

**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.



हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

**ARVIND KUMAR**

57A490F0117CC93F7DEBC709C4B04C4D42A1B931

26-10-2020

निर्गत किये जाने का दिनांक : 26-10-2020

स्थान : LUCKNOW

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



# 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.com

To,

Shri Rajat Pathak,  
Assistant Manager,  
502-502A, 5<sup>th</sup> Floor, Narain Manzil,  
23, Barakhamba Road, New Delhi- 122002

Ref. No. 805/Parya/SEIAA/4916-4331/2020

Date: 10/03 February, 2021

**Sub: Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida, U.P., M/s Rosebery Estate LLP.**

Dear Sir,

Please refer to your application/letter dated 18-12-2020 addressed to the Secretary, SEAC, Directorate of Environment, U.P., Lucknow on the subject as above. The SEAC considered the matter in its meetings held on dated 06-01-2021 and SEIAA considered the matter in its meetings held on dated 05-02-2021.

The committee noted that the environmental clearance for the earlier proposal was issued by SEIAA, U.P. vide letter no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019 for plot area 44,310 m<sup>2</sup> & built-up area 3,52,870.879 m<sup>2</sup>. The project proponent through letter dated 18/12/2020 informed that due to change in design of building the built up area was revised to 3,51,772.82 m<sup>2</sup>. Hence, they applied for amendment in environmental clearance letter dated 30/09/2019.

A presentation was made by the project proponent along with their consultant M/s Perfect Enviro solutions Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The Environmental clearance is sought for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida, U.P., M/s Rosebery Estate LLP.
2. Details of earlier proposal and proposed amendment in E.C letter dated 30/09/2019:

Details/Description	Unit	As per EC granted on 30.09.2019	As per amendment	Impact
Plot Area	m <sup>2</sup>	44310	44310	No impact
GROUND COVERAGE				
Ground Coverage Permissible	m <sup>2</sup>	17724	17724	No impact
Ground Coverage Proposed	m <sup>2</sup>	8862	11078	Increase
F.A.R AREA				
F.A.R permissible	m <sup>2</sup>	155085	155085	No impact
Permissible Green FAR (5% of Permissible FAR)	m <sup>2</sup>	7754.25	7754.25	No impact
Total permissible FAR	m <sup>2</sup>	162839.25	162839.25	No impact
F.A.R PROPOSED				
Proposed Residential FAR	m <sup>2</sup>	162812	158263.15	Decrease
Proposed Commercial FAR	m <sup>2</sup>	-	1550.85	
Proposed Milk Booth FAR	m <sup>2</sup>	-	200	
Proposed Dispensary	m <sup>2</sup>	-	1300	





**Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,  
U.P., M/s Rosebery Estate LLP.**

FAR				
Proposed Nursery School FAR	m <sup>2</sup>	-	1500	
Proposed FAR Area for Meter Room/Guard Room	m <sup>2</sup>	25	25	
Total FAR Proposed- A		162837	162839	Increase
SERVICE AREA				
Permissible Ancillary Area (Service FAR Area i.e. 15% of Permissible FAR)	m <sup>2</sup>	24425.8 8	23262.75	Decrease
Proposed Ancillary Area (Service FAR Area)- B	m <sup>2</sup>	24181.6 2	23262.75	Decrease
NON-F.A.R AREA				
Total Non FAR Area (Podium Balcony+Other Non FAR Area)-C	m <sup>2</sup>	91418.2 5	118081.07	Increase
BASEMENT AREA				
1st level Basement Area	m <sup>2</sup>	36556	38878	Increase
2nd level Basement Area	m <sup>2</sup>	37878	8712	Decrease
Total Basement Area- D	m <sup>2</sup>	74434	47590	Decrease
Built-up Area (A+B+C+D)	m <sup>2</sup>	352870. 87	351772.82	Decrease
Green Area	m <sup>2</sup>	13736.1 (31 % of the plot area)	13736.1 (31 % of the plot area)	No impact
Road Area & Open Area including surface parking	m <sup>2</sup>	21711.9 (49% of the plot area)	19496.4 (44 % of the plot area)	Decrease
No. of Floors	No.	2B+1P+4 5	2B+1P+35	Decrease
No. of Towers	No.	7+2 Club/Community Block	10 Residential Towers + 1 Club + 1 Nursery School + 1 Commercial/Milk Booth Block + 1 Dispensary + 3 Guard Room	Increase (Only one club/community block has been removed)
Level of Basement	No.	2	2	No impact
Height of building	m <sup>2</sup>	155.6	115.45	Decrease
No. of Dwelling Units	No.	1150	1238	Increase
Cost of the project	Rs in Crores	1349.54	1261.65	Decrease
Total Population	No.	7781	12058	Increase
Total water requirement	KLD	628	881	Increase
Fresh water requirement	KLD	396	595	Increase
Treated water reuse	KLD	232	286	Increase
Total waste water	KLD	532	651	Increase

3. Population details:

Population details as per EC dated 30.09.2019





**Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,  
U.P., M/s Rosebery Estate LLP.**

Details	Unit	Population
Resident	No.	6842
Staff (Shop)	No.	67
Cafe(Visitors)	No.	128
Visitors	No.	744
<b>Total Population</b>	<b>No.</b>	<b>7781</b>

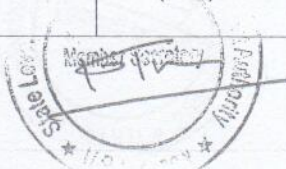
Population Details after Amendment		
Details	Unit	Population
<b>Dwelling Units:</b>		
	2BHK=387	1,935
	3BHK=548	3,288
	4 BHK=236	1,652
	5BHK=67	469
Total Residents in Dwelling unit	Nos.	7344
Visitors (10%)	Nos.	735
<b>Club (1.4 m<sup>2</sup>/person)</b>		
Staff	Nos.	199
visitors	Nos.	1,792
Total Club	Nos.	1991
<b>Commercial (3 m<sup>2</sup> /person)</b>		
Staff	Nos.	79
visitors	Nos.	713
Total Commercial	Nos.	792
School (4 m <sup>2</sup> /person+20%)		600
<b>Dispensary (3 m<sup>2</sup>/person)</b>		
Staff	Nos.	60
visitors	Nos.	536
Total Dispensary	Nos.	596
<b>Total Population</b>	<b>Nos.</b>	<b>12058</b>

**4. Salient features of the project:**

Total Power load	KW	9090
No. of DG Sets	KVA	2 x 2250 KVA + 1 X 1010 KVA + 2 x 630 KVA (Total Capacity 6670 KVA)
No. of Rainwater harvesting pits	No.	8
Total water Requirement	KLD	881
Fresh Water Requirement	KLD	595
Waste Water Generation	KLD	651
Treated water reuse	KLD	286
STP Capacity	KLD	900
Total Solid Waste Generation	Kg/day	4012
Parking Requirement	ECS	2049
Parking Provision	ECS	2100
EMP Cost	Rs	Capital cost - Rs 459 Lakhs Recurring cost - Rs 17 Lakhs

**5. Water calculation details after amendment:**

Particulars	Population (Nos.)	Factor (LPCD)	Total water Requirement (KLD)	Domestic (KLD)	Flushing (KLD)	Waste water generation (KLD)
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**Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,  
U.P., M/s Rosebery Estate LLP.**

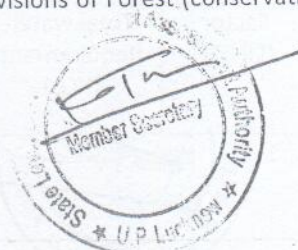
Resident	7,344	86	632	478	154	
Staff	338	45	15	8	7	
Visitors (club, commercial & dispensary)	3,041	15	46	15	31	
School	600	45	27	15	12	
Visitor tower	735	15	11	4	7	
Subtotal	12058 nos.		731 KLD	520 KLD	211 KLD	
Waste water				416 KLD	211 KLD	627 KLD
Swimming pool and water body			50			NIL
Cooling			10			2
Misc			3			2
Filter backwash			25			20
Gardening			62			NIL
TOTAL			881 KLD			651 KLD

The project proponent requested to amend the environmental clearance dated 30/09/2019 as per above project details.

The committee discussed the matter and recommended to amend the environmental clearance letter no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019 as per above project details.

Based on the recommendations of the State Level Expert Appraisal Committee meeting held on 06-01-2021 on the above said project, the State Environment Impact Assessment Authority in its meeting dated 05-02-2021. Wherein, SEIAA agreed with the recommendations of the SEAC to grant the prior Environmental Clearance to the proposed project along with all the general and specific conditions as suggested by the SEAC. In addition to the conditions imposed by SEAC the SEIAA added following additional specific conditions:-

1. The project proponent shall submit the details of solar power plant and solar electrification details within the project within the next 3 months.
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 the details on quantification of year wise CER activities along with cost and other details within the next 3 months. The 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 the details of estimated construction waste generated during the construction period and its management plan within the next 3 months.
5. The project proponent shall submit the details of segregation plan of MSW within the next 3 months.
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. To reuse the water for irrigation, sprinkler and drip irrigation system shall be installed and maintained with the 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 the municipal sewer line.
7. The project proponent will ensure that a proper dust control management is practiced during the construction phase 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 the water harvesting pits and carbon sequestration parks / designed ecosystems.
9. The project proponent shall obtain the forest clearance and permission of Central and State Government as per law under the provisions of Forest (conservation) Act, 1980 before the start of work.

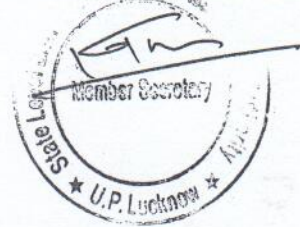




Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,  
U.P., M/s Rosebery Estate LLP.

10. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.
11. If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.

Rest all the other contents mentioned in EC letter no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019 shall remain same.



(Ashish Tiwari)  
Member Secretary, SEIAA

Ref. No...../Parya/SEIAA/4916-4631/2019      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, G.B. Nagar, U.P.
6. Director, Department of Geology & Mining, U.P. Lucknow.
7. Copy for Web Master/Guard file.

(Ashish Tiwari)  
Member Secretary, SEIAA

**ROSEBERRY ESTATE LLP****LLPIN: AAH-9841**

3<sup>rd</sup> Floor, UM House,  
Tower A, Plot No.35, Sector 44,  
Gurugram, Haryana, 122001  
Tel: +91-124-4956150  
Website: www.godrejproperties.com

**TO WHOMSOEVER IT MAY CONCERN PROJECT NAME: GODREJ WOODS – PHASE III**

Dear Sir/s,

We, Roseberry Estate LLP, (ID No:- AAH-9841) (PAN – AAXFR1552K), a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 3rd Floor, UM House, Tower A, Plot No. 35, Sector - 44, Gurgaon, Haryana hereby state that:

Due to the limited alternatives available to pick from the drop down menu at the RERA site, the Promoter/Developer has selected "Other" as Apartment/Flat type under the "Plan Details" section of the RERA Application Form. It is clarified that the "Other" option is used to represent custom unit typologies such as "3BHK+Utility," which are not specified in the drop down menu and which the Promoter/Developer cannot edit or change.

To determine the specific flat/apartment type, read the carpet area of the Unit in the RERA Application Form and match it to the Unit Typology for various units as shown in the table below:

Block No.	Flat/ Apartment/ Shop/Plot type as on UPRERA Website	Flat/Apartment Type (Unit Configuration/ Typology used in Marketing Brochure)	Unit Carpet Area (RERA Carpet Area) (sqm)	No. of Balcony	Total Area of Balcony (RERA Exclusive Area) (sqm)
<b>Regia (Tower-9)</b>	Other	3 BHK + Utility (Type-1/2)	125.0	3	40.6
	Other	4 BHK + Utility (Type-1/2)	162.9	4	39.9
	Other	3 BHK + Utility (Type-3/4)	138.1	3	34.9
	Other	3 BHK + Utility (Type-5)	131.5	3	35.6
	Other	2 BHK + Utility (Type-1)	96.0	2	36.3
<b>Plumeria (Tower-10)</b>	Other	4 BHK + Utility (Type-3)	171.7	4	49.4
	Other	4 BHK + Utility (Type-4)	170.5	4	49.8
	Other	5 BHK + Utility	193.2	5	52.8
	Other	3 BHK + Utility (Type-6)	144.1	3	46.5

FOR ROSEBERRY ESTATE LLP



AUTHORISED SIGNATORY

DATE: 22/Dec/2021

PLACE: NOIDA

