

# प्रारूप-घ (संलग्नक-3)

## औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/103894/GZB/GHAZIABAD/6136/DD

दिनांक: 28-12-2023

प्रमाणित किया जाता है कि मैसर्स **DIVYANSH AND UPPAL LLP** (भवन/प्रतिष्ठान का नाम) पता **PROPOSED RESIDENTIAL COMPLEX AT GH-03, SECTOR-06, ADITYA WORLD CITY, VILLAGE-SHAHPUR BAMHETTA, NH-24, GHAZIABAD** तहसील - **GHAZIABAD** प्लाट एरिया **10789.08 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **58353.26** (वर्गमीटर), ब्लॉकों की संख्या **2** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER A 02 BASEMENT GROUND AND 19 FLOOR	20	2	60.00 mt.
TOWER B 02 BASEMENT GROUND AND 12 FLOOR	13	2	37.50 mt.

है। भवन का अधिभोग मैसर्स **DIVYANSH AND UPPAL LLP** 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 अनापत्ति 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 अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **DIVYANSH AND UPPAL LLP** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** अग्निशमन अधिकारी / मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भौतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित सक्षम सत्ता प्राधिकारी को यह प्रोवीजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व समस्त अग्निशमन व्यवस्थाएं मानकों के अनुसार अधिष्ठापित कराया जाना अनिवार्य है, यदि भवन स्वामी द्वारा बिना व्यवस्थाओं के अध्यासन किया जाता है, तो भवन के असुरक्षित अध्यासन हेतु सत्ता प्राधिकारी निगरानी रखे।

"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 : 31-12-2023  
स्थान : MEERUT

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By  
(Aman Sharma)

[A0269865B740788D0DE1F7D7C6707A357F263D40]

31-12-2023



**INDIAN INSTITUTE OF TECHNOLOGY ROORKEE**  
**DEPARTMENT OF CIVIL ENGINEERING**  
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**Dr. Rajib Chowdhury**  
Professor  
Structural Engineering Group

**No. CED-6085/23-24**  
**Date: 16.01.2024**

**TO WHOMSOEVER IT MAY CONCERN**

**SUB: Endorsement of Submission Drawings & Design for the “Group Housing on Plot No. GH-03 having Tower A, Tower B, Commercial building, EWS, LIG & Facility Area, located at Sector-06, Aditya World City, Ghaziabad, UP for M/s Divyansh & Uppal LLP”**

Sir,


This is to certify herewith that the design and submission drawing of “Group Housing on Plot No. GH-03 having Tower A, Tower B, Commercial building, EWS, LIG & Facility Area, located at Sector-06, Aditya World City, Ghaziabad, UP for M/s Divyansh & Uppal LLP”, have been checked and found to be conforming to codes of practice as per Indian standard (IS 875: 1987; IS 1893 (Part-1): 2016; IS 13920: 2016), on the basis of design data and area provided by M/s Optimum Design Pvt Ltd, Noida.

S No.	Tower Name		Storey	FAR Area of Tower	No. of Tower	Proposed Built-up Area (Sq. m.)
				Sq. m.	Nos.	
1	FAR Area					
	A	Tower-A	2B+Ground+19 storeys	36670.85	1	36670.85
	B	Tower-B	2B+Ground+12 storeys	876.85	1	876.85
	Total Tower FAR Area = (A to B)					37,547.70
2	Facility Area					1334.67
3	Non FAR Area					19,470.89
4	Total Built-up area (1+2+3)					58,353.26

All the stipulated combinations of gravity loads and the relevant lateral loads have been considered and are duly incorporated in the analysis and design. Signed structural drawings and design report have been checked for design as well as detailing. The opinion contained with this letter is undersigned personal professional opinion and should not be considered as the opinion of IIT Roorkee as a whole.

The scope of this certificate is limited only to the structural design of the above-mentioned building and the undersigned assumes no responsibility for the compliance with local, state or national building bye-laws or with any other legal requirements or of safety aspects during construction of the said building. Any deviation from the approved layout, design and intended occupancy of the proposed building invalidates this certificate. It is expected to use specified material grades, proper quality control and construction practices. However, it may be noted that the assurance on quality control is not within the scope of the proof check.

Sincerely

  
Digitally signed by Rajib Chowdhury  
DN: cn=Rajib Chowdhury, o=IIT Roorkee, ou=Department of Civil Engineering, email=rajibchowdhury@ce.iitr.ac.in, c=US  
Date: 2024.01.16 11:47:39 +05'30'

(Dr. Rajib Chowdhury)

# Space Designers International

ARCHITECTS, PLANNERS, LANDSCAPE & INTERIORS

B-34, Sector-67, NOIDA-201301

PH :91-9711633717,18, Mob. 9811070399, 9811336231

Web: [www.spacedi.com](http://www.spacedi.com), Email: [info@spacedi.com](mailto:info@spacedi.com), [vishal@spacedi.com](mailto:vishal@spacedi.com)

Date:20-09-2023

To,  
The CATP,  
Ghaziabad Development Authority,  
Vikas Path, Ghaziabad – 201001

**Subject: Regarding required NOC's for Proposed Residential Complex at Plot No. GH-03, Sector-06, Aditya World City, Shahpur, Bamhetta, Ghaziabad (U.P)**

Dear Sir,

With reference to the above-mentioned subject works this is to bring to your notice that our firm "Space Designers International" has been appointed as the architectural consultant for Proposed Residential Complex at Plot No. GH-03, Sector-06, Aditya World City, Shahpur, Bamhetta, Ghaziabad Uttar Pradesh by the Builders & Promoters of this land i.e M/S Divyansh & Uppal LLP. We have submitted the Pre-DCR drawings and they have cleared the pre-approval. We have already obtained required Fire NOC. Rest of the required NOC i.e Pollution NOC can only be obtained after taking the final approval from Ghaziabad Development Authority. You are requested to please do the needful.

**For Space Designers International**

**For Space Designers International**

**Ar. Vishal Mittal**  
**(Partner)**

**Partner**

# State Level Environment Impact Assessment Authority, Uttar Pradesh

## Directorate of Environment, U.P.

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

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : docuplko@yahoo.com

Website : www.seiaaup.com

To,

Shri P.S. Chaudhary,  
G.M.,  
10, New Rajdhani Enclave,  
Adjacent to Preet Vihar Metro Station,  
Vikas Marg, New Delhi- 110092

Ref. No. 119 /Parya/SEIAA/1602/2020

Date 12 June, 2021

**Sub:** Extension of validity regarding- Environmental Clearance of Integrated Township "Aditya World City" at Village-Shahpur, Bamheta, Dasna, District- Ghaziabad., M/s Agarwal Associates (Promoters) Ltd. File No. 1602/Proposal No. SIA/UP/MIS/99976/2021

Dear Sir,

Please refer to your application dated 25-02-2021 & 23-03-2021 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of U.P. Regarding Extension of Environmental Clearance of Integrated Township "Aditya World City" at Village-Shahpur, Bamheta, Dasna, District- Ghaziabad., M/s Agarwal Associates (Promoters) Ltd.

This is to inform you that the project case was considered in 537st SEAC meeting held on 07-04-2021. Wherein, The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 1555/PARYA/SEAC/1602/2012/DD(D) dated 07/10/2013 for plot area 7,47,435 m2 and built up area 13,95,596.098 m2. The validity of Environment clearance letter dated 07/10/2013 expired on 06/10/2020. The project proponent applied for extension of validity on 24/02/2021 as per MoEF&CC notification no. S.O. 4254(E) dated 27th November, 2020.

Subsequently, the project case was considered in 472th SEIAA meeting held on 03-06-2021 wherein, State Level Environment Impact Assessment Authority (SEIAA) agreed with the recommendations of the SEAC to extend the validity of Environmental Clearance letter dated 07/10/2013 for the period of 03 years i.e. 07/10/2020 to 06/10/2023.

Rest All the contents mentioned in Environmental Clearance letter no. 1555/PARYA/SEAC/1602/2012/DD(D) dated 07/10/2013 shall remain same.

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.

(Ashish Tiwari)

Member Secretary, SEIAA

Ref. No. .... /Parya/1602/2020 Dated: As above

**Copy for Information and necessary action to:**

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
5. District Magistrate, Ghaziabad, U.P.
6. Copy for Web Master/Guard file.

(Ashish Tiwari)

Member Secretary, SEIAA

# State Level Environment Impact Assessment Authority, Uttar Pradesh

## Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar

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

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.com

To,

Mr. P.S. Chaudhary,  
G.M.,  
10, New Rajdhani Enclave,  
Adjacent to Preet Vihar Metro Station,  
Vikas Marg, New Delhi-110092.

Ref. No. 1.S.S./Praya/SEAC/1602/2012/DD(D)

Date: 07 October, 2013

**Sub: Environmental Clearance for Township Project "Aditya World City" at Village-Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.**

Dear Sir,

Please refer to your letter dated 16-05-2013, 15-07-2013, 06-08-2013, 23-07-2013 & 31-08-2013 addressed to the Secretary, SEAC, Directorate of Environment Govt. of UP on the subject as above. Regarding proposed terms of reference a presentation was made by the Consultant M/s Grass Root Research & Creation India(P) Ltd. representative of the project proponents before the State Level Expert Appraisal Committee meeting dated 31-08-2013 and the committee was given to understand that:-

1. The Project proposal falls under category -8b of EIA Notification, 2006 (as amended) and will be located at Khasra No. 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 1674, 1734, 1735, 1736, 1737, 1738, 1739, 1744, 1745, 1746, 1747/1, 1747/2, 1747/3, 1747/4, 1748, 1749, 1750, 1751, 1752/1, 1752/2, 1753, 1754, 1755, 1756/1, 1756/2, 1756/3, 1757, 1757/4, 1757/1, 1759/2, 1759/1, 1760-1767, 1770-71, 1826-1835, 1836/1, 1836/2, 1837-38, 1839/1, 1839/2, 1839/3, 1840-1843, 1866-1870, 1910-1911, 1912/1, 1912/2, 1913-1984, 1997-1998, 2000-2015, 2016/1, 2016/2, 2017-2026, 2027/1, 2027/2, 2028/10, 2028/7, 2028/9, 2028/11, 2028/4, 2028/2, 2029/1, 2029/3, 2029/4, 2030-2013, 2032/4, 2032/3, 2033/1, 2033/4, 2033/2, 2033/1, 2034/1, 2034/2, 2035, 2036/1, 2037-2039, 2040/1, 2040/2, 2040/3, 2041-2050, 2051/1, 2051/2, 2052, 2053/1, 2054-2056, 2057/1, 20060-2065, 2248, 2257-2261-2295, 2354, 2364-2375, Village-Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.
2. The total project/plot area and proposed built-up area of the project are respectively 7,47,435.0 mt sq. and 13,95,596.098 mt sq.
3. The FAR to be achieved are 11,09,386.31 sqm.
4. Parking facility is proposed for 8630 ECS.
5. The total water requirement is proposed as 5536 KLD & Total Fresh water requirements is proposed as 3778 KLD from Municipal Corporation.
6. The total waste water generation is proposed as 4,641 KLD to be treated in STP of 5550 KLD capacity.
7. Total power requirement is proposed as 32000 KVA to be supplied by PVVNL.
8. 10 X 1000 of DG Sets are proposed for power backup.



9. Green area of the proposed project is 1,73,674.338 sqm.
10. Quantity of MSW to be generated is proposed as 32,591.55 Kg/day.
11. The total no of proposed RWH pits are 27.
12. All internal roads are proposed to be at least 9 meter wide.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 31-08-2013 the State Level Environment Impact Assessment Authority in its Meeting held on 30-09-2013 has decided to grant the Environmental Clearance to the project subject to the effective implementation of 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 guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
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. Provisions of roads across the proposed township shall be made for the purpose of nearby villagers.
2. Any village facilities/routes, falling within or around the project site, shall not be obstructed due to construction/operation of the project. An affidavit to this effect should be submitted by the project proponent to the Authority.
3. Local village bodies around the project site should be duly informed about the project proposal and environmental clearance granted in the matter.
4. If any of wetlands/ponds exist within the project area as per revenue records, it should be protected and maintained and brought to the notice of forest department/SEIAA for directions".
5. Digging of basement shall be undertaken in consultation with District Administration/Mining Department in view of structural safety of adjacent buildings.
6. Rain water harvesting pits should be calculated on the basis of 50 mm/hour rain intensity.
7. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used during construction and operation phase.
8. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within three month) on need base assessment study in the study area. Income generating measures which can help

in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified.

9. Separate parking shall be provided for township and commercial areas.
10. Use of LEDs should be explored in place of CFL. Solar light is to be provided in the common areas with 50% of them may be with dual power.
11. All internal and peripheral roads should be minimum 9 m. wide and all entry & exit should be bell mouth shaped.
12. The three tier Green Belt shall be raised all around the plant site which shall comprise of not less than 33% of the total area. The project proponent shall ensure that the density of trees are not less than 2500 per ha and rate of survival of plantation shall be not less than 80%. The selection of plant species shall be as per the CPCB guidelines in consultation with the DFO.
13. Wheel wash arrangement is to be made at exit point during construction phase.
14. STP to be constructed during construction phase. 100% waste water is to be treated in STP conforming to prescribe standards of receiving body or designated use. Monitoring of STP to be done weekly till its stabilizations then monthly. To discharge excess treated waste water into public drainage system/drain permission from the competent authority to be taken before prior to any discharge.
15. LIG & EV S housing to be provided as per Ghaziabad Development Authority Norms.
16. Provision for 100% Rain Water Harvesting in the project premises shall 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. No. of rain water harvesting pits shall be increased towards open area.
17. Dedicated guest parking at stilt should be provided.
18. Management of manure shall be adequately undertaken.
19. Stack Height should be calculated based on combined Gen-sets capacity and shall be higher than the tallest building in the project.
20. The total excavated soil will be completely utilized at project site for leveling and back filling. The top soil generated during basement construction will be used for plantation and green area development. The management of surplus soil, if any, will be transported and managed in Eco- friendly manner and the plan will be submitted within 3 month.
21. Crèche to be provided during the construction and operation phase.
22. Provision of separate dedicated room to be made for senior citizen commensurate with proper amenities (TV, music system, indoor games etc.) for end user in and around the club house.
23. E-waste shall be managed as per e-waste notification. Temporary storage at secure place be made till it is given to recycler approved by CPCB. Temporary storage for MSW for two days shall be provided.

- 24. Post project monitoring for air, water (surface+ ground), Stack (including CO and HC) Noise of D.G. sets, STP to be carried out as CPCB Guidelines.
- 25. Adequate Ventilation arrangement for the basement shall be undertaken along with installation of CO Monitors.
- 26. The basement should be constructed in consultation with CGWB to avoid infringement of water table.
- 27. An area of 500 mt. radius around is to be treated as no-development zone as required/prescribed/identified under law and should be kept as buffer/no activity zone. The proposed site should not be a part of any no-development zone as required/prescribed/identified under law."
- 28. Arrangement should be made for guard for collection of storm water.
- 29. Detailed MSW Management plan including collection and transportation is to be submitted within 03 month.


This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Ghaziabad. In case of violation, 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 regular compliance reports to the authority as prescribed in the aforesaid notification.

  
(J. S. Yadav)

Member Secretary, SEIAA

No...../Praya/SEAC/1602/2012/DD(D) Dated: As above

Copy with enclosure for Information and necessary action to:

- 1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.

E.C. for Township Project "Aditya World City" at Village, Shahpur, Barheta, NH-24, Ghaziabad, U.P., M/s Agarwal Associated (Promoters) Ltd.

2. Dr. P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Ghaziabad.
5. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master/ guard file.

(O. P. Varma)  
Secretary, SEAC/  
Director (I/C), Environment



रुहमाई / आर.एच. क्यू रनआर / एटीएन / रनओसी / 2022/964/5131-34

**मालिक का नाम एवं पता:**

Divyansh and Uppal LLP

**दिनांक/DATE:**

12-12-2022

**OWNERS Name & Address**

Plot No A-76, Kanti Nagar, near Hero Showroom, Delhi - 110051 (India)

**वैधता/ Valid Up to:**

11-12-2030

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

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SAFD/NORTH/B/120622/729827
आवेदक का नाम / Applicant Name*	Rohit Kumar Dubey
स्थल का पता / Site Address*	Plot No-GH-3, Sec-06, Aditya World City, Ghaziabad, UP-201002, Aditya World City, Ghaziabad, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 38 46.05N 77 29 22.38E, 28 38 48.76N 77 29 24.60E, 28 38 44.27N 77 29 25.25E, 28 38 46.89N 77 29 27.46E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	213.4 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	343.4 M

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट 1।

सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

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

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

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह

अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा

संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2: केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV(Part-I), Schedule - IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E)

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

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR 770(E). As per rule 13 of GSR 751 E amended by GSR 770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR 770(E)

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

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

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

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



क्षेत्र का नाम / Region Name: उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	धीरज कुमार/Dheeraj Kumar उप महाप्रबंधक (ए टी एम) / DGM (A.T.M.) प्रवाह कार्यालय, क्षेत्रीय महाप्रबंधक (ऑ.क्षेत्र) / Operational Offices RMC (NR) गुरुदास रोड, रंगपुरी, नई दिल्ली-37 / Gurudas Road Rangpuri New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	<i>[Signature]</i> 13/12/22
द्वारा तैयार Prepared by	<i>[Signature]</i> 13/12/2022 Narneesh Dev AGM (ATM)
द्वारा जांचा गया Verified by	<i>[Signature]</i> 13-12-22 Ishwar Chand AGM (ATM)

ईमेल आईडी / EMAIL ID : noc\_nr@aai.aero

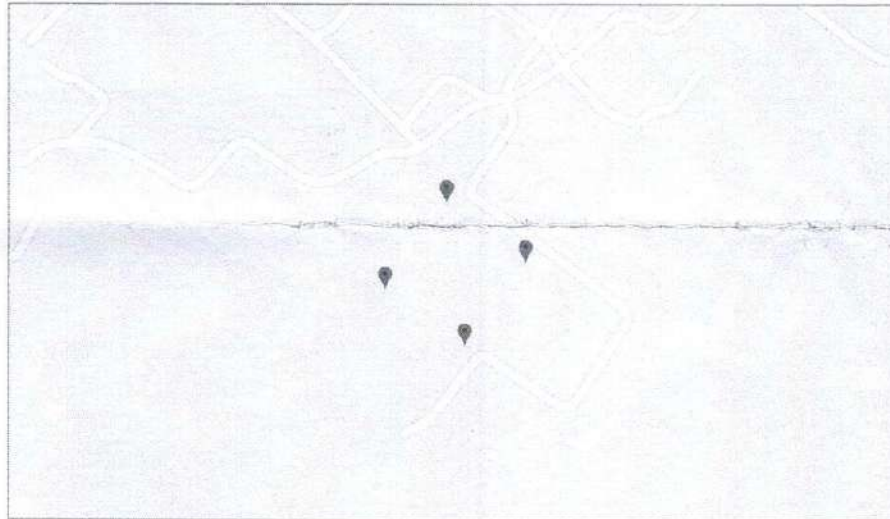
फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

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

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
I.G.I Airport	37903.15	75.81
Meerut	33940.54	211.3
NIAJEWAR	53333.59	346.48
Rohini Heliport	43746.75	104.47
Safdarjung Airport	28483.59	74.98
Sikandrabad	35170.7	321.41
NOCID	SAFD/NORTH/B/120622/729827	

Street View



December 8, 2022

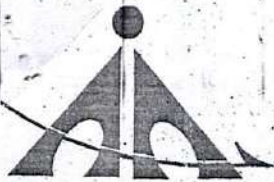
1:5,600  
0 0.03 0.06 0.12  
0 0.04 0.08 0.16 km  
Scale: 1:5,600  
Source: Google Maps, AAI, and other sources. All rights reserved. AAI is not responsible for any errors or omissions in this document.



SAFD/NORTH/B/120622/729827

An aerial photograph showing a large, rectangular, fenced-in area, possibly a military installation or training ground. The area is surrounded by residential areas, roads, and other infrastructure. The image is in black and white and has a grainy, historical quality.





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

AAI/RHQ/NR/ATM/NOC/2022/967/5131-34

Copy to:

1. Chief Architect Town Planner, GDA, Vikas Path, Near Old Bus Stand, Ghaziabad-201001
2. The Chief Executive Officer, DIAL, New Uddan Bhawan, International Terminal-3, IGI Airport, New Delhi-110037
3. Guard File

Height NOC