भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/RHQ/NR/ATM/NOC/2019/111/498-500.

SHREE SAI BABA INFRAPROJECTS PVT LTD

HIG, PHASE 2, ASHOK VIHAR COLONY
PAHARIA, VARANASI,
UTTARPRADESH-221007

Date: 20-03-2019

Valid Upto: 19-03-2027

No Objection Certificate for Height Clearance

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 for Safe and Regular Aircraft Operations.

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

NOC ID :	**VARA/NORTH/B/022319/374489**
Applicant Name*	**Soni Gupta**
Site Address*	**SITE/PLOT NO - ARAZI NO 60/BAIJJALPATTI ARAZI NO 39/48K/79/80/DASEPUR ARAZI NO 4/3K/3KH/5K/5KH/7K/7KH/27K/ANNURA,MAUZA DASEPUR PARGANA ATHGAWAN DISTT VARANASI.Varanasi,Uttar Pradesh**
Site Coordinates*	**82 53 44.1-25 22 57.4, 82 53 44.9-25 23 02.1, 82 53 45.5-25 23 01.1, 82 53 45.7-25 23 01.9, 82 53 45.9-25 22 59.0, 82 53 46.4-25 23 01.1, 82 53 48.1-25 22 57.3, 82 53 48.2-25 22 58.4**
Site Elevation in mtrs AMSL as submitted by Applicant*	**77 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**140.21 M (Restricted)**

*As provided by applicant

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

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 office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

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.

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.

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.

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.

20/03/2019
के के ए कबीर / K. K. A. KABIR
महाप्रबंधक (एटीएम) उत्तरी क्षेत्र / General Manager (ATM), NR
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
प्रचालन कार्यालय / Operational Offices
रंगपुरी, गुरुग्राम रोड, नई दिल्ली-37 / Rangpuri, Gurugram Road, New Delhi-37

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 140.21 M (Restricted) (AMSL), as indicated in para 2.

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

h. The certificate is valid for a period of 8 years from the date of its issue.One time revalidation without assessment may be allowed, provided construction work has commenced,subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

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.

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

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

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 to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed aerodrome as outlined in Rule 13 of GSR751 (E)

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

o. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

KKzakir
20/03/2019
के के ए कबीर / K. K. A. KABIR
महाप्रबंधक (वायु यातायात प्रबन्ध-कार्यों हेतु)/ General Manager (ATM), NR
भारतीय विमानपत्तन प्राधिकरण/ Airports Authority of India
प्रचालन कार्यालय/ Operational Offices
रंगपुरी, गुरुग्राम रोड, नई दिल्ली-37/Rangpuri, Gurugram Road, New Delhi-37

Chairman NOC Committee

Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

Email ID: noc_nr@aai.aero

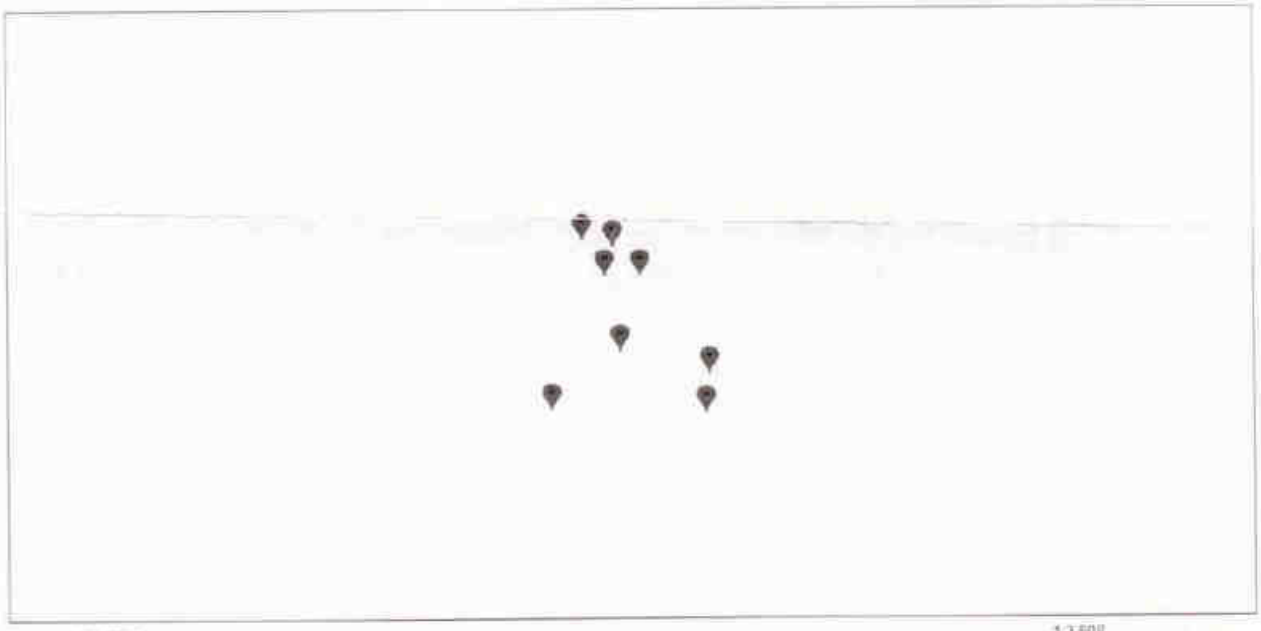
Contact No: 011-25653551

Name / Designation / Sign with Date	
Prepared By :	Navneet Kaur AGM(ATM)
Verified By :	[illegible]

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
B.H.U. Flying Club	17123.19	325.33
Jhingura	37075.26	40.98
Varanasi	8338.7	152.37
NOCID	VARA/NORTH/B/022319/374489	

Street view



February 23, 2019

Satellite View

February 23, 2019

Copy to :

① Airport Director, AAI, VARANASI

② Guard file.

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 : doeuplko@yahoo.com
Website : www.seiaaup.in

To,

Shri Jitendra Kumar Singh,
M/s Shree Sai Baba Infra Project Pvt.LTd,
20/51-5 and 20/52-4, Sridas Foundation Building,
Mall Road (Near Radisson Hotel),
Cantt Varanasi- 221002.

Ref. No. 248 ...../Parya/SEAC/4595/2019 Date: 16 September, 2019

Sub: Environmental Clearance for Affordable Housing Project "SAI CITY" under "P.M.A.Y." at Khasra No.- 60, Village- Baijjalpatti, Araji No.- 39, 48K, 79, 80,Village- Dasepur & Araji No.- 4, 3K, 3KH, 5K, 5KH, 7K, 7KH, 27K, Vill: Annura, Pindra, District-Varanasi, U.P.

Dear Sir,

Please refer to your application/letters 15-12-2018, 16-01-2019, 03-06-2019 & 18-07-2019 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 23/01/2019 and SEIAA in its meeting dated 06/08/2019.

A presentation was made by project proponent along with their consultant M/s Globus Environment Engineering Services. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Affordable Housing Project "SAI CITY" under "P.M.A.Y." at Khasra No.- 60, Village- Baijjalpatti, Araji No - 39, 48K, 79, 80,Village- Dasepur & Araji No - 4, 3K, 3KH, 5K, 5KH, 7K, 7KH, 27K, Vill: Annura, Pindra, District-Varanasi, U.P.
2. Salient features of the project:

PROJECT REQUIREMENTS	DETAILS	
Total Proposed Plot Area	29,630 m^2	
Landscape Area Required @ 15%	4,444.50 m^2	
Landscape Area Proposed @ 21.42%	6346.81 m^2	
Required Ground Coverage @ 50%	14,815 m^2	
Proposed Ground Coverage @ 32.24%	9553.13 m^2	
Achieved F.A.R. @ 2.5 times (1072 Units)	74,075.0 m^2	
Proposed F.A.R	63,696.80 m^2	
Total Non F.A.R.	36,741 m^2	
Total Constructed Built up Area (F.A.R. + Non F.A.R.)	1,00,437.80 m^2 [63696.80 m^2 + 36741 m^2]	
No. of Towers	Housing	1-Tower
	EWS Blocks	6 - Blocks
No. of Floors	Housing	2B+S+16
	EWS Blocks	G+3, S/G+4
	Commercial	G+1
No. of Flats	Housing	464
	EWS Blocks	608
	Commercial	20 Shops
	1072 flats + 20 Shops	
Building Height	Housing	51 m
	EWS Blocks	14.2 m
	Commercial	6.85 m

Parking Facilities	Parking Details	Housing	EWS Blocks
	Permissible ECS / / 2 wheeler parking	502 ECS	648 (2 wheeler parking)
	Proposed ECS / / 2 wheeler parking	360 ECS	608 (2 wheeler parking).
Power Requirement and Source	Max. Demand : 2518 KW (1081 kW + 1437 kW) Transformers (11/0.433 kV): 4 Nos. Transformer Capacity: Housing (Tower-1) 2 x 1800 kVA EWS Blocks: 2 x 750 kVA Net kVA Required: 4518 kVA (3017 kVA+ 1501 kVA) SOURCE. UPPCL		
Power Backup	No. of DG Sets: 3 Nos. Capacity : 2 x 750 KVA + 1 x 320KVA		
Stack Height of DG Set	6 meter above the roof top as per CPCB guidelines		
Water Requirement and Source	Total water Requirement	647.133 KLD	
	Fresh/Domestic Water Requirement	452.41 KLD	Net Domestic: 316.687 KLD Flushing 135.723 KLD
	Treated Waste water use from STP	311.258 KLD	
	SOURCE: Bore Wells (2 Nos.)		
Sewage Treatment and Disposal	STP Design. Sewage generated during the operation phase will be collected through sewerage system (pipe drain) for treatment in tertiary level with MBBR technology Proposed STP Capacity 315 KLD for Housing & 300 KLD Capacity proposed for EWS Blocks Constructed under the [illegible] Discharge. Remaining treated water will be drained into natural Nala which is 100m away from Housing & adjacent to EWS Blocks: 1[illegible] KLD		
Estimated Population	5072 (including 15 service Staffs + 50 for Shops) + 1268 floating)		
Project Cost	Rs. 164 Crores		
Connectivity	Project site is located at 12 m wide internal Road of Sai City, coming from Panchkos Road which is well connected to [illegible] Road (National Highway-29)		

3. Area details of the project:

LAND USE DETAIL	% LAND USE	AREA STATEMENT (METER SQUARE)		
		Housing	EWS Blocks	Commercial
Total Plot Area		15129.60 m^2	14500.40 m^2	Part of housing plot area
		29630 m^2		
Permissible Green Area	15%	2269.44 m^2 (15%)	2175.06 m^2 (15%)	Part of housing plot area
		4444.50 m^2		
Proposed Green Area	21.42%	3665.87 m^2 (24.22%)	2680.94 m^2 (18.49%)	Part of housing plot area
		6346.81 m^2		
Permissible Ground Coverage	50%	7564.80 m^2	7250.20 m^2	Part of housing plot area
		14815.0 m^2		
Proposed Ground	3[illegible]%	3226.59 m^2	5937.4 m^2	329.14 m^2

Member Secretary

Coverage		9553.13 m^2		
Permissible FAR	2.5	37824 m^2 (@2.5)	36251 m^2 (@2.5)	Part of housing plot area
		74075.0 m^2		
Proposed FAR		40008.74 m^2	23034.02 m^2	654.04 m^2
		63696.80 m^2		
Proposed Non-FAR		29073.210 m^2	7296.98 m^2	370.81 m^2
		36741.00 m^2		
Total Construction Built-up Area		Total FAR Area + Non-FAR Area 63696.80 m^2 + 36741 m^2 = 100437.80 m^2		
Proposed Building Height		51 MT	14.2 MT	6.85 MT
Proposed No. of Floors		28+S+16	G+3, S/G + 4	G+1
No. of Dwelling Units	1072	464	608	20 Shops
No of Towers		Tower-1	EWS Blocks-01,02,03,04,05,06	

4. Land use details:

S. No.	Land Use Details	Area in m^2	Land Use %
1.	Total Plot Area	29630 m^2	100%
2.	Green Area	6346.81 m^2 (3665.87 m^2 + 2680.94 m^2)	21.42 %
3.	Ground Coverage	9553.13 m^2	32.24%
4.	Open Parking Area	1639.14 m^2 (883.68 m^2+ 755.46 m^2)	5.53%
5.	Area Under Road	7422.76 m^2 (2939.08 m^2 + 4483.68 m^2)	25.05%
6.	Others	4668.16 m^2	15.76%

5. Water requirement details:

S. No.	Description	No of Flats	Population	Rate of water demand (lpcd	Total Water Requirement (KLD)
Domestic Water					
	Housing (Tower-1)	464	2576	86	221.54
	EWS Blocks	608	2432	86	209.15
	Commercial	-	50	45	2.25
	Service Staffs	-	15	30	0.45
	Total		5073		
	Floating Population (@25% of total Population)		1268	15	19.02
	Total Domestic Water Demand				452.41 KLD
1.	Total Fresh water = Fresh (@ 70% of domestic)				316.687 KLD
2.	Flushing (@ 30% of domestic)				135.723 KLD
3.	Total Waste Water Generation (80% of Domestic Water & 100% of Flushing Water)				389.073 KLD
4.	Total Water Reclaimed from STP (80% Efficiency)				311.258 KLD

Collection of Sewage:

Sewage generated during the operation phase will be collected through sewerage system (pipe drain) for treatment in tertiary level with MBBR technology Proposed STP Capacity 315 KLD for Housing & 300 KLD Capacity proposed for EWS Blocks Constructed under the Site.

Recycled Water Use From STP For Various Usages

A.	Flushing	-		100%	135.723 KLD
B.	Irrigation (Green Area)	6346.81 m^2		1L/sqm/day	6.5 KLD
C.	Plantation	250 Tress		5L/day	1.5 KLD
D.	Miscellaneous use (back wash, make up for water body, decorative fountain & general washing)	-	-	-	50 KLD
Recycled Water Use in the Proposed Project (A+B+C+D)					193.723
Remaining treated water will be drained into Natural Nala which is 100m away from Housing & adjacent to EWS Blocks					117.535 KLD
Total Recycled Water from STP					311.258 KLD
Total Water Requirement (Domestic Water Use + Recycled Water Use)					311.258 KLD

6. Parking details:

PARKING DETAILS			
S.No.	Particulars	Housing	EWS Blocks
1.	Open Parking Area	883.68 m^2	755.46 m^2
	No. of ECS (Open Parking Area)	69 ECS	377 (2- Wheelers)
2.	Covered Parking Area	20403.14 m^2	543.09 m^2
2a.	Basement Area	16768.3 m^2	-
	Upper Basement Area	8384.15 m^2	-
	No. of ECS (Upper Basement)	169 ECS	-
2b.	Lower Basement Area	8384.15 m^2	-
	No of ECS (Lower Basement)	172	-
2c.	Stilt Area	3634.84 m^2	442.16 m^2
	No of ECS (Stilt Area)	92 ECS	-
	No of ECS (Covered Parking Area) (2-Basement + Stilt Area)	433 ECS (Covered) (169 + 172 + 92)	271 (2- Wheelers)
Total No. of ECS (Open + Covered Area)		69 + 433= 502 ECS	648 (2 wheeler parking)
Permissible ECS / / 2 wheeler parking		502 ECS	648 (2 wheeler parking)
Proposed ECS / / 2 wheeler parking		360 ECS	608 (2 wheeler parking)

7. Solid waste generation details:

S.No.	Category	Population	Kg per capita per day (kg/capita/day)	Waste generated (kg/day)	% in term of total waste generation
1.	Residents				
	Tower-1	2576	@ 0.5	2536.5	91.92%
	EWS Blocks	2432			
	Commercial	50			
	Service Staffs	15			
	Total Population	5073			
2.	Floating Population (@25% of total Population)	1268	@0.15	190.2	6.89%
3.	Landscape Waste (6346.81 m^2 = 1.568 acre)		@0.2 Kg/acre/day	3.873	0.14%
4.	STP (Housing) Capacity: 315 KLD	290 KLD total waste water generation	10% of the total waste water	29	1.05%
	STP (EWS Blocks) Capacity: 300 KLD				
	Total Solid Waste Generated (predicted values) kg/day		2759.573 Say 2759.57 kg/day		100%
1.	Biodegradable Waste (60% of the Total Waste)		1655.74 kg/day		60%
2	Recyclable Waste (30% of the Total Waste)		827.87 kg/day		30%

3.	Inert Waste (10% of the Total Waste)	275.96 kg/day	10%

8. The project proposals are covered 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 23/01/2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 06/08/2019 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

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 for 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. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. 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).
37. 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.
38. 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.
39. 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.
40. 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.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. 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.
44. 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.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. 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.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly ad submitted with justification.

48. 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.
49. 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.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. 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.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habilitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. 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.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. 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.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. 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.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. 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.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. 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.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the 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. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.

72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions:

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. 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.
4. 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.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. 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 discharged. Under any circumstances untreated sewage shall not be reused or discharged to municipal sewer line.
7. 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.
8. 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.
9. As committed, no occupancy should be provided in any of the flats until the Varanasi Development Authority does not provide any consent or sewage connection to the site for the discharge of excess treated water and the project shall utilize all the water on site during construction phase.
10. Second opinion about the structural stability preferably by IIT should be submitted.
11. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
12. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
13. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
14. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
15. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
16. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
17. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
18. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
19. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
20. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.

21. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
22. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
23. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
24. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
25. No parking shall be allowed outside the project boundary.
26. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
27. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
28. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
29. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
30. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
31. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
32. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
33. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
34. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
35. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
36. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
37. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
38. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
39. All the internal drains are to be covered till the disposal point.
40. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
41. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.

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 Varanasi. 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 in not a part of any no- development zone as required/prescribed/indentified under law. In case of the violation this permission shall automatically deemed 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 has to mandatorily submit the compliance of specific conditions no- 1, 3, 4 & 5 given in E.C. letter within 3 months, falling which the Clearance shall automatically 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.

(Ashish Tiwari)
Member Secretary, SEIAA

No..... ...../Parya/SEAC/4595/2019 Dated: As above

Copy with enclosure for information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & 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. District Magistrate Varanasi.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Ashish Tiwari)
Member Secretary, SEIAA

कार्यालय मुख्य अग्निशमन अधिकारी, वाराणसी

पत्र संख्या: एसटी/एफएस/आई–3(सी)भवन/2018 दिनांक: अगस्त 02, 2018

सेवा में,

निदेशक,
मेसर्स– श्री सॉई बाबा इन्फ्रा प्रोजेक्ट्स प्रा0लि0
आराजी नं0–39, 48के, 79, 80, मौजा–दासेपुर,
आराजी नं0–4, 3के, 3केएच, 5के, 5केएच, 7के, 7 केएच, व 27क, अनौरा,
परगना–अठगॉवा, वाराणसी।

विषयः– श्री जितेन्द्र सिंह डायरेक्टर मेसर्स– श्री सॉई बाबा इन्फ्रा प्रोजेक्ट्स प्रा0लि0 द्वारा आराजी नं0–39, 48के, 79, 80, मौजा–दासेपुर, आराजी नं0–4,3के, 3केएच, 5के, 5केएच, 7के, 7 केएच, व 27क, मौजा– अनौरा, परगना–अठगॉवा, वाराणसी पर प्रस्तावित अफोर्डेबल हाउसिंग "सॉई सिटी" प्रधानमंत्री आवासीय योजना के अन्तर्गत ग्रुप हाउसिंग भवन निर्माण हेतु आख्या उपलब्ध कराये जाने विषयक।

संदर्भः– आपका प्रार्थना पत्र दिनांक:07.06.2018

कृपया अपने उपरोक्त संदर्भित पत्र का अवलोकन करने का कष्ट करें, जो मेसर्स– श्री सॉई बाबा इन्फ्रा प्रोजेक्ट्स प्रा0लि0 द्वारा आराजी नं0–39, 48के, 79, 80, मौजा–दासेपुर, आराजी नं0–4, 3के, 3केएच, 5के, 5केएच, 7के, 7 केएच, व 27क, अनौरा, परगना–अठगॉवा, वाराणसी पर प्रस्तावित अफोर्डेबल हाउसिंग "सॉई सिटी" प्रधानमंत्री आवासीय योजना के अन्तर्गत ग्रुप हाउसिंग भवन निर्माण हेतु प्रस्तावित स्थल का प्रस्तुत मानचित्र के अनुसार जीवरक्षा एवं अग्निशमन सुरक्षा की दृष्टि से निरीक्षण कर आख्या उपलब्ध कराये जाने विषयक है।

उपरोक्त संबंध में प्रस्तावित स्थल का जीवरक्षा एवं अग्निशमन सुरक्षा की दृष्टि से निरीक्षण अग्निशमन अधिकारी, चेतगंज, वाराणसी द्वारा किया गया, प्राप्त उनकी आख्या दिनांक: 30.07.2018 का सुसगंत मानकों के अनुसार परिशीलन किया गया, जिसके अनुसार विवरण निम्नवत् हैः–

A. भवन की संरचनाः–

AREA STATEMENT			
S NO.	PARTICULARS	SQ.MTR./NOS	
1	PERMISSIBLES	EWS	HOUSING
	TOTAL PLOT AREA	14500.40	15129.60
			29630.00
2	PERMISSIBLE GROUND COVERAGE 15129SQM @ 50%	50%	7564.80
3	PERMISSIBLE F.A.R. @2.5 FOR HOUSING	2.5%	37824.00
4	BALANCE F.A.R. FROM E.W.S.	0.86%	12589.04
5	PERMISSIBLE DENSITY @600 UNITS/HECTARES	906	906
6	PERMISSIBLE HIGHT		N.A.
7	PERMISSIBLE GREEN AREA@15% OF PLOT AREA 15129.60@15%= 2269.44 SQM	15%	2269.44
8	NO. OF CAR PARKING REQUIRED		360
	PROPOSED		
9	PROPOSED GROUND COVERAGE	21.32%	3226.59

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10	PROPOSED F.A.R. OF HOUSING	2.63%	39897.92
11	PROPOSED F.A.R. OF COMMERCIAL	0.04%	654.04
12	PROPOSED F.A.R. UNDER BALANCE E.W.S. F.A.R.	0.18%	2727.96
13	BALANCE F.A.R. FROM E.W.S.	0.68%	9861.08
9	PROPOSED N0. OF FLOOR		B+S+16
10	PROPOSED N0. OF UNITS		464
11	PROPOSED BUILDING HIGHT		51.00MT
12	PROPOSED GREEN AREA	24.22%	3665.87
13	PROPOSED BASEMENT AREA	-	16768.30
14	PROPOSED NO. OF CAR PARKING	-	502
	UPER BASEMENT AREA		8384.15
	LOWER BASEMENT AREA		8384.15

AREA STATEMENT			
S NO.	PARTICULARS		SQ.MTR./NOS
	PERMISSIBLES		
1	TOTAL PLOT AREA		14500.40
2	PERMISSIBLE GROUND COVERAGE 14500.40SQM @ 50%	50%	7250.20
3	PERMISSIBLE F.A.R. @2.5 FOR HOUSING	2.5%	36251.00
4	PERMISSIBLE DENSITY @600 UNITS/HECTARES	870	870
5	PERMISSIBLE HIGHT		N.A.
6	PERMISSIBLE GREEN AREA@15% OF PLOT AREA 14500.40@15%= 2175.06 SQM	15%	2175.06
7	PERMISSIBLE PARKING AREA @250 SQM/UNIT=1216.00 SQM		1216.00
	PROPOSED		
8	PROPOSED GROUND COVERAGE	42.39%	6148.10
9	PROPOSED F.A.R.	1.63%	23661.96
10	PROPOSED N0. OF FLOOR		G+3,S/G+4
11	PROPOSED N0. OF UNITS		608
12	PROPOSED BUILDING HIGHT		15.10MT
13	PROPOSED GREEN AREA	15.24%	2209.97
14	PROPOSED PARKING AREA	-	1457.11

F.A.R. AREA STATEMENT			
AREA TABLE OF E.A.R.		GROUP HOUSING	
S NO.	FLOORS	F.A.R.	N0. OF DWELLING UNITS
1	F.A.R. AREA ON. GROUND FL.		
2	F.A.R. AREA ON. 1st FL.	2493.62	29
3	F.A.R. AREA ON. 2nd FL.	2493.62	29
4	F.A.R. AREA ON. 3rd FL.	2493.62	29
5	F.A.R. AREA ON. 4th FL.	2493.62	29
6	F.A.R. AREA ON. 5th FL.	2493.62	29

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7	F.A.R. AREA ON. 6th FL.	2493.62	29
8	F.A.R. AREA ON. 7th FL.	2493.62	29
9	F.A.R. AREA ON. 8th FL.	2493.62	29
10	F.A.R. AREA ON. 9th FL.	2493.62	29
11	F.A.R. AREA ON. 10th FL.	2493.62	29
12	F.A.R. AREA ON. 11th FL.	2493.62	29
13	F.A.R. AREA ON. 12th FL.	2493.62	29
14	F.A.R. AREA ON. 13th FL.	2493.62	29
15	F.A.R. AREA ON. 14th FL.	2493.62	29
16	F.A.R. AREA ON. 15th FL.	2493.62	29
17	F.A.R. AREA ON. 16th FL.	2493.62	29
18	F.A.R. AREA ON. TARRACE FL.		
	TOTAL	**39897.920**	**464**
	TOTAL F.A.R. AREA	**39897.920**	
	TOTAL NO. OF UNIT	**464**	

F.A.R. AREA STATEMENT EOR EWS(01,02,05&06)

AREA TABLE OF F.A.R.		EWS 01		EWS 02		EWS 05		EWS 06	
S NO	FLOORS	F.A.R.	NO. OF DWELLING UNITS	F.A.R.	NO. OF DWELLING UNITS	F.A.R.	NO. OF DWELLING UNITS	F.A.R.	NO. OF DWELLING UNITS
1	F.A.R. AREA ON. GROUND FL.	929.18	24	929.18	24	929.18	24	929.18	24
2	F.A.R. AREA ON. 1st FL.	929.18	24	929.18	24	929.18	24	929.18	24
3	F.A.R. AREA ON. 2nd FL.	929.18	24	929.18	24	929.18	24	929.18	24
4	F.A.R. AREA ON. 3rd FL.	929.18	24	929.18	24	929.18	24	929.18	24
5	F.A.R. AREA ON. 4th FL.	-	-	-	-	-	-	-	-
6	F.A.R. AREA ON. TARRACE FL.	-	-	-	-	-	-	-	-
	TOTAL	3716.72	96	3716.72	96	3716.72	96	3716.72	96
	TOTAL F.A.R. AREA	14866.88							
	TOTAL NO. OF UNIT	384							

F.A.R. AREA STATEMENT EOR EWS(03)

AREA TABLE OF F.A.R.		EWS 03			
S NO	FLOORS	F.A.R.	NO. OF DWELLING UNITS		
1	F.A.R. AREA ON. GROUND FL.	1069.877	28		
2	F.A.R. AREA ON. 1st FL.	1069.877	28		
3	F.A.R. AREA ON. 2nd FL.	1069.877	28		
4	F.A.R. AREA ON. 3rd FL.	1069.877	28		
	F.A.R. AREA ON. TARRACE FL.				
	TOTAL	**4279.51**	**112**		
	TOTAL F.A.R. AREA	**4279.51**			
	TOTAL NO. OF UNIT	**112**			

F.A.R. AREA STATEMENT EOR EWS (03)

AREA TABLE OF F.A.R.		EWS 03			
S NO	FLOORS	F.A.R.	NO. OF DWELLING UNITS		
1	F.A.R. AREA ON. GROUND FL.	652.97	14		

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2	F.A.R. AREA ON. 1st FL.	1069.877	28		
3	F.A.R. AREA ON. 2nd FL.	1069.877	28		
4	F.A.R. AREA ON. 3rd FL.	1069.877	28		
	F.A.R. AREA ON. 4th FL.	652.97	14		
	F.A.R. AREA ON. TARRACE FL.				
	TOTAL	4515.57	112		
	TOTAL F.A.R. AREA	4515.57			
	TOTAL NO. OF UNIT	112			

COMMERCIAL B LOCK				
F.A.R. AREA OF GROUND FLOOR= (A+B)-DEDUCTIONS				
A=21.250M×6.160M=130.90 SQM				
B=26.920M×7.560M=203.515 SQM				
DEDUCTIONS				
S.NO.	SIZE	AREA(SQM)	Nos	TOTAL AREA(SQM)
a	2.10M×2.130M	4.473	1	4.473
b	2.10M×2.40M	5.04	1	5.04
			TOTAL	9.513
F.A.R. AREA OF GROUND FLOOR= (130.9+203.515)-9.513=324.90 SQMT				
F.A.R. AREA OF GROUND FLOOR= (A+B)-DEDUCTIONS				
A=21.250M×6.275M=133.34 SQM				
B=26.920M×7.675M=206.61 SQM				
DEDUCTIONS				
S.NO.	SIZE	AREA(SQM)	Nos	TOTAL AREA(SQM)
a	2.10M×2.130M	4.473	1	4.473
b	2.10M×2.40M	5.04	1	5.04
C	0.430M×3.00M	1.29	1	1.29
			TOTAL	10.803
F.A.R. AREA OF FIRST FLOOR= (133.34+206.61)-10.803=329.14 SQMT				
TOTAL F.A.R. AREA GROUND FLOOR= GROUND FLOOR + FIRST FLOOR = 324.90+329.14= 654.04				
TOTAL GROUND COVERAGE AREA= (GROUND FLOOR AREA+LIFT SHAFT)				
TOTAL GROUND COVERAGE= (329.14+5.04)= 329.94				

B. भवन का अधिभोग एवं हैजार्ड श्रेणी:– प्रस्तावित भवन का अधिभोग एन.बी.सी. 2016 की आवासीय भवन (ए–4) की श्रेणी के अन्तर्गत वर्गीकृत किया गया है।

C. ढांचागत व्यवस्था:–

1. पहुँच मार्ग:– प्रस्तावित भवन मानचित्र के अनुसार 12.00 मीटर चौड़ी रोड पर स्थित है।
2. प्रवेश द्वार की चौडाई– प्रस्तावित भवन के मानचित्र में एक प्रवेश द्वार बनाया जाना प्रदर्शित है। प्रवेश द्वार की चौडाई 04.50 मीटर व ऊँचाई 05.00 मीटर से कम न रखी जाय।
3. सेटबैक :– प्रस्तावित भवन का सेटबैक निम्नवत है:–

—5पर

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टावर–1

ए– अग्रभाग– 15.00 मीटर
बी– पृष्ठभाग– 15.00 मीटर
सी– पार्श्व प्रथम– 15.00 मीटर
डी– पार्श्व द्वितीय– 15.00 मीटर

ई0डब्लू0एस0 ब्लाक 01 से 05 तक

ए– अग्रभाग– 06.00 मीटर
बी– पृष्ठभाग– 06.00 मीटर
सी– पार्श्व प्रथम– 06.00 मीटर
डी– पार्श्व द्वितीय– 06.00 मीटर

प्रस्तावित भवन का सेटबैक भवन निर्माण एवं विकास उपविधि 2008 यथा संशोधित 2016 के क्लाज 3.4.5 के प्रस्तर– I के अनुसार है। सेटबैक को हमेशा अवरोध मुक्त रखा जायेगा। सेटबैक में किसी प्रकार का स्थायी/अस्थायी निर्माण अनुमन्य नहीं होगा।

4. **निकास मार्गः–** प्रस्तावित भवन के टावर–1 में 05 स्टेयर केस एवं ई0डब्लू0एस0 के प्रत्येक ब्लाक में 03–03 स्टेयर केस बनाया जाना है। जिनकी फ्लोर के समस्त स्थानों से ट्रैवलिंग डिस्टेन्स अधिकतम अनुमन्य सीमा के अन्तर्गत है। प्रस्तावित भवन में स्टेयर केस की चौडाई 01.50 मीटर से कम न रखी जाय। बेसमेन्ट से निकास हेतु 04.00 मीटर चौड़ाई का दो रैम्प बनाया जाना है। प्रस्तावित भवन के 16वें तल से सीधे बेसमेन्ट में आने वाली स्टेयर केस को नेशनल बिल्डिंग कोड आफ इण्डिया– 2016 के पार्ट III के क्लाज 12.9.3 के अनुरुप भूतल पर टर्मिनेट कर दिया जाय, या 04 घण्टा रेटिंग के स्मोक चेकडोर/फायर चेकडोर लगाया जाना आवश्यक होगा। किसी भी दशा में ऊपरी तलों से आने वाली स्टेयर केस में बेसमेन्ट तक निरन्तरता न रखी जाय। बेसमेन्ट का निर्माण व प्रयोग नेशनल बिल्डिंग कोड आफ इण्डिया– 2016 के पार्ट III के क्लाज 12.9 के अनुरुप किया जाना आवश्यक होगा।

5. **ऊँचाई–** प्रस्तावित भवन के टावर–1 की भूमि तल से ऊँचाई 51.00 मीटर एवं ई0डब्लू0 एस0 के ब्लाक 01 से 05 तक प्रत्येक ब्लाक की ऊँचाई 12.10 मीटर तथा कामर्शियल ब्लाक की ऊँचाई 06.85 मीटर है।

6. **रिफ्यूज एरिया का विवरणः–** रिफ्यूज एरिया हेतु नेशनल बिल्डिंग कोड आफ इण्डिया– 2016 पार्ट IV के क्लाज 4.12.3 के मानक का पालन किया जाना अनिवार्य होगा।

D. **प्रस्तावित अग्निशमन सुरक्षा व्यवस्था एवं जीवरक्षा प्रणालीः–**

नेशनल बिल्डिंग कोड आफ इण्डिया–2016 के अनुसार निम्नांकित अग्निशमन सुरक्षा व्यवस्थाएं पूर्ण किया जाना अनिवार्य हैः–

I. टावर–1

1. **भूमिगत टैंक–** प्रस्तावित भवन में 1,50,000 लीटर क्षमता का भूमिगत टैंक स्थापित किया जाना आवश्यक है।

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2. **पम्पः—** प्रस्तावित भवन में भूमिगत टैंक के पास इलेक्ट्रिक पम्प क्षमता 2280 एल0पी0एम0—दो अदद, डीजल पम्प क्षमता 2280 एल0पी0एम0—एक अदद व जॉकी पम्प क्षमता 180 एल0पी0एम0—दो अदद पम्प स्थापित किया जाना आवश्यक है।
3. **होजरीलः—** प्रस्तावित भवन में होजरील लैण्डिंग वाल्व आई.एस.—3844 के मानकों के अनुसार स्थापित किया जाना आवश्यक है।
4. **वेट राइजर सिस्टमः—** प्रस्तावित भवन में वेट राइजर सिस्टम नेशनल बिल्डिंग कोड आफ इण्डिया—2016 के मानकों के अनुसार स्थापित किया जाना आवश्यक है।
5. **डाउन कमर सिस्टमः—** प्रस्तावित भवन में डाउन कमर सिस्टम नेशनल बिल्डिंग कोड आफ इण्डिया— 2016 के मानकों के अनुसार स्थापित किया जाना आवश्यक नहीं है।
6. **यार्ड हाइड्रेन्टः—** प्रस्तावित भवन परिसर में यार्ड हाइड्रेन्ट होज कैबिनेट एवं उसमें डिलीवरी होज पाइप तथा ब्रांच एवं फायर सर्विस इनलेट का प्राविधान आई.एस.—13039:1991 के अनुसार स्थापित किया जाना आवश्यक है।
7. **हस्त चालित इलेक्ट्रिक फायर अलार्म सिस्टमः—** प्रस्तावित भवन में मैनुअली आपरेटेड इलेक्ट्रिक फायर अलार्म सिस्टम नेशनल बिल्डिंग कोड आफ इण्डिया— 2016 के मानकों के अनुसार स्थापित किया जाना आवश्यक है।
8. **स्वचालित डिडेक्शन एण्ड अलार्म सिस्टमः—** प्रस्तावित भवन में आटोमेटिक डिडेक्शन एण्ड अलार्म सिस्टम नेशनल बिल्डिंग कोड आफ इण्डिया—2016 के मानकों के अनुसार आवश्यक नहीं है।
9. **स्वचालित स्प्रिंकलर सिस्टमः—** प्रस्तावित सम्पूर्ण भवन में आटोमेटिक स्प्रिंकलर सिस्टम नेशनल बिल्डिंग कोड आफ इण्डिया—2016 के मानकों के अनुसार स्थापित किया जाना आवश्यक है।
10. **टैरेस टैंकः—** प्रस्तावित भवन के टैरेस पर 10,000 लीटर क्षमता का टैरेस टैंक स्थापित कराया जाना आवश्यक है।
11. **टैरेस पम्पः—**प्रस्तावित भवन के टैरेस टैंक के पास टैरेस पम्प स्थापित किया जाना आवश्यक नहीं है,
12. **प्राथमिक अग्निशमन उपकरण (फायर एक्सटिंग्यूशर):—** प्रस्तावित भवन के प्रत्येक ब्लाक में प्राथमिक अग्निशमन उपकरण (फायर एक्सटिंग्यूशर) आई.एस.—2190:2010 के अनुसार स्थापित कराया जाना आवश्यक है।
13. **एक्जिट साइनेजः—** प्रश्नगत भवन में एक्जिट साइनेज स्थापित किया जाना आवश्यक है।
14. **पी0ए0 सिस्टमः—** पी0ए0 सिस्टम की व्यवस्था का किया जाना आवश्यक है।
15. प्रश्नगत भवन में वैकल्पिक विद्युत श्रोत हेतु जनरेटर की व्यवस्था किया जाना आवश्यक है।

II. ई0डब्लू0एस0 ब्लाक 01 से 05 तक

1 **होजरीलः—** प्रस्तावित भवन के "प्रत्येक ब्लाक" में होजरील लैण्डिंग वाल्व आई.एस.—3844 के मानकों के अनुसार स्थापित किया जाना आवश्यक है।
2. **वेट राइजर सिस्टमः—** प्रस्तावित भवन में वेट राइजर सिस्टम नेशनल बिल्डिंग कोड आफ इण्डिया—2016 के मानकों के अनुसार स्थापित किया जाना आवश्यक नहीं है।

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5. **टैरेस पम्पः**—प्रस्तावित भवन के टैरेस टैंक के पास 900 एल0पी0एम0 क्षमता का टैरेस पम्प स्थापित किया जाना आवश्यक है।
6. **प्राथमिक अग्निशमन उपकरण (फायर एक्सटिंग्यूशर)**:— प्रस्तावित भवन में प्राथमिक अग्निशमन उपकरण (फायर एक्सटिंग्यूशर) आई.एस.—2190:2010 के अनुसार स्थापित कराया जाना आवश्यक है।
7. **एक्जिट साइनेजः**— प्रश्नगत भवन में एक्जिट साइनेज स्थापित किया जाना आवश्यक है।
8. **पी0ए0 सिस्टमः**— पी0ए0 सिस्टम की व्यवस्था का किया जाना आवश्यक है।
9. प्रश्नगत भवन में वैकल्पिक विद्युत श्रोत हेतु जनरेटर की व्यवस्था किया जाना आवश्यक है।
10. प्रश्नगत भवन का बिल्डिंग लाइन के बाहर बेसमेन्ट का जो भी भाग सेटबैक में जा रहा है, उसके लिए नेशनल बिल्डिंग कोड आफ इण्डिया—2016 के पार्ट III के क्लाज 4.6(सी) के अनुसार बेसमेन्ट के स्लैब की लोड वियरिंग क्षमता न्यूनतम् 45 टन रखते हुए उसका प्रमाण पत्र स्ट्रक्चलर इंजीनियर से प्राप्त किया जाना आवश्यक है।
11. बेसमेन्ट से धुआँ निकास हेतु नेशनल बिल्डिंग कोड आफ इण्डिया—2016 पार्ट—IV के क्लाज 4.6. 2 के मानकों के अनुसार मेकैनिकल वेन्टीलेशन में मेकैनिकल एक्सट्रैक्टर व एयर इन्टेक मेकैनिकल साफ्ट के माध्यम से किया जाय।
12. अनुमोदित मानचित्र में विचलन/परिवर्तन/परिवर्द्धन किसी भी दशा में न किया जाय, यदि आवश्यक है तो पुनः अग्निशमन विभाग से मानचित्र अनुमोदित कराना अनिवार्य होगा।

श्री जितेन्द्र सिंह डायरेक्टर मेसर्स—श्री साँई बाबा इन्फ्रा प्रोजेक्ट्स प्रा0लि0 द्वारा आराजी नं0—39, 48के, 79, 80, मौजा—दासेपुर, आराजी नं0—4, 3के, 3केएच, 5के, 5केएच, 7के, 7 केएच, व 27क, मौजा—अनौरा, परगना—अठगाँवा, वाराणसी पर प्रस्तावित अफोर्डेबल हाउसिंग "साँई सिटी" प्रधानमंत्री आवासीय योजना के अन्तर्गत ग्रुप हाउसिंग भवन निर्माण हेतु प्रोविजनल अग्निशमन प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि आवेदक द्वारा उक्त भवन में अग्नि से सुरक्षा सम्बन्धी सभी प्रस्तावित प्राविधान भवन निर्माण एवं विकास उपविधि 2008 एवं यथा संशोधित 2016 तथा नेशनल बिल्डिंग कोड आफ इण्डिया—2016 में उल्लेखित मानकों के अनुसार भौतिक रूप से स्थापित कर तथा भवन का उपभोग करने से पूर्व उनका निरीक्षण/परीक्षण अग्निशमन विभाग से कराकर अन्तिम अग्निशमन अनापत्ति प्रमाण पत्र प्राप्त किया जायेगा।

उपरोक्त शर्तो का पालन नहीं किये जाने पर निर्गत प्रोविजनल अग्निशमन प्रमाण पत्र स्वतः निरस्त समझा जायेगा।

संलग्नक— अनुमोदित मानचित्र।

(राकेश राय)
मुख्य अग्निशमन अधिकारी
वाराणसी

(राकेश राय)
मुख्य अग्निशमन अधिकारी
वाराणसी

02 AUG 2018

प्रतिलिपिः—

1. अग्निशमन अधिकारी, चेतगंज, वाराणसी को उनकी आख्या दिनांकः 30.07.2018 के क्रम में सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।
2. सचिव, वाराणसी विकास प्राधिकारण, वाराणसी को उनके पत्रांकः 129/वि0प्रा0/न0नि0/2018—19 दिनांक 01.06.2018 के क्रम में सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।