

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vinod Khatri-1, Gomti Nagar, Lucknow - 226 010

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To,

Mr. Ankush Tyagi,

Director,

M/s T & T Infrazone Pvt. Ltd.,

506, Vrindavan Greens Appt., Plot No. 20/21,

Opp. IIME College, Sahibabad, Ghaziabad, U.P.-201005

Ref. No. 285/Parya/SEAC/3911/2017

Date: 31 March, 2018

Sub: Environmental Clearance for Group Housing Project Plot No.-3/SP-03, Sector-03, Siddharth Vihar, Tehsil & District- Ghaziabad, U.P., M/s T & T Infrazone Pvt. Ltd. -Regarding

Dear Sir,

Please refer to your application/letters 14-12-2017 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s Voyants Solutions Pvt. Ltd, in the SEAC meeting dated 24-02-2018.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting has informed to the SEAC that:-

- 1- The Environmental Clearance is sought for Group Housing at Plot no. Plot No. 03/SP 03, Sector 03, Siddharth Vihar, Ghaziabad, U.P. M/s T&T Infrazone Pvt. Ltd
- 2- Project is spread over area of 20,494.00 sq m (5.064 acres) and will have built-up area of 1,11,813.51 sq m
- 3- Project involves development of 5 Towers named A, B, C, D and E along with community centre and convenient shops
- 4- Tower D has been entirely proposed for developing of EWS & LIG residential units.
- 5- Total number of general dwelling units will be 633 whereas 64 EWS and 64 LIG units will be developed for the economically weaker section of the society
- 6- Salient Features Of Project:-

Description	Existing
Plot Area	20,494.00 sqm
Built up Area	1,11,813.54 sqm
Green Area	4,771.66 sqm @ 23.28% of Total Plot Area
Total Water Requirement	366 KLD
Fresh Water Requirement	241.5 KLD
Wastewater Generation	297 KLD
Capacity of STP	356 KLD
Solid Waste Generation	2101 kg/day
Parking Required & Provided	799 ECS & 1170 ECS
Power Demand & Source	2,390 kVA (by Paschimanchal Vidyut Vitaran Nigam Limited)
Back up	1,390 kVA (1 x 750 kVA + 2 x 320 kVA)
RWH Pits	5 pits

7. Area statement :-

S. No.	Particulars	Description	Area (in m ²)	Percentage (%)
1.	Plot Area		20,494.00	100
2.	Permissible Ground Coverage	(@ 35% of total plot area)	7,172.9	35



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M/S T & T Infrastructure Pvt. Ltd.

3.	Proposed Ground Coverage	1 @ 20.05% of total plot area		4,108.57	20.05
4.	Total Permissible FAR	1. Permissible F.A.R as per 2.5	51,235.00	58,660.75	
		2. Permissible 5% Facility of F.A.R Area	2,561.75		
		3. Required Incentive F.A.R for EWS and LIG	4864		
		4. Permissible F.A.R for Convenient Shop	512.35		
		(@ 1% of Permissible F.A.R)			
5.	Total Proposed FAR	Proposed Residential FAR	55,062.19	57,818.01	
		Proposed F.A.R for Convenient Shops	231.41		
		Extra Facilities Area in FAR Area	2,524.41		
6.	Total Non FAR Area	1. Total Basement Area	33,718.48	45,215.51	
		2. Total Fire Stair Case Area	2,251.59		
		3. Guard Room Area	3.20		
		4. Machine Room Area	201.60		
		5. Community Area	713.78		
		6. ESS Area	174.67		
		7. UGT Area	85.16		
		8. Balcony Area	7,599.93		
		9. Mumty	201.60		
		10. STP Area	122.66		
		11. Stairs to Basement	142.84		
7.	EWS/ LIG Area (free from F.A.R)			8,780.02	
8.	Total Built-up Area			1,11,813.54	
9.	Open area	@ 79.95% of Net Plot Area		16,385.43	79.95%
10.	Proposed Green Area	@ 23.28% of Total Plot Area		4,771.66	23.28
11.	Permissible No. of Dwelling Units	@ 330 units per hectare		676	
12.	Proposed No. of Dwelling Units			633	
13.	Total required no of EWS units	10% of Proposed Units(633) = 64		64	
14.	Total required no of LIG units	10% of Proposed Units(633) = 64		64	
15.	Maximum Height of the Building			86.6 m	

B. Built-Up Area Detail :-

S.No.	Particulars	Area (m ²)
1.	Residential F.A.R	55,062.19
2.	Basement Area	33,718.48
3.	Community Area	713.78
4.	Convenient Shops	231.41
5.	Balcony Area	7,599.93
6.	Facility Areas	2,524.41
7.	Guard Hut	3.20

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8.	ESS Area	
9.	U.G.T. Area	174.67
10.	LIG & EWS Area (including Non F.A.R area)	85.16
11.	Mumty	8,780.02
12.	Machine Room	201.60
13.	S.T.P	201.60
14.	Stairs to Basement	122.66
15.	Fire stair case area	142.84
	Total	2,251.59
		1,11,813.54m ²

9- Population Details:-

Category	Units/Area	Person per unit	Population
Residential	633	5	3,165
EWS & LIG	128	5	640
Maintenance Staff	at 5% of residential population		190
Visitors/Floating	at 10% of residential population		380
Commercial/Convenient and Community Centre (staff)	945.19	3 m ² per person	315
Grand Total			4,690

10- Water Requirement :-

S. No.	Description	Total Area (m ²)	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	Domestic Water				
(a)	Residential Water Requirement				
	Residents		3,165	86	272.19
	EWS & LIG		640	86	55.04
	Maintenance Staff		190	30	5.70
	Visitor/Floating		380	15	5.70
(b)	Commercial/Convenient shopping and Community Centre (staff)		315	30	9.45
	Total Domestic Water Demand				348.081 Say 348 KLD
B.	Horticulture	4771.66		3 lt /m ² /day	14.31
C.	DG Sets	1390 kVA		0.9 lt/kVA/h	7.50
	Total Water Requirement (A + B)				369.81 say 370 KLD

11- Waste Water Calculation :-

Domestic Water Requirement	348 KLD
Total Fresh Water Requirement (@ 70 % of domestic)	241.5 KLD
Flushing (@ 30 % of domestic)	103.5 KLD
Wastewater Generated (@ 80% fresh domestic water + 100% flushing)	193.2 + 103.5 = 296.7 KLD Say 297 KLD

12- Solid waste generation :-

S. No.	Category	kg per capita per day	Waste generated (kg/day)
1.	Residents	3,765 @ 0.5 kg/day	1,882.5
2.	Maintenance Staff (Maintenance + Convenient Shops + Community Centre)	503 @ 0.25 kg/day	125.75

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M/I T & Infrazone Pvt. Ltd.

3.	Visitors	380 @ 0.15 kg/day	56.4
4.	Landscape waste (50.64 acres)	@ 0.2 kg/acre/day	1.012
5.	STP Sludge		35.34
TOTAL SOLID WASTE GENERATED			2.101kg/day

13- Parking proposed :-

Parking	Parking Area-sq m	Parking Area per ECS	Total parking Provided (ECS)
Upper Basement	15815.02	32	494
Lower Basement	15870.48	32	495
Open Parking (including visitors parking & LIG)			181
Total Parking Area			1170 + Parking for 64 Two Wheelers

14- Rain water harvesting :-

Type of Area	Area (in m ²)	Coefficient of run-off	Peak rainfall intensity during one hour of rainfall (mm)	Rain water harvesting potential/hour (m ³ hr)
Roof-top area	4,108.57	0.90	0.05	184.88
Green Area	4,771.66	0.20	0.05	47.71
Paved Area	11,613.77	0.65	0.05	377.44

Total storm water load on the site with per hour retention is = 610.02 m³/hr

Taking the effective length, breadth and depth of de-silting pit and recharge pit as (5×1.75×2) and (4×1.75×1) respectively.

Volume of a single combined structure of de-silting pit & recharge pit = 17.5 m³ × 7 m³ = 24.5 m³

Hence no. of recharge pit = 5 pits

Hence no. of pits proposed

152.50/24.5

= 6.22 Pits.

6 Pits

Pits Proposed

15- Hard green area will be provided in 4,771.66 m² (@23.28% of total plot area), which will enhance the beauty of the site and help combat air and noise pollution.

16- Power requirement for the project is 2390 kVA. 2 Nos. of transformer of capacity 1600 kVA each will be provided.

17- Source of power will be Paschimanchal Vidyut Vitaran Nigam Limited (PVVNL).

18- Three Nos. DG sets of total capacity 1390 kVA (1 × 750 kVA & 2 × 320 kVA) will be provided at the project site for power back up.

19- The height of the DG Stacks will be 92.6 meter.

20- DG sets will be provided with acoustic enclosure to reduce the noise level and CPCP norms will be complied to check the pollution.

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 24/02/2018 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 07/03/2018 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general and 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.

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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 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.

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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 habitation 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 programme 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 programmes 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

EC for Group Housing Project Plot No. 3/2/P-03, Sector-03, Vidhansabha Vihar, Tehsil & District, Ghaziabad, U.P.
M/s T & T Infrazone Pvt. Ltd.

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 CSR activities along with cost and other details. CSR activities must not be less 2% of the project cost. The CSR 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 reused maximum for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function.
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. Emergency exit should be provided.
9. On line monitoring of STP should be carried out.
10. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy.
11. 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.
12. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
13. 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.
14. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
15. 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.
16. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
17. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
18. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.
19. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 20016.
20. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
21. 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.
22. 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.

L.C. for Group Housing Project Plot No. 3/PP-01 Sector-03, Siddharth Vihar, Tehsil & District-Ghaziabad, U.P.
M/s T & T Infracon Pvt. Ltd.

23. Bio medical waste management shall be followed as per the Bio-Medical Waste (Management and Handling) Rules, 2016. Special attention to be given for Mercury waste management and disposal.
24. Necessary permissions should be sought for use and safe disposal of radioactive materials. Procedural protocol prescribed by competent authority should be followed for the same.
25. Corporate Social Responsibility (CSR) phase wise plan along with budgetary provision amounting to 2% of the total project cost shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
26. No parking shall be allowed outside the project boundary.
27. 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.
28. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
29. For any extraction of ground water, prior permission from CGWA shall be taken.
30. 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.
31. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
32. 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.
33. 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.
34. 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.
35. 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 area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
36. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
37. 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.
38. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
39. Convenient shops, bank, canteen, post office and medicine shops etc to be provided within complex.
40. RW/RW to be done only from roof top. Arrangement shall be made that waste water and storm water do not get mixed.
41. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
42. Authorization certificate is to be obtained from Pollution Board and you cannot hold bio medical waste more than 24 hours.
43. All the internal drains are to be covered till the disposal point.

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M/s T B T Infrazone Pvt. Ltd.

44. 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.

No construction/operation is to be started without obtaining Prior Environmental Clearance. 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 Ghaziabad in case of violation; it would not be effective and would automatically be stand cancelled.

The project proponent has to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of the violation this permission shall automatically be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically 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, failing which the Clearance shall automatically 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/3911/2017 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, Ghaziabad.
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

342110-111

कार्यालय संयुक्त निदेशक फायर सर्विस - मुख्यालय उ०प्र० लखनऊ
पत्रांक. 47 / जे०डी०/ फा०स०/ लखनऊ-17(गाजि०)/100.
तथा मे

दिनांक: 20-3-2017

विशेष कार्याधिकारी एवं वास्तुविद नियोजक,
उत्तर प्रदेश आवास एवं विकास परिषद
लखनऊ।
विषय: मैसर्स टी० एण्ड टी० इन्फ्राजोन प्रा०लि० मूखण्ड स्वामी उ०रेतवे दूर संवार सहकारी आवास समिति लि० द्वारा प्लॉट नम्बर-03/एसपी-1
सेक्टर-03 सिद्धार्थ विहार गाजियाबाद में प्रस्तावित गुप हाऊसिंग भवन के निर्माण हेतु मानचित्रों की अनुज्ञा हेतु प्रोविजनल अग्निशमन
अनापत्ति प्रमाण पत्र निर्गत किये जाने के सम्बन्ध में।

सन्दर्भ: यूआईडी-2017/28256/जीजेडबी/गाजियाबाद/1936/जे०डी०।
महोदय,

कृपया उपरोक्त विषयक अपने पत्र संख्या: 562/नि०प्रा०-50/2016-17/का०नि०-5 दिनांक: 06-03-2017 का सन्दर्भ ग्रहण करने पर
कष्ट करे, जिसके माध्यम से प्रश्नगत प्रस्तावित हाऊसिंग भवन के निर्माण हेतु भवन के मानचित्रों की अनुज्ञा हेतु प्रोविजनल अग्निशमन अनापत्ति प्रमाण पत्र निर्गत
किये जाने का अनुरोध मुख्य अग्निशमन अधिकारी गाजियाबाद से किया गया है।

उक्त के अनुपालन में मानचित्रों एवं प्रस्तुत अभिलेखों का परीक्षण अग्निशमन अधिकारी कोतवाली गाजियाबाद श्री आर०के० यादव द्वारा
किया गया तथा उनकी संस्तुति आख्या पत्रांक: आर-10/एफएसके/2017 दिनांक: 15-03-2017 का परीक्षण सुसंगत मानकों के अनुसार कर वरिष्ठ पुलिस
अधीक्षक गाजियाबाद को अधीक्षता में कमेटी पुलिस अधीक्षक नगर एवं मुख्य अग्निशमन अधिकारी गाजियाबाद श्री अश्व रजन शर्मा द्वारा अपनी संस्तुति आर०
दिनांक: 15-03-2017 उपनिदेशक फायर सर्विस मेरठ परिक्षेत्र मेरठ को प्रेषित की गयी जिसका सुसंगत मानकों के अनुसार परीक्षण कर उनके द्वारा अपनी संस्तुति
आख्या इस कार्यालय को उपलब्ध करायी गयी तथा रागरत अभिलेखों का सुसंगत मानकों के अनुसार परीक्षण अधोहस्ताक्षरी द्वारा किया गया जिराका होवर
निम्नवत है:-

भवन की संरचना:-

कुल प्लॉट एरिया-20.494.00 वर्गमीटर।

1-प्रस्तावित भूतल कवर्ड एरिया-3962.53 वर्गमीटर।

2-प्रस्तावित अपर बेसमेन्ट एरिया-16.859.24 वर्गमीटर।

3-प्रस्तावित लोअर बेसमेन्ट एरिया-16.859.24 वर्गमीटर।

स्को का नाम	तलों की संख्या	भूतल कवर्ड एरिया वर्ग मी०।	ऊँचाई मी०	स्टेयर केसों की संख्या व चौड़ाई मी०।
टावर "ए"	02 बेस+भू०+26	867.62	82.10	02 स्टेयर केस 1.75.1.50 मी० चौड़ाई
टावर "बी"	02 बेस+भू०+26	533.14	82.10	02 स्टेयर केस 1.75.1.50 मी० चौड़ाई
टावर "सी"	02 बेस+भू०+11	781.98	37.10	02 स्टेयर केस 1.75.1.50 मी० चौड़ाई
टावर "डी"	02 बेस+रिट०/कॉम०+20	437.88/231.41/669.29	64.10	02 स्टेयर केस 1.75.1.50 मी० चौड़ाई
इंडप्लूएस/एलआईजी				
टावर "ई"	02 बेस+भू०+26	865.17	82.10	02 स्टेयर केस 1.75.1.50 मी० चौड़ाई
कम्यूनिटी	02 बेस+भूतल+2	245.33	10.10	01 स्टेयर केस 2.00 मी० चौड़ाई

भवन का अधिभोग एवं हैजार्ड:- प्रश्नगत भवन का अधिभोग आवासीय अपार्टमेन्ट, (एन०बी०सी०-2005 की ए-4 श्रेणी) के अन्तर्गत वर्गीकृत किया गया है।

दावागत व्यवस्था:-

1-पहुँच मार्ग:- प्रश्नगत भवन के सामने मानचित्रों में 50.00 मीटर चौड़ा रोड प्रदर्शित है।

2-प्रवेश द्वार:- प्रश्नगत भवन के मानचित्रों में प्रवेश द्वार की चौड़ाई 09.00 मीटर प्रदर्शित है।

3-सीट बैंक:- 10-अधभाग-24.00 मीटर।

बी-प्लॉटभाग-20.277 मीटर।

सी-पार्श्व प्रथम-16.025 मीटर।

डी-पार्श्व द्वितीय-16.275 मीटर।

उपरोक्तानुसार भवन के सीट बैंक भवन विनियामकली 2008 यथा सशोधित 2011 के अनुसार है। टावरों के चारों तरफ अग्निशमन वाहन की
प्रवेशक्षमता हेतु 09.00/6.00 मीटर चौड़ाई का हाईड्रान्टोस (गुप्त मोटरबलुत मार्ग) प्रदर्शित है। जिससे सदैव अवरोध मुक्त आगन दूर रखा जायेगा। इससे किसी
प्रकार का स्थायी/अस्थायी निर्माण कार्य अनुमत्त नहीं होगा।



- 4-**निकास मार्ग**:-प्रश्नगत भवन में उपरोक्त तालिकानुसार स्टेयर कैस प्रस्तावित है। जिनकी पलोर के समस्त स्थानों से ट्रेवलिंग डिस्टेंस अधिकतम अनुमन्य त के अन्तर्गत है। भवन का निर्माण पूर्ण होने पर स्टेयर की चौड़ाई मानचित्र में प्रदर्शित चौड़ाई से कम नहीं होनी चाहिये। प्रत्येक टावर की फायर स्टेयर पर 01 घ फायर रेटिंग का फायर वैक डोर स्थापित किया जाना अनिवार्य होगा।
- 5-**रिफ्यूज एरिया**:- प्रश्नगत भवन रिफ्यूज एरिया हेतु प्रत्येक फ्लैट में बालकनी का प्राविधान किया गया है, जो एन0बी0सी0 मानक के अनुसार है। प्रस्तावित **अग्निशमन सुरक्षा व्यवस्था**:-
- 1-**भूगर्भगत टैंक**:-प्रश्नगत भवन में प्रस्तावित दो अदद पम्पसेट हेतु दो-दो लाख लीटर के दो अदद भूगर्भगत टैंक मानकों के अनुसार स्थापित कराया जा प्राविधानित है।
- 2-**फायर पम्प**:-प्रस्तावित भवन में दो अदद पम्प सेट्स हेतु प्रत्येक पम्प रूम में (2280 एलपीएम के दो अदद मेन पम्प व समान क्षमता का डीजल फायर पम्प त जॉली पम्प क्षमता 180 एलपीएम) का प्राविधान किया जाना प्राविधानित है।
- 3-**होजरील मय डाउन कमर**:-प्रश्नगत भवन में प्रत्येक तल पर होजरील लैण्डिंग वाल्व मय होज बाक्स, होज पाइप एवं ब्राच पाइप आईएस 3844 मानकों अनुसार स्थापित कराया जाना प्राविधानित है।
- 4-**वेटरसाइजर सिस्टम**:-प्रश्नगत भवन में वेटरसाइजर सिस्टम का प्राविधान मानकों के अनुसार कराया जाना प्राविधानित है।
- 5-**यार्ड हाइड्रेंट सिस्टम**:-प्रश्नगत भवन में यार्ड हाइड्रेंट सिस्टम का प्राविधान मानकों के अनुसार कराया जाना प्राविधानित है।
- 6-**ऑटोमेटिक स्प्रिंकलर सिस्टम**:-प्रश्नगत सम्पूर्ण भवन में ऑटोमेटिक स्प्रिंकलर सिस्टम का प्राविधान एन0बी0सी0 मानकों के अनुसार कराया जाना प्राविधानित है।
- 7-**आटोमेटिक डिटेक्शन सिस्टम**:-प्रश्नगत भवन में 60 मीटर से अधिक ऊंचाई के टावरो में ऑटोमेटिक डिटेक्शन सिस्टम का प्राविधान एन0बी0सी0 मानकों अनुसार कराया जाना प्राविधानित है।
- 8-**मैन्युअल आपरेटिड इलेक्ट्रिक फायर अलार्म सिस्टम**:-प्रश्नगत भवन में मैन्युअल आपरेटिड इलेक्ट्रिक फायर अलार्म सिस्टम का प्राविधान मानकों के अनुसार कराया जाना प्राविधानित है।
- 9-**टैरिस टैंक**:-प्रश्नगत भवन के प्रत्येक टावर की टैरिस पर 10,000 लीटर क्षमता के टैरिस टैंक मानकों के अनुसार प्राविधानित है।
- 10-**फायर एक्सटिंग्यूशर**:-प्रश्नगत भवन में आई0एस0 2190 मानक के अनुसार फायर एक्सटिंग्यूशर्स का प्राविधान कराया जाना प्राविधानित है।
- 11-**एग्जिट साइनेज**:- प्रश्नगत सम्पूर्ण भवन में एग्जिट साइनेज मानकों के अनुसार स्थापित कराया जाना प्राविधानित है।
- 12-**स्मोक एक्सट्रैक्शन सिस्टम**:-प्रश्नगत भवन के बेसमेंट में मैकेनिकल वेंटिलेशन/स्मोक एक्सट्रैक्शन सिस्टम एन0बी0सी0 मानकों के अनुसार स्थापित कराया जाना वाछनीय है।
- 13-**पी0ए0 सिस्टम**:- सम्पूर्ण भवन के समस्त टावरो में पी0ए0 सिस्टम एन0बी0सी0 मानक के अनुसार प्राविधानित/वाँछनीय है।
- 14-**कम्पार्टमेंटेशन**:- प्रश्नगत भवन के बेसमेंट में कम्पार्टमेंटेशन एन0बी0सी0 मानक के अनुसार प्राविधानित/वाँछनीय है।
- 15-**प्रेशराइजेशन**:- प्रश्नगत भवन में आवश्यक स्थानों पर प्रेशराइजेशन एनबी0सी0 के मांग-4 के बिन्दु संख्या-4.10 से 4.10.7 के निर्देशानुसार किया जायेगा।
- 16-प्रश्नगत भवन में इमरजेन्सी/स्केप लाइटिंग एन0बी0सी0-2005 पार्ट-4 में उल्लेखित प्राविधानों के अनुसार कराया जाना आवश्यक होगा।
- 17-भवन में निर्माण के पश्चात व उपयोग से पूर्व भवन में अधिष्ठापित अग्निशमन प्रणाली के कुशल संचालन व सदैव कार्यशील बनाये रखने हेतु एन0बी0सी0 पार्ट-4 के प्रस्तर सी0-5, सी-6, सी-7, सी-8 एवं सी-9 में उल्लेखित मानकों का पालन अनिवार्य होगा।
- 18-भवन के सम्पूर्ण अग्निशमन प्रणाली फायर लिफ्ट, स्टेयरकेसों व कोरीडोर की लाइटों को वैकल्पिक उर्जा स्रोत से पृथक विद्युत लाइन समोजित किया जाना आवश्यक होगा।

अतः उपरोक्तानुसार संस्तुति आख्याओं के आधार पर मैसर्स टी0 एण्ड टी0 इन्फ्राजोन प्रा0लि0 भूखण्ड स्वामी उ0रेलवे दूर संचार सहकारी आवास समिति लि0 द्वारा प्लॉट नम्बर-03/एसपी-03, सेक्टर-03 सिद्धार्थ बिहार गाजियाबाद में प्रस्तावित गुप हाऊसिंग भवन के निर्माण हेतु प्रोवीजनल अग्निशमन अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि आवेदक द्वारा भवन/इकाई में अग्नि से सुरक्षा सम्बन्धी सभी प्राविधान भवन निर्माण एवं विकास उपविधि-2010 तथा नेशनल बिल्डिंग कोड ऑफ इण्डिया-2005 में उल्लेखित मानकों के अनुसार कराये जायेंगे तथा भवन के निर्माणोपरान्त भवन का प्रयोग करने से पहले भवन में अग्नि से सुरक्षा व्यवस्थायें मानकों के अनुसार स्थापित कर उनका निरीक्षण/परीक्षण अग्निशमन विभाग से कराकर रथाई अग्निशमन अनापत्ति प्रमाण पत्र प्राप्त किया जायेगा अन्यथा निर्गत किया जा रहा भवन निर्माण हेतु अस्थाई अनापत्ति प्रमाण पत्र स्वतः ही निरस्त समझा जायेगा।

संलग्नक: अनुमोदित मानचित्र।

(अरविन्द कुमार)
संयुक्त निदेशक, फायर रॉमिंग
3050 लखनऊ
1050 मकर

- प्रतिनिधि 1-उपनिदेशक फायर सर्विस मेरठ परिक्षेत्र को उपरोक्तानुसार अनुपालनार्थ।
- 2-मुख्य अग्निशमन अधिकारी जनपद गाजियाबाद को उपरोक्तानुसार अनुपालनार्थ।
- 3-अग्निशमन अधिकारी कोतवाली गाजियाबाद को उपरोक्तानुसार अनुपालनार्थ।
- 4-मैसर्स टी0 एण्ड टी0 इन्फ्राजोन प्रा0लि0 द्वारा प्लॉट नम्बर-03/एसपी-03, सेक्टर-03 सिद्धार्थ बिहार गाजियाबाद को उपरोक्तानुसार अनुपालनार्थ।

Tele: 23010231/5215

Regd Post

Directorate of Ops (ATS)
Air Headquarters
Vayu Bhawan, Rafi Marg
New Delhi -110106

Air HQ/S 17726/4/ATS (Ty BM-MMDCCCXCIX)

11 Jun 19

M/s T&T Infrazone Pvt Ltd
Plot No. 3/SP-03
✓ Sector-3, Sidharth Vihar
Ghaziabad-201009

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application on the subject.
2. The application has been examined within provisions mentioned under section 5(2) of Gazette of India GSR 751 (E) read in conjunction with sub section (1) clause (o) & clause (r) of sub section 2 of section 5 read with section 9 A of Aircraft Act 1934, Works of Defence Act 1903 and other relevant orders on the subject. Air Headquarters has no objection for construction of building with a reduced height of 111.90 M AGL or 321 M AMSL (including crane height) at Plot No. 03/SP-03, Sector-03, Sidharth Vihar, Ghaziabad subject to following conditions:-
 - (a) The NOC is for construction of building and cannot be used as document for any other purpose/claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
 - (e) Vertical extent (highest point) of the building(s) proposed at coordinates mentioned overleaf shall not exceed 111.90 M AGL or 321 M AMSL (including crane height) whichever is lower. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightning Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corner No	Latitude	Longitude	Site Elevation
A	28° 39' 12.95" N	77° 24' 02.07" E	207.30 M
B	28° 39' 08.59" N	77° 24' 01.11" E	207.10 M
C	28° 39' 11.90" N	77° 23' 55.15" E	203.90 M
D	28° 39' 14.24" N	77° 23' 55.64" E	209.10 M
Centre	28° 39' 12.11" N	77° 23' 58.36" E	204.10 M

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

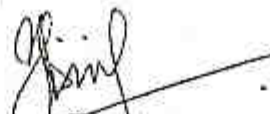
(g) A proper garbage disposal system shall be ensured by the applicant prior to the construction of buildings for the purpose of avoiding bird activity.

(h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to AOC, AF Station Hindan and Command ATC Officer, HQ Western Air Command, IAF, Subroto Park, New Delhi-110010. **Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.**

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

Yours sincerely,



(YK Dixit)

Group Captain

Group Captain Operations ATS