FAR Area (250+TDR)	41635.26	SQMT
13	Proposed FAR Area	21947.85	SQMT
14	Other Non FAR Areas	448.52	SQMT
15	Non FAR Areas (Mumty Machine Rm Fire Escape stairs ESS	571.07	SQMT

	etc)		
16	Non FAR areas - Total Basement Area	6952.95	SQMT
17	Proposed Total Built Up Area	29920.39	SQMT
WATER			
18	Total Water Requirement	181.78	KLD
19	Fresh water requirement	127.09	KLD
20	Treated Water Requirement	54.69	KLD
21	Waste water Generation	152.96	KLD
22	Proposed Capacity of STP	185	KLD
23	Treated Water Available for Reuse	137.67	KLD
24	Treated Water Recycled	54.69	KLD
25	Surplus treated water to be discharged in Municipal Sewer with Prior permission	82.97	KLD
RAIN WATER HARVESTING			
26	Rain Water Harvesting - Recharge Pits	3	No.
PARKING			
27	Total Parking Required as / Building Bye Laws -(Pocket A & B)	182	ECS
28	Proposed Total Parking (Pocket A & B)	183	ECS
29	Required Parking (Pocket C)	349	SCOOTERS / 2 WHEELERS
30	Proposed Parking (on surface & In Basement)	349	SCOOTERS
GREEN AREA			
31	Proposed Green Area (15% of net plot area)	1784.35	SQMT
WASTE			
32	Total Solid Waste Generation	1.05	TPD
33	Organic waste	0.63	TPD
34	Quantity of E-Waste Generation- Kg/Day	12	KG/DAY
35	Quantity of Hazardous waste Generation	0.4	LPD
36	Quantity of Sludge Generated from STP	11	KG/DAY
ENERGY			
37	Total Power Requirement (Source : UPPCL)	1330	KW
38	DG set backup	600	KVA
39	No of DG Sets	4	No.

4. Pocket wise area summary:

ITEM	POCKET A	POCKET B	POCKET C	TOTAL COMBINED
Gross Plot Area (As/Registry)	4413.64	3894.33	4085.59	12393.56
Area under road widening /not in possession etc	351.58	146.19	0	497.77
Net Plot Area	4062.06	3748.14	4085.59	11895.79
Construction Proposal	Commercial	Normal Housing Units (49)	EWS Housing + Normal Housing (251+65) Units	
Built Up Area	6698.6	9183.84	14037.95	29920.39
No of Floors	B+G+2	B+G+4	B+G+13	
Population	954	286	1749	2989
Total Water Requirement	18.9	23.53	139.36	180
Fresh Water Requirement	6.88	16.45	103.77	127

Treated Water Requirement	12.02	7.08	35.59	53
Waste Water	16.1	18.87	117.99	152
Proposed STP	20	25	140	185
Rainwater Harvesting Proposal	1	1	1	3
Solid Waste Generation	0.11	0.13	0.81	1.05
Organic Waste Generation	0.07	0.08	0.49	0.64
On site Organic Waste Treatment Facility				
Green Area	609.3	562.22	612.83	1784.35
Proposed DG Back Up	1X225	1X225	1X25+1X125	1X25+1X125+2X225

5. Water calculation details:

	POPULATION/ AREA/UNIT	RATE IN LTS	TOTAL QTY IN KL
RESIDENTIAL			
DOMESTIC	1825	65	118.63
FLUSHING	1825	21	38.33
NON RESIDENTIAL (Working)			
DOMESTIC	132	25	3.31
FLUSHING	132	20	2.65
VISITORS			
DOMESTIC	1032	5	5.16
FLUSHING	1032	10	10.32
TOTAL POPULATION	2989		
	Area in sqm		
GARDENING	1784	1	1.78
TOTAL WATER REQUIREMENT			180.16
<ul style="list-style-type: none"> ➤ Estimated waste water Generation: 152 kld ➤ Waste water will be treated in onsite STP 185 KLD ➤ Treated water usage: 53 kld Treated Water will be used from onsite STP and remaining waste water will be discharged into public sewer with prior permission. ➤ Treated waste water will be used for Flushing and Gardening. 			

6. Paring details:

S. No.	Parking Details	Parking
1	Total ECS Parking Required as / Building Bye Laws -(Pocket A, B &C)	182 ECS
2	Proposed Total ECS Parking (Pocket A, B &C)	183 ECS
3	Required Scooter Parking (Pocket C)	349 SCOOTERS / 2 WHEELERS
4	Proposed Scooter Parking - Pocket C (on surface & In Basement)	349 SCOOTERS / 2 WHEELERS

7. Solid waste generation details:

Waste Category	Quantity	Unit
Total Waste Generation	1.05	TPD
Organic Waste Generation	0.63	TPD
Sludge Generation	11.0	KG/Day

8. The project proposal falls under category-8(a) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 21-12-2021 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 05-5-2022 and decided to grant the environmental clearance for the above project proposal along with following specific and general conditions:

1. Statutory compliance:

1. 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.
2. 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 lightening etc.
3. 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.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. 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.
6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7. 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.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
4. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

7. Wet jet shall be provided for grinding and stone cutting.
 8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 9. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
 10. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
 11. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 12. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Water quality monitoring and preservation:
1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
 2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
 3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
 4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
 5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
 6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
 7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
 8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
 12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
4. Noise monitoring and prevention:
 1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
 2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
 3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
5. Energy Conservation measures:
 1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
 2. Outdoor and common area lighting shall be LED.
 3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
 4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
 5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
 6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to

meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management :

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8. 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 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:

1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport:

1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

- a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
9. Human health issues :
 1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
 2. For indoor air quality the ventilation provisions as per National Building Code of India.
 3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
 4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
 5. Occupational health surveillance of the workers shall be done on a regular basis.
 6. A First Aid Room shall be provided in the project both during construction and operations of the project.
10. Corporate Environment Responsibility:
 1. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
 2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
 3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
 4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.
11. Miscellaneous:

1. The project proponent shall submit certificate from Nagar Nigam regarding discharge treatment.
2. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
3. The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
4. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
5. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
6. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
7. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.
8. Under any circumstances untreated sewage shall not be discharged to municipal sewer line.
9. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
10. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
11. A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work.
12. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.
13. If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.
14. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.
15. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
16. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
17. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
18. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

19. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
20. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
21. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
22. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
23. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
24. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
25. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
26. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
27. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
28. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
29. 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.

Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Ballia. In case of violation; it would not be effective and would automatically be stand cancelled.

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

Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

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.

Copy, through email, for information and necessary action to –

1. The Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – soenvups@rediffmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)
4. District Magistrate Ghaziabad.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.

(Ajay Kumar Sharma)
Member Secretary, SEIAA

