



**UTTAR PRADESH POLLUTION CONTROL BOARD**  
**Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010**  
**Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com**

**Validity Period :26/07/2023 To 25/07/2028**

**Ref No. :-**  
**188607/UPPCB/Ghaziabad(UPPCBRO)/CTE/GHAZIABAD/2023**

**Dated:- 26/07/2023**

**To ,**

Shri NAVRANG KUMAR  
M/s MS ENVYRONS INFRASTRUCTURE PRIVATE LIMITED  
Plot no 4BS/2(GH-02) Siddharth vihar yojana, Ghaziabad, U.P., GHAZIABAD,  
GHAZIABAD

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

Please refer to your Application Form No.- 21985112 dated - 12/07/2023. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

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

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
N/a	Megawatt	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Group Housing Project	00

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
0	Megawatt	0	0

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

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	GDA	137.64
Other	STP	64.99

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	203.0

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Diesel	6	DG set
Diesel	6	DG set
Diesel	4.8	DG set

5. For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.

3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 25/07/2028 to the Board.

4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.

5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.

6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.

**Specific Conditions:**

1. Project shall not install any borewell without prior NOC from UPGWD as per proposal project shall use water from municipal supply. If borewell required then project shall obtain prior NOC and provide the NOC of UPGWD for extracting ground water to Board.
2. Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended.
3. Project shall install/modify Sewage Treated Plant of 190 KLD proposed as per proposal & treated water shall be used in flushing, Horticulture etc. and obtain NOC from competent authority before discharged into sewer line.
4. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
5. Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
6. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
7. Project shall comply the order passed by Hon'ble NGT time to time.
8. This consent to establish is valid for Group housing project for total plot area 12000 sqm and proposed built-up area is 108892.77 sqm.
9. Project shall install acoustic enclosures on proposed DG Sets 2x750 KVA & 600 KVA with adequate stack height as per CPCB norms.
10. Project shall use clean fuel as far as possible.
11. Project shall not start gaseous emission & sewage generation without prior consent of the board.
12. All construction activities shall be according to authority guidelines and after approval or approved plan.
13. This CTE is valid for the Establishment of unit only as mentioned above. In case of any change in production capacity, process, raw materials use etc. the unit will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board.
14. The project shall comply with various Waste Management Rules as notified by MoEF&CC i.e. Plastic Waste Management Rules, 2016, Solid Waste Management Rules, 2016, Hazardous and Other Wastes (Management and Transboundary) Rules, 2016, E-waste (Management) Rules, 2016, Construction and Demolition Waste Management Rules, 2016.
15. Project shall not use ground water in construction activities. Only CSTP/STP treated water shall be used.
16. Project shall be developed/constructed as per approved map from competent authority and submit approved plan to Board.
17. Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
19. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
20. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.
21. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
22. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
23. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
24. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
25. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
26. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.

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

28. Under the Noise Pollution (Regulation and Control) Rule 2000, the industry shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A).

29. The project shall provide adequate arrangement for fighting the accidental leakages/ discharge of any air pollutant/gas/liquid from the vessel, machinery etc. which are likely to cause fire hazard including environmental pollution.

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

31. Project shall ensure carbon offsetting as per Government Order (Environment Department) issued vide letter no. H17259/ 183/55-2-2018/09(writ)/ 2016 dated 15.03.2018.

32. A good housekeeping shall be maintained both within the project and in the premises. All hoods, pipes, valves, sewers and drains shall be leak proof. Floor washings shall be admitted into the effluent collection system only and shall not be allowed to find their way into storm drains or open areas.

33. Separate power connection with energy meter shall be provided for the Pollution Control Equipment's and record of power consumption and chemicals consumption for the operation of pollution control equipment shall be maintained separately.

34. The applicant shall furnish to the visiting officer and / or the Board any information regarding the construction, installation or operation of the effluent treatment system/ air pollution control equipment / secured storage area of Hazardous Waste and such other particulars as may be pertinent for preventing and controlling pollution.

35. The industry shall comply with ambient air quality standards of SO<sub>2</sub> - 80 g/m<sup>3</sup>; NO<sub>x</sub> - 80 g/m<sup>3</sup>; PM<sub>2.5</sub> - 60 g/m<sup>3</sup>; PM<sub>10</sub> - 100 g/m<sup>3</sup>; and other parameters as notified by MoEF & CC, GOI vide notification No. GSR 826(E), dated 16.11.2009 during operational phase of the project.

36. Concealing the factual data or submission of false information / fabricated data and failure to comply with any of the conditions mentioned in this order may result in withdrawal of this order and attract action under the provisions of relevant pollution control Acts.

37. The project is liable to pay compensation for any environmental damage caused by it, as fixed by the Hon'ble Supreme Court, High Court, National Green Tribunal, Central Pollution Control Board and Uttar Pradesh Pollution Control Board.

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

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

40. Project shall not establish Hot Mix Ready Mix/Wet Mix Plant without prior permission of Board.

41. Project shall comply all the conditions of EC from SLEIAA, UP dated 01.07.2023.

42. The project shall submit undertaking regarding all standards and guidelines for stack emission, effluent discharge and mitigation measures to control air, water and land pollution as per OM dated 27/02/2020.

43. Unit shall comply all the condition CAQM direction No-73.

44. Unit shall submit Bank Guarantee of Rs. 10 Lakh valid up to 02 years minimum, within 01 month from the issue of this CTE, failing which this CTE may be deemed void.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 26/08/2023 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

CEO-1

Dated:- 26/07/2023

Copy To -

Regional Officer, UPPCB, Ghaziabad.



## मिशन LiFE - पर्यावरण के लिए जीवन शैली

(Lifestyle For Environment )

जनसहभागिता का सन्देश



- स्वच्छता - देशसेवा में अपने परिवेश की स्वच्छता हेतु अपना मक्किय योगदान सुनिश्चित करें
- सकल्प लें - एकल उपयोग प्लास्टिक उत्पाद जैसे कप, तस्तरी, चम्मच, स्ट्रॉ, ईयरबड्स आदि का उपयोग न हो एवं पर्यावरण अनुकूल विकल्पों जैसे कागज/पत्तों से बने दोने या कटलरी को प्राथमिकता दी जाय ।
- एकल उपयोग प्लास्टिक उत्पाद के प्रयोग को रोकने एवं प्लास्टिक बैग के बजाय कपड़े के थेले का उपयोग करने मात्र से 375 मिलियन टन ठोस (प्लास्टिक) कचरे का उत्पार्जन बनाया जा सकता है
- चक्रीय अर्थव्यवस्था (सर्किलर इकोनॉमी) का समुनित वार्यान्वयन वर्ष 2030 तक लगभग 14 लाख करोड़ रुपये की अतिरिक्त बचत उत्पन्न कर सकता है । बेस्ट / अपशिष्ट फेकने के पूर्व भोजे, ये किसी का संसाधन तो नहीं ...?
- अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को कचरे में फेकने से रुकें । इसके उपयुक्त निस्तारण हेतु इसे प्राथिकृत ई - बेस्ट रीमाइकलर को दें । प्राथिकृत ई-रीमाइकिलग इकाई में अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को देने मात्र से 0.75 मिलियन टन तक ई-कचरे का पुनर्उत्करण किया जा सकता है । एवं ई-कचरे के विषम पर्यावरणीय दुष्प्रभाव से बचा जा सकता है
- बाहर जाते समय - भोजे कि क्या आपको बास्तव में परिवहन की आवश्यकता है - वह भी क्या व्यक्तिगत रूप में ? द्वाटी दूरी के लिए पैदल चलना पसंद करें, अथवा सम्भव हो तो कार पूल के रूप में संसाधन को साझा करे अथवा सार्वजनिक परिवहन पर विचार करें
- घरेलू स्तर पर कम से कम ठोस अपशिष्ट का उत्पार्जन करें और इनका प्र्याक्षिकरण करें
- उपयोगी शेष खाद्य सामग्री आपके स्वयं प्रयास अथवा निकटस्थ मक्किय स्वयं मेवी संस्थाओं की सहायता में समाज के चर्चित वर्ग तक पहुंचाई जा सकती है । वहीं अनुपयोगी भोजन / खाद्य सामग्री को कंपोस्ट (दर्मा कमोस्ट) करने से 15 अरब टन भोजन को नष्ट होने से बचाया जा सकता है
- ध्यान रखें - उपयुक्त नल और शावर के उपयोग से पानी की खपत को 30 - 40% तक कम किया जा सकता है । एवं उपयोग में न होने पर नलों को बंद रखने मात्र से 9 ट्रिलियन लीटर पानी बचाया जा सकता है
- ट्रैफिक लाइट/रेलवे क्रॉसिंग पर कार/स्कूटर के इंजन बंद करने मात्र से 22.5 विलियन kWh तक ऊर्जा की बचत हो सकती है
- परम्परागत बल्ब के स्थान पर CFL का उपयोग विजली की खपत में प्रभावी कमी लाते हैं । उपयोग में न होने पर विजली उपकरणों को बंद करें । स्टार रेटेड विद्युत उपकरणों के उपयोग को प्राथमिकता दें

हमारे द्वारा अपनी जीवन शैली की प्राथमिकताओं का उन्नित और पर्यावरण अनुकूल पुनर्निर्धारण समाज और पर्यावरण के प्रति हमारा दायित्व है ।

# PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)*

ENVIRONMENTAL  
CLEARANCE



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), UTTAR PRADESH)

To:

The -1

ENVYRONS INFRASTRUCTURE PRIVATE LIMITED

G-56, Basement, Pushkar Enclave, Paschim Vihar, New Delhi-110063 - 110063

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UP/INFRA2/425083/2023 dated 06 Apr 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038UP110348
2. File No.	7767
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Revision & Expansion of the Group Housing Project "Vaastu Homes" at Plot No.4BS/2(GH-02), Siddharth Vihar Yojana, Ghaziabad, U.P. by M/s Envryons Infrastructure Private Limited
7. Name of Company/Organization	ENVYRONS INFRASTRUCTURE PRIVATE LIMITED
8. Location of Project	UTTAR PRADESH
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

(e-signed)  
Member Secretary  
Member Secretary  
SEIAA - (UTTAR PRADESH)

Date: 01/07/2023

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*



## State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.  
Vineet Khand-1, Gomti Nagar, Lucknow-226010  
E-Mail- doeupko@yahoo.com, seiaau@ yahoo.com  
Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/INFRA2/425083/2023 & SEIAA, U.P File no-7767

**Sub: Environmental Clearance for Proposed Revision & Expansion of Group Housing Project "Vaastu Homes" at Plot No. 4BS/2(GH-02), Siddharth Vihar Yojana, Ghaziabad, U.P., M/s Envyrons Infrastructure Private Limited.**

Dear Sir,

This is with reference to your application / letter dated 06-04-2023 & 08-05-2023 on above mentioned subject. The matter was considered by 752<sup>nd</sup> SEAC in meeting held on 18-05-2023 and 739<sup>th</sup> SEIAA meeting held on 09-06-2023.

A presentation was made by the project proponent along with their consultant M/s Ambiental Global Pvt. Ltd to SEAC on 18-05-2023.

### Project Details Informed by the Project Proponent and their Consultant

The project proponent, through the documents and presentation gave following details about their project –

1. The environmental clearance is sought for Revision & Expansion of Group Housing Project "Vaastu Homes" at Plot No. 4BS/2(GH-02), Siddharth Vihar Yojana, Ghaziabad, U.P., M/s Envyrons Infrastructure Private Limited.
2. Environmental clearance for the existing project was issued by MoEFCC, Govt. of India vide letter no. F.No. 21-298/2017-IA-III dated 28<sup>th</sup> November, 2017 for the plot area: 12000 sqm. & built-up Area: 87082.10 sqm.
3. Salient features of the project:

S.N.	Description	Proposed details
1.	Geographical Co-ordinates	Latitude: 28°39'9.05"N, Longitude: 77°24'19.61"E
2.	Plot Area	12000 Sq. mtr.
3.	Built-up Area	108892.77 Sq.mtr.
4.	Green Area	1207.36 Sq.m 154 numbers of tree proposed to be planted
5.	Estimated Water Requirement with source: Construction Phase Operational Phase	100 KLD source :nearby CSTPs 202.63 KLD Fresh water- 137.64. KLD, source- Municipal Supply Treated water-64.99 KLD , source- STP
6.	Estimated wastewater generation and treatment	157.86 KLD (STP with capacity of 190 KLD based on MBBR)
7.	Power Demand and Source Power Back-up	2243.32 kVA by Uttar Pradesh Power Corporation Limited (UPPCL). 3 No. of D.G sets 2100 kVA (2x750 + 1x600)
8.	Solid Waste Generation	In operation phase total 1114.20 Kg/day
9.	Parking Facilities Required Total Parking required Total Parking Proposed	Required: 482 ECS. Provided: 731.62 ECS.

10.	RWH Pits	5 pits
11.	Project Cost	381 crores
12.	Project Completion Date	December, 2028

4. Comparative area statement:

S.No.	Particulars	As per EC Accorded Area(m <sup>2</sup> )	Revision & Expansion Area (m <sup>2</sup> )
1.	Total Plot Area	12000	12000
2.	Built Up Area	87082.10	108892.77
3.	Total Dwelling Units	688 units Residential: =568 EWS and LIG= 120	411 units Residential: =287 EWS and LIG= 124
4.	No. of Tower	4	3

5. Water requirement details:

S.No.	Description	Total Area (m <sup>2</sup> )	Total Occupancy	Rate of water demand (LPCD)	Total Water Requirement (KLD)
<b>A. Domestic Water</b>					
<b>(a) Residential Water Requirement</b>					
General Flats 287 Units @5 Person	Fresh	1435	65	93.28	
	Flushing	1435	21	30.14	
EWS & LIG 124 Units@5 Person	Fresh	620	65	40.30	
	Flushing	620	21	13.02	
Maintenance Staff	Fresh	103	20	2.06	
	Flushing	103	10	1.03	
Visitor/Floating	Fresh	206	5	1.03	
	Flushing	206	10	2.06	
<b>(b) Commercial Water Requirement</b>					
Staffs	Fresh	15	20	0.30	
	Flushing	15	10	0.15	
Visitors	Fresh	135	5	0.67	
	Flushing	135	10	1.35	
B.	Horticulture	1207.36		6 lt./sqm/day	7.24
C.	DG Cooling				10
<b>Total Water Requirement</b>					<b>202.63</b>

6. Waste water details:

Particulars	KLD
Fresh Water Requirement	137.64
Flushing Water Requirement	47.75
Wastewater Generated (@ 80% fresh domestic water + 100% flushing + 100% Filter Backwash)	157.86
STP capacity	190 KLD

7. The project proposal falls 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 18-05-2023 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 09-06-2023 and recommended grant of environmental clearance on the proposal as above alongwith

standard environmental clearance conditions prescribed by MoEF&CC, GoI and following additional conditions;

**Additional Conditions:**

1. Under any circumstances no sewage shall be discharged in Hindon river.
2. 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.
3. 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 EC is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
4. A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work.
5. 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.
6. 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.
7. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.
8. PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six month to residents / occupants of the building.
9. EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.
10. DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.
11. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
12. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
13. 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 and also comply with the other directions in the above writ petition.
14. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place inside the boundary as per project.
15. No parking should be allowed on the roadside and outside the premises.
16. Odour free technology should be explored for the STP and also aromatic plantation to be done around the STP area to prevent the odour problem. The treated water of STP shall be used for different uses and also for irrigation purposes according to the requirement. No treated effluent is permitted to discharge outside the storm drain / sewer line without permission of concerned authorities.

**Standard Environmental Clearance Conditions prescribed by MoEF&CC:**

1. Statutory compliance:

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:
  1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
  2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
  3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
  4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
  5. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
  6. Wet jet shall be provided for grinding and stone cutting.
  7. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
  9. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
  10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
  11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water quality monitoring and preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems, use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems, use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no related water shall be disposed into municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.

19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention:
  1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
  2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
  3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
5. Energy Conservation measures:
  1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
  2. Outdoor and common area lighting shall be LED.
  3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
  4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
  5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
  6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
6. Waste Management:
  1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
  2. Disposal of muck during construction phase shall 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.
  3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8. 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 27th August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:

1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport:

1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b. Traffic calming measures.
  - c. Proper design of entry and exit points.
  - d. Parking norms as per local regulation.
2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State

Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

**9. Human health issues :**

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. 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, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

**10. Corporate Environment Responsibility:**

1. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

**11. Miscellaneous:**

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
9. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
13. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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 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.

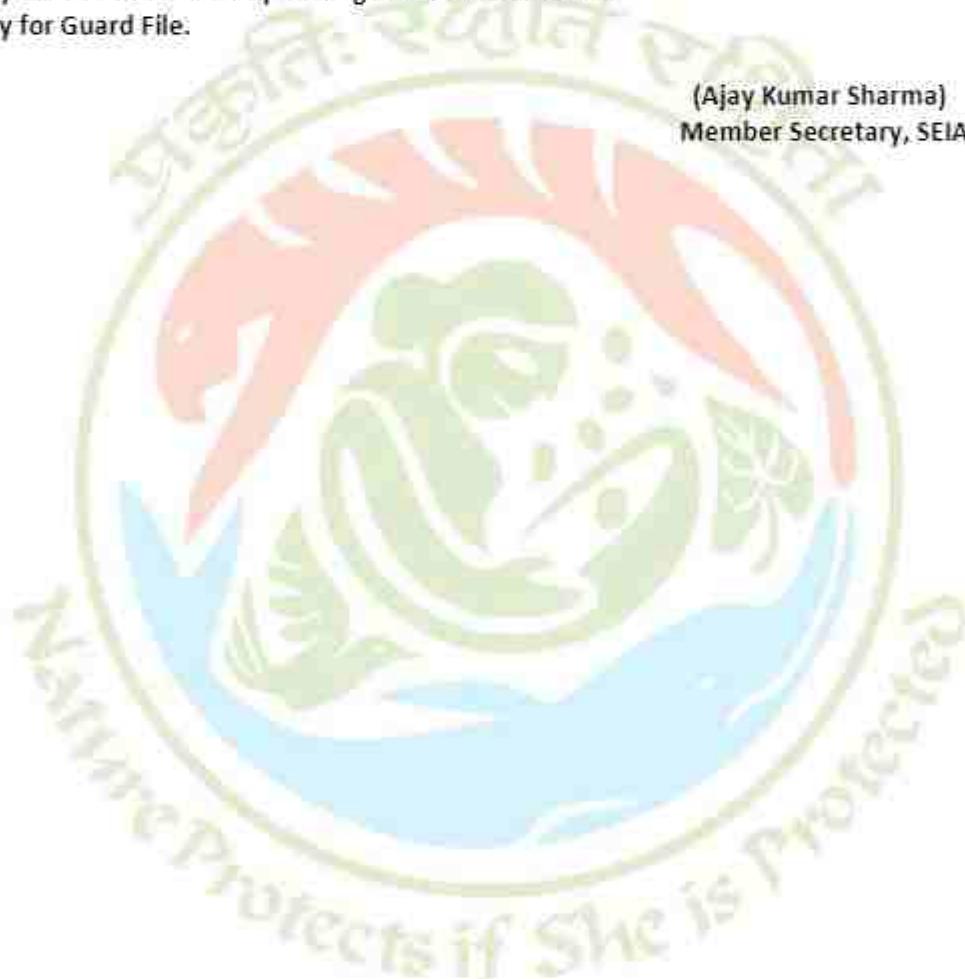
Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

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.

Copy, through email, for information and necessary action to –

1. Additional Chief Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integ rated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)
4. District Magistrate, Ghaziabad.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.

(Ajay Kumar Sharma)  
Member Secretary, SEIAA



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

यूआईडी संख्या : UPFS/2023/87680/GZB/GHAZIABAD/5269/JD

दिनांक : 28-06-2023

प्रमाणित किया जाता है कि मैसर्स **ENVYRONS INFRASTRUCTURE PVT. LTD.** पता **PROPOSED RESIDENTIAL COMPLEX AT PLOT No. 4BS-2,(GH-02), SIDDHARTH VIHAR YOJNA,GHAZIABAD** तहसील - **GHAZIABAD** प्लाट एरिया 12000.00 sq.mt (वर्गमीटर),

कुल कवर्ड एरिया 106888.96 (वर्गमीटर), ब्लाकों की संख्या 2 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	बसेमेन्ट की संख्या	ऊँचाई
TOWER AR 03 BASEMENT GROUND AND 38 FLOOR	39	3	141.50 mt.
TOWER ER 03 BASEMENT STILT AND 10 FLOOR	10	3	33.30 mt.

है। भवन का अधिभोग मैसर्स **ENVYRONS INFRASTRUCTURE PVT. LTD.** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **ENVYRONS INFRASTRUCTURE PVT. LTD.** 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 :** अग्निशमन अधिकारी एवं मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भोतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार के आधार पर अनापत्ति प्रमाण पत्र निर्गत किया जा रहा है।



हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

**AMAN SHARMA**

6F3173ACF1282848601D36130C6B4188B05EE040

02-07-2023

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



AAI/RH8/NR/ATM/NOC/2022/309/1235-38

भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/030422/658385

प्रालिक का नाम एवं पता

M/s Envyrons Infrastructure Pvt Ltd

दिनांक/DATE:

07-06-2022

OWNERS Name &amp; Address

G-56, Basement, Pushkar Enclave, Paschim Vihar, New Delhi - 110063

वैधता/Valid Up to:

06-06-2030

ड्रॉगर्ड की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) (समीक्षा)  
No Objection Certificate for Height Clearance (Review)

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविपा) द्वारा प्रदल दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रवालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।  
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तवित संरचना के निम्न पर कोई आपत्ति नहीं है।

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

अनापत्ति प्रमाणपत्र अंडराई/ NOC ID	SAFD/NORTH/B/030422/658385
आवेदक का नाम / Applicant Name*	Bimal Kumar Srivastava
स्थल का पता / Site Address*	Plot No. 4/BS-02/02, Siddharth Vihar, Ghaziabad, Uttar Pradesh, Ghaziabad, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 39 06.71N 77 24 17.52E, 28 39 08.91N 77 24 17.98E, 28 39 10.83N 77 24 18.36E, 28 39 10.62N 77 24 20.02E, 28 39 06.29N 77 24 21.10E, 28 39 08.06N 77 24 21.43E, 28 39 10.30N 77 24 21.84E
स्थल की ऊँचाई एमएसएल मीटर में (जौसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	201.32 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (जौसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	401.32 M

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

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

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

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

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

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

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

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

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

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

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



# भारतीय विमानपत्तन प्राधिकरण

## AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/030422/658385

व) अनापत्ति प्रमाण पत्र जारी करना, भारतीय व्यापार कानून 1934 के सेक्शन 9-A तथा इसके अंतर्गत समय समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विक्रेता) के अधीन हैं।

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".

ल) कोई भी रेडियो, टीवी एन्टीना, ताइटनिंग अरेस्टर, सीट्रिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्न उपस्कर पैरा 2 में उल्लेखित अनुमय अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

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

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

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

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

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

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

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

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

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

ঢ) ডে মার্কিং তথ্য সহায়ক বিশুট আপুর্তি সহিত নাইট লাইটিং (ডার্জিলি ভারত কোর্প বেবসাইট [www.dgca.nic.in](http://www.dgca.nic.in) পর উপলব্ধ) নাগর বিমানন আবশ্যকতার প্রেক্ষিতা 'বী' পার্ট।

সেক্ষণ-৪ কে পেট্র ৬ তথ্য অনুলমক ৬ মে বিনিটিপ্ট দিশানির্দেশী কে অনুসার উপলব্ধ করাই জারিগী।

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

ঢ) প্রক্রিয়া কোর্প নকশে কে অনুমোদন সহিত অন্য সম্পূর্ণ উৎপন্ন প্রাধিকরণ কে বিমানক্ষেত্র সে তেনা আবেদক কোর্প জিম্মেদারী হোগী, ক্ষয়েক ইস উচ্চার্হ হেনু অনাপত্তি প্রমাণপত্র লেনে কা উদ্দেশ্য সুরক্ষিত এব নির্যামিত বিমান প্রচালন সুনির্ধিত করনা হৈ তথ্য ইসে ভূমি কে স্থানিত আদি সহিত কিসী অন্য উদ্দেশ্য/ দাবৈ কে লিএ দস্তাবেজ কে রূপ মে প্রযোগ নহী কিয়া জা সকতা।

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

ঢ) ইস অনাপত্তি প্রমাণপত্র আইডি কো মূল্যাকন I.G.I Airport, Meerut, Rohini Heliport, Safdarjung Airport, Sikandrabad বিমানক্ষেত্রে কে সংবং মে কিয়া গয়া হৈ। যেহ অনাপত্তি প্রমাণপত্র ভারতীয় বিমান পত্তন প্রাধিকরণ কে বিমানক্ষেত্র ও অন্য লাইসেন্স প্রাপ্ত সিদিল বিমানক্ষেত্রে, জো জী. এস. আর. ৭৫১ (ই) জী. এস. আর. ৭৭০ (ই) দ্বাৰা সংশোধিত কে অনুসূচী - III, অনুসূচী - IV (ভাগ - I), অনুসূচী - IV (ভাগ - 2, কেবল RCS হুবাই অনু) ও অনুসূচী - VII মে সুচীবদ্ধ হৈ, কে লিএ জারী কিয়া গয়া হৈ।

m. This NOC ID has been assessed with respect to the I.G.I Airport, Meerut, Rohini Heliport, Safdarjung Airport, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

ঢ) যদি স্থল রক্ষণ বিভাগ কে বিমান ক্ষেত্র কে অধিকার ক্ষেত্র মে আতা হৈ, জেসা কি জীএসআর ৭৫১ (ই) কো অনুসূচী-V মে সুচীবদ্ধ হৈ, তো আবেদক কো রক্ষণ বিভাগ সে অলগ সে অনাপত্তি প্রমাণপত্র লেনা হোতা হৈ। জীএসআর ৭৫১ (ই) জী. এস. আর. ৭৭০ (ই) দ্বাৰা সংশোধিত কে নিয়ম 13 কে অনুসার, আবেদকো কো উন স্থলো কে লিয়ে, জো জীএসআর ৭৫১ (ই) জী. এস. আর. ৭৭০ (ই) দ্বাৰা সংশোধিত কে অনুসূচী - IV (ভাগ - 2, আরসীএস হুবাই অনু) কে অলাবা, কে রূপ মে সুচীবদ্ধ বিনা লাইসেন্স বালৈ বিমান ক্ষেত্র কে অধিকার ক্ষেত্র মে আতা হৈ, তো সংবংত রাজ্য সরকার সে ভী অনাপত্তি প্রমাণপত্র লেনে কী আবশ্যকতা হৈ।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

ঢ) অনাপত্তি প্রমাণ পত্র (এনওসী) কো কিসী ভী বৃটিভ্যাস্যা কো স্থিতি মে অগোজী অনুবাদ হী মান্য হৈগা।

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

ঢ) স্থল কো ঊঁচাই ওয়া স্থলনা কো ঊঁচাই কে কিসী ভী লিচাদ মে অনুময অধিকতম ঊঁচাই এমএসএল মে হী মান্য হোগী।

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

ঢ) যহ এনওসী পহলে জারী কিএ গএ এনওসী কো স্থান লেতা হৈ।

ঢ) This NOC supersedes the previously issued NOC.



क्षेत्र का नाम / Region Name: उत्तरNORTH

पदनामित अधिकारी/Designated Officer	मन्मिंदर सिंह / Manminder Singh ग्रान्यल (एटीएम) / General Manager (ATM) वायरल ऑफिस रांगपुर / Airports Authority of India गुग्राम रोड, नई दिल्ली ११० ०३७ / Operational Offices, RHQ (ATM) गुग्राम रोड, नई दिल्ली ११० ०३७ / Gurugram Road, New Delhi, Delhi-37	
नाम/पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	7/6/22	SANT KUMAR MGRC ATM)
द्वारा तैयार Prepared by	Sant Kumar 07/06/2022	Dheeraj Kumar DGM (ATM)

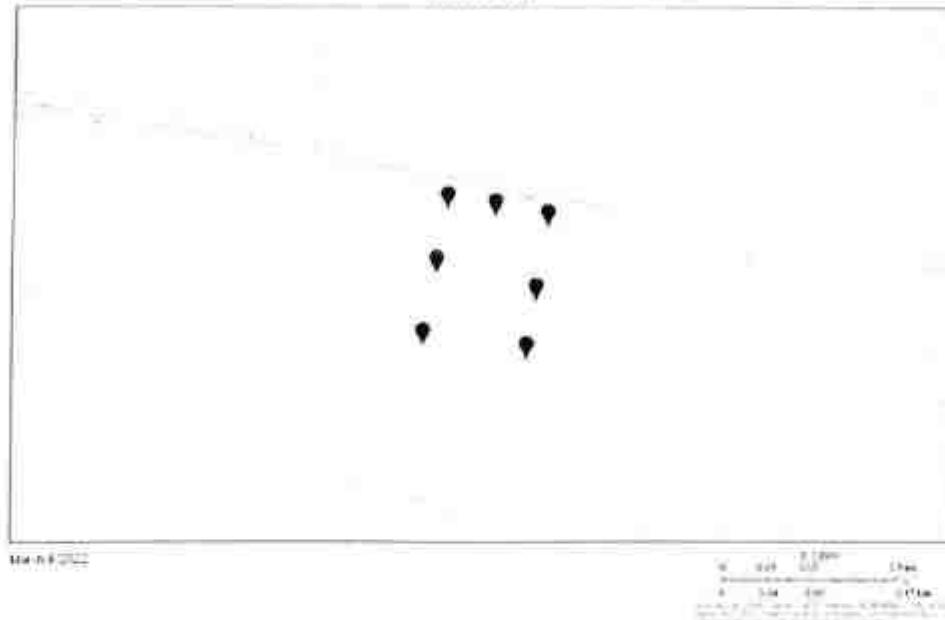
ईमेल आईडी / EMAIL ID : noc\_nor@aai.aero  
फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्न

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

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
LGI Airport	30080.03	71.07
Meerut	38495.39	222.23
Rohini Heliport	35619.47	106.87
Safdarjung Airport	20757.83	67.79
Sikandrabad	41190.65	312.82
NOCID	SAFD/NORTH/B/030422/658385	

Street View





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/030422/658385

Satellite View





भारतीय विमानपत्तन प्रबंधिकरण  
AIRPORTS AUTHORITY OF INDIA

File No. AAI/RHQ/NR/ATM/NOC/2020/309/1235-38

Copy to:-

1. The Vice Chairman, Delhi Development Authority, I.N.A., Vikas Sadan, New Delhi-110023
2. The Chief Executive Officer, Delhi International Airport, New Uddan Bhawan, I.G.I Airport Terminal -3, New Delhi-110037.
3. Guard file.



MOHAMMAD SALMAN ALI

10

Stamp Vendor

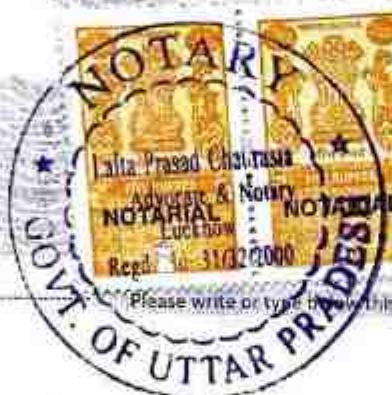
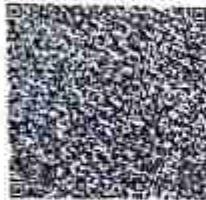
UP14090904

Mobile No.: 9958843095

Base Certificate No.  
Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

: IN-UP77764230360041W  
: IN-UP77809890757917W  
: 09-Sep-2024 02:28 PM  
: NEWIMPACC (SV)/ up14090904/ GHAZIABAD SADAR/ UP-GZB  
: SUBIN-UPUP1409090452329257726817W  
: ENVYRONS INFRASTRUCTURE PVT LTD  
: Article 4 Affidavit  
: Not Applicable  
:  
: ENVYRONS INFRASTRUCTURE PVT LTD  
: Not Applicable  
: ENVYRONS INFRASTRUCTURE PVT LTD  
: 10  
(Ten only)

सत्यम् व जयते



## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Navrang Kumar S/o Krishan Kumar Mittal R/o J-94, 2<sup>nd</sup> Floor, Reserve Bank Enclave, Paschim Vihar, West Delhi, Delhi - 110063 authorized signatory and Director of the promoter namely Envyrons Infrastructure Pvt. Ltd. regarding the Application for REGISTRATION OF PROJECT to the name of "VAASTU HOMES" situated at Plot no. 4/BS-02/02, Siddharth

10/09/2024  
LATA PRAKASH CHAURASIA  
ADVOCATE & NOTARY  
LUCKNOW U.P. (INDIA)

Statutorily Attest: 31/32/2000

1. The authenticity of this Stamp certificate should be verified at [www.stampitguru.com](http://www.stampitguru.com) or using e-Stamp Mobile App or Stampitguru App. Any discrepancy in the details on this Certificate and as available on the e-Stamp / Mobile App renders it invalid.  
2. The onus of checking the legitimacy is on the users of the certificate.  
3. In case of any discrepancy please inform the Competent Authority.

Vihar Yojna, Ghaziabad, Uttar Pradesh, having application ID No. ID1091172

I, Navrang Kumar, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title of the land on which the development of the said project is proposed.
2. That this is in reference of your letter no. 0409247/यूपी-रेता/परिवर्तनी/2024-25 dated 04-09-2024
3. That As per your query no. 2, ER Tower is not named EWS-LIG.
4. That As per the sanction plan. EWS-LIG is clearly mentioned as a separate tower.
5. That we are also giving this UNDERTAKING that Tower ER is the tower for EWS-LIG units only.

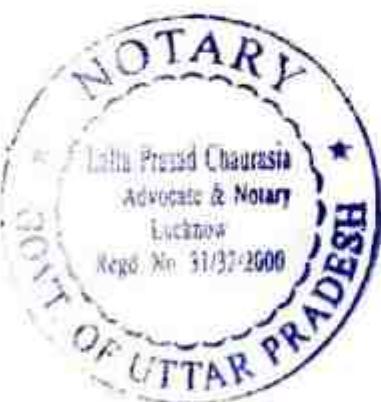


**DEPONENT**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by the Deponent therefrom.

Verified on 09 day of September, 2024.



**DEPONENT**

Signature/Thumb Attested  
10/9/2024  
LALIT PRAKASH KASRI  
ADVOCATE & NOTARY  
LUCKNOW, U.P. (INDIA)  
Regd. No. 31/37/2000



Identify the document/Instrument  
and has/have Signed/Attested me

**INDIA NON JUDICIAL**

IN-UP77808490456008W

**Government of Uttar Pradesh**

e-Stamp

**MOHAMMAD SALMAN ALI**

Stamp Vendor

UP14090904

210

Licence No: UP14090904

Mobile No.: 9958843095

Base Certificate No.  
 Certificate No.  
 Certificate Issued Date  
 Account Reference  
 Unique Doc. Reference  
 Purchased by  
 Description of Document  
 Property Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount(Rs.)

: IN-UP77764230360041W  
 : 09-Sep-2024 02:27 PM  
 : NEWIMPACC (SV)/up14090904/ GHAZIABAD SADAR/ UP-GZB  
 : SUBIN-UPUP1409090452331821224647W  
 : ENVYRONS INFRASTRUCTURE PVT LTD  
 : Article 4 Affidavit  
 : Not Applicable  
 :  
 : ENVYRONS INFRASTRUCTURE PVT LTD  
 : Not Applicable  
 : ENVYRONS INFRASTRUCTURE PVT LTD  
 : 10  
 : (Ten only)

लाल्हापान अधिकारी

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Navrang Kumar S/o Krishan Kumar Mittal R/o J-94, 2<sup>nd</sup> Floor, Reserve Bank Enclave, Paschim Vihar, West Delhi, Delhi - 110063 authorized signatory and Director of the promoter namely Envyrons Infrastructure Pvt. Ltd. regarding the Application for REGISTRATION OF PROJECT to the name of "VAASTU HOMES" situated at Plot no. 4/BS-02/02, Siddharth Vihar Yojna, Ghaziabad, Uttar Pradesh, having application ID No. ID1091172

*10/9/2024*  
**LALITA PRABAD CHAURASIA**  
 ADVOCATE & NOTARY  
 LUCKNOW U.P. (INDIA)  
 Pract. No 31/32/2000

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at [www.ashleystamp.com](http://www.ashleystamp.com) or using e-Stamp Mobile App of Stamps India.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The price of issuing the legitimacy is on the basis of the certificate.
- In case of any discrepancy, please inform the Competent Authority.

*Navrang Kumar*

I, Navrang Kumar, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title of the land on which the development of the said project is proposed.
2. That this is in reference of your letter no. 0409247/गृष्णी-रेता/परियोगी/2024-25 dated 04-09-2024.
3. That refer your query no. 5, as per the MCA index of charges data, it seems that there is a loan on the firm. Clarify about any loan, mortgage or lien on land.
4. That the charges seems at MCA index are not the charge or loan on land.
5. That we are also giving this UNDERTAKING that the loan seems at MCA index are CAR loan and other loans are already closed.
6. That We are also enclosing the Latest MCA index with satisfaction of charge with date of satisfaction.



**DEPONENT**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by the Deponent therefrom.

Verified on 09 day of September, 2024.



**DEPONENT**



Signature/Thumb Attested

LALITA PRASAD CHAURASIA  
ADVOCATE & NOTARY  
LUCKNOW (U.P.) (INDIA)  
Regd. No. 31/32/2000

Identify the deponent/accuser  
and has/have Signed/Dealt with me

10/9/24