



UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :07/03/2020 To 07/03/2025

Ref No. - 64100/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2019

Dated:- 12/03/2020

To ,

Shri RAJAT PATHAK

M/s ROSEBERRY ESTATE LLP

Plot No. GH-01, Sector-43, Noida, District- Gautam Budha Nagar, Uttar Pradesh,GAUTAM
BUDH NAGAR,201301
NOIDA

Sub : Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.

Please refer to your Application Form No.- 5795058 dated - 19/08/2019. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
Building Material	Metric Tonnes/Day	

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Housing Project (Builtup area 352870.879 sqm)	352870.879

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity

2. Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Municipal Supply	628.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	532.0

4. Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
LSHS	8.4	For DG Sets

5. For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.
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2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 07/03/2025 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.

Specific Conditions:

1. This consent to establish is valid for the Group housing project in Plot Area-44310 sq.mt. & Built-up Area-352870.879 sq.mt. (7 Towers and 2 clubs). The Project shall be constructed as per approved map from the competent authority. In case of any change in capacity, the project will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board. This consent to establish order will be subject to the compliance of order passed in O.A. no. 1038/2018 News item published in "The Asian Age" Authored by Sanjay Kaw Titled "CPCB to rank industrial units on pollution levels" and the more stringent norms for emission from D.G set and for effluent shall be applicable to the industry developed by CPCB and or SPCB in future.
2. Prior to abstraction, project shall obtain a No Objection Certificate from Central Ground Water Authority before abstraction of groundwater. The Unit shall install Piezometer for measurement of ground water level and the data generated from Piezometer will be provided to the SPCB on monthly basis.
3. The Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended. The Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
4. The unit shall comply with the various provisions of notification no G.S.R 94(E) dated 25-01-2018 issued by the Ministry of Environment, Forest and Climate Change and the conditions imposed in the Environmental Clearance issued by the competent authority vide letter no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019
5. The unit shall ensure the installation and maintenance of the Sewage Treatment Plant (STP) for the treatment of the domestic effluent as per the project report submitted to ensure the compliance of Environment standards as per Environment (protection) Act 1986. Project shall install Sewage Treatment Plant of capacity 800 KLD & treated water shall be used in gardening /flushing.
6. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
7. The Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
8. The Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
9. The Project shall abide by directions given by Hon'ble Supreme Court, High Court, National Green Tribunals, Central Pollution Control Board and Uttar Pradesh Pollution Control Board for protection and safeguard of environment from time to time.
10. The Project shall install shall install D.G Set of the capacity 4x 1000 KVA and 2x750 KVA along with the minimum stack and APCS as specified in E.P Rules 1986 with adequate acoustic enclosures on each DG sets. The low sulfur diesel will be used as fuel in the D.G set.Under the Noise Pollution (Regulation and Control) Rule 2000, the project shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A). Project shall use clean fuel as far as possible.
11. The Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.
12. The Project shall not start gaseous emission & sewage generation without prior consent of the Board.
13. The project shall ensure the time bound compliance of proposal submitted by the letter dt 03/03/2020 regarding stringent norms as published by the UPPCB vide office memorandum no.H48273/C-1/NGT-83/2020, dt. 27-02-2020 (available at URL uppcb.com/pdf/uppcb_28022020.pdf) in compliance of The Hon'ble NGT order dt. 10.07.2019 in O.A. No. 1038/2018 .
14. The dust emission from the construction sites will be completely controlled and all precautions including Anti-smog guns will be installed in the site at suitable places.
15. The Project shall dispose the Hazardous Waste through authorized recyclers/ TSDF.
16. The Project shall not use ground water in construction activities. Only STP treated water shall be used.
17. The Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form. The dust emission from the

construction sites will be completely controlled and all precautions will be taken in that behalf.

19. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.

20. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.

21. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.

22. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.

23. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.

24. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.

25. Compulsory use of wet jet in grinding and stone cutting will be practiced.

26. Wind breaking wall will be constructed around the construction site.

27. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.

28. In case of violation of above mentioned conditions or any public complaint the consent to establish shall be withdrawn in accordance with law.

29. The project shall submit first compliance report with respect to conditions imposed within 30 days of issue of this permission.

30. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only) shall be submitted within 30 days including the above condition nos.1,2,4,5,7,10,11,13,14,16,17 and 18 which will be valid for two year otherwise this consent to establish shall be deemed to be withdrawn

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 12/04/2020 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

C.E.O
C-1

Dated:- 12/03/2020

Copy To -

Regional Office, U.P. Pollution Control Board, Noida

C.E.O
C-1

प्रारूप-घ (संलग्नक-3)
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या : UPFS/2020/23845/GBN/GAUTAM BUDDH NAGAR/7220/JD

दिनांक : 21-10-2020

प्रमाणित किया जाता है कि मेसर्स **ROSEBERRY ESTATE LLP** पता **GH-01A, Sector-43, Sector-43, Noida** तहसील

- **Dadri** प्लॉट एरिया **44310.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **185747.49** (वर्गमीटर), ब्लॉकों की संख्या **14**

जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बसेमेन्ट की संख्या	ऊँचाई
Tower 1	28	1	86.15 mt.
Tower 2	28	1	86.15 mt.
Tower 3	28	1	86.15 mt.
Tower 4	28	1	84.80 mt.
Tower 5	28	1	84.80 mt.
Tower 6	28	1	84.80 mt.
Tower 7	28	1	84.80 mt.
Tower 8	28	1	84.80 mt.
Tower 9	35	1	105.45 mt.
Tower 10	35	1	105.45 mt.
Community Hall	3	1	15.60 mt.
Commercial Shopping	3	1	12.75 mt.
Nursery School	4	1	15.45 mt.
Dispensary	4	1	14.80 mt.

है। भवन का अधिभोग मेसर्स **ROSEBERRY ESTATE 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 मेसर्स **ROSEBERRY ESTATE LLP** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"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।"

Note : As per the recommendations made by FSO, CFO and DDT MRT ZONE provisional NOC is being approved with condition that at least one Internal staircase must be provided out of two External staircases.



निर्गत किये जाने का दिनांक : 26-10-2020

स्थान : LUCKNOW

हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

ARVIND KUMAR

57A490F0117CC93F7DEBC709C4B04C4D42A1B931

26-10-2020

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.