

## प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/43769/GZB/GHAZIABAD/3075/CFO

दिनांक: 29-01-2022

प्रमाणित किया जाता है कि मैसेज **ARADHYAM BUILDERS** (भवन/प्रतिष्ठान का नाम) पता **ARADHYAM-2 AT KHASRA No. 945m, 946m, 954, VILLAGE- DASNA, NH-24, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **20249.63 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **71143.14** (वर्गमीटर), प्लॉट की संख्या **4** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	सेसमेंट की संख्या	ऊँचाई
BLOCK 1 HOTEL COMMERCIAL RESIDENCE	10	1	38.85 mt.
BLOCK 1 TOWER B AND C	15	1	44.95 mt.
BLOCK 2 TOWER D AND E	12	1	37.47 mt.
BLOCK 3 EWS AND NURSERY SCHOOL AT GROUND AND 02 FLOOR	13	0	36.85 mt.

है। भवन का अधिभोग मैसेज **ARADHYAM BUILDERS** 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 अनापति 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 अनापति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसेज **ARADHYAM BUILDERS** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** उक्त भवन को पूर्व में यूआईडी नम्बर UPFS/2022/42326/GZB/GHAZIABAD/2993/CFO पर अनापति प्रमाण पत्र निर्गत किया गया है जिसमें सहबन एरिया सम्बन्धी त्रुटि होने के कारण आवेदक द्वारा किये गये पुनः आवेदन पर संशोधित अनापति प्रमाण पत्र निर्गत किया जा रहा है।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके अभाव पत्र जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)

(मुख्य अग्निशमन अधिकारी)



Digitally Signed By  
(SUNIL KUMAR SINGH)

[041385455087A3F51D5ACB26194051C1EABA41A4]

02-02-2022

निर्गत किये जाने का दिनांक : 02-02-2022

स्थान : GHAZIABAD

Office of the  
Executive Engineer  
Electricity Urban Distribution Division- 9  
Paschimanchal Vidyut Vitran Nigam Ltd.  
33/11K.V. Sub-station, Udhog Kunj,  
N.H.-24 Ghazlabad  
CIN No. U31200UP20035GCO27458



कार्यालय  
अधिशायी अभियन्ता  
विद्युत नगरीय वितरण खण्ड-नवम्,  
पश्चिमांचल विद्युत वितरण निगम लि०  
33/11के०वी० सब-स्टेशन, उद्योग कुंज  
एन०एच०-24 गाजियाबाद (उ०प्र०)  
Mobile No.: 9193320190  
eeeuud9ghzb@gmail.com  
दिनांक:- 28/10/21

पत्रांक:- 2683 / वि०न०वि०ख०-नवम् / गा०बाद

विषय- खसरा न० 945, 946 एवं 954 ग्राम डासना, गाजियाबाद पर मै० आरध्या बिल्डर्स द्वारा प्रधानमंत्री आवास योजना के अन्तर्गत प्रस्तुत ग्रुप हाउसिंग मानचित्र पर आपत्ति/अनापत्ति के सम्बन्ध में।

नगर नियोजक,  
गाजियाबाद विकास प्राधिकरण,  
विकास पथ गाजियाबाद।

उपरोक्त विषयक आपके कार्यालय पत्रांक 4024 दिनांक 03.09.2021 का सन्दर्भ ग्रहण करने का कष्ट करें। प्रस्तावित ले आउट के साथ प्रस्तुत मानचित्र के सापेक्ष आंकलित द्वारा स्वीकृति प्राप्त होने के पश्चात नियमानुसार भार निर्गत किया जायेगा। इलेक्ट्रिसिटी कोड 2005 में दिये गये प्रावधानों तथा प्रशासन द्वारा समय समय पर किये गये प्रावधानों के अनुरूप इस क्षेत्र के विद्युत तंत्र का विकास विकासकर्ता को सुनिश्चित करना होगा।

इसके निर्माण पर विद्युत विभाग को कोई आपत्ति नहीं है।

पत्रांक:- / वि०न०वि०ख०-नवम् (गा०बाद)  
1. प्रतिलिपि:- मै० आरध्या बिल्डर्स को सूचनार्थ हेतु प्रेषित।

(गुलशन गोयल)  
अधिशायी अभियन्ता  
दिनांक:-

(गुलशन गोयल)  
अधिशायी अभियन्ता



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

To,

The Partner  
M/S ARADHYAM BUILDERS  
R2/177, Raj Nagar Ghaziabad -201017

**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/MIS/255415/2022 dated 07 Feb 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC22B038UP110104  |
| 2. File No.                                   | 6924  |
| 3. Project Type                               | New   |
| 4. Category                                   | B2  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                            | Proposed Affordable housing (PMAY)<br>Project "ARADHYAM-2" at Khasra<br>no.945M,946M & 954, Village-Dasna,( NH<br>-24 ) Distt - Ghaziabad |
| 7. Name of Company/Organization               | M/S ARADHYAM BUILDERS   |
| 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.

Date: 06/05/2022

(e-signed)  
Member Secretary  
Member Secretary  
SEIAA - (Uttar Pradesh)

*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- doeup1ko@yahoo.com, seiaaup@yahoo.com

Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/MIS/255415/2022 & SEIAA, U.P File no- 6924

**Sub: Environmental Clearance for Proposed Affordable Housing Project (PMAY) "ARADHYAM-2" at Khasra No.-945M, 946M & 954, Village-Dasna, (NH-24) Distt.-Ghaziabad, U.P., M/s Aradhyam Builders (Consortium).**

Dear Sir,

This is with reference to your application / letter dated 07-02-2022, 28-02-2022 & 05-04-2022 on above mentioned subject. The matter was considered by SEAC in meeting held on 06-04-2022 and SEIAA in meeting held on 27-04-2022.

A presentation was made by the project proponent along with their consultant M/s Ind Tech House Consult, Delhi to SEAC on 06-04-2022.

### **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 environment clearance is sought for Affordable Housing Project (PMAY) "ARADHYAM-2" at Khasra No.-945M, 946M & 954, Village-Dasna, (NH-24) Distt.-Ghaziabad, U.P., M/s Aradhyam Builders (Consortium).
2. Total plot area of the project is 20249.63 m<sup>2</sup> whereas built-up area will be 71143.14 m<sup>2</sup> respectively.
3. Expected population will be 4793 persons.
4. Maximum number of floors will be B+ST+14 and maximum height of the building will be 44.95m.
5. Estimated cost of project is Rs. 141 Crores.
6. Salient features of the project:

Sl. No.	Description	Quantity	Unit
GENERAL			
1	Gross Plot Area	20249.63	SQMT
2	Area Under Road	125.49	SQMT
3	Net Plot Area	20124.14	SQMT
4	Proposed Built Up Area	71143.14	SQMT
5	Total no of Saleable Residential DU's	430	No.
6	EWS Units	312	No.
7	Max Height of Building (Upto Terrace)	44.95	M
8	Max No of Floors (Tallest Block)	B+G+14	No.
9	Cost of Project	141	CR
10	Proj Activity : Group Housing with community Hall/club, Commercial Retail, Hotel, Nursery School etc.		
AREAS			
11	Permissible Ground Coverage Area (50%)	10062.1	SQMT
12	Proposed Ground Coverage Area (27.2%)	5474.49	SQMT

13	Permissible FAR Area	50310.35	SQMT
14	Proposed FAR Area (279)	56164.1	SQMT
15	Non FAR areas	14979	SQMT
16	Proposed Total Built Up Area	71143	SQMT
WATER			
17	Total Water Requirement	399	KLD
18	Fresh water requirement	290	KLD
19	Treated Water Requirement	109	KLD
20	Waste water Generation	328	KLD
21	Proposed Capacity of STP	400	KLD
22	Treated Water Available for Reuse	295	KLD
23	Treated Water Recycled	109	KLD
24	Discharged in Municipal Sewer With Prior Permission	186	KLD
RAIN WATER HARVESTING			
25	Rain Water Harvesting - Recharge Pits	5	No.
PARKING			
26	Total Parking Required as / Building Bye Laws	425	ECS
27	Proposed Total Parking	430	ECS
28	Surface Parking	133	No.
29	Basement Parking	297	ECS
30	Scooter Parking Required & Proposed	343	No.
GREEN AREA			
31	Proposed Green Area ( 15% of net plot area)	3018.62	SQMT
WASTE			
32	Total Solid Waste Generation	2.27	TPD
33	Organic waste	1.33	TPD
34	Quantity of E-Waste Generation- Kg/Day	12.71	KG/DAY
35	Quantity of Hazardous waste Generation	1.01	LPD
36	Quantity of Sludge Generated from STP	23	KG/DAY
ENERGY			
37	Total Power Requirement	3175	KW
38	DG set backup	1400	KVA
39	No of DG Sets	2	No.

7. Water calculation details:

WATER REQUIREMENT			
	POPULATION/ AREA/UNIT	RATE IN LTS	TOTAL QTY IN KL
RESIDENTIAL			
DOMESTIC	3617	65	235.11
FLUSHING	3617	21	75.96
HOTEL			
DOMESTIC	93	120	11.16
FLUSHING	93	60	5.58
NON RESIDENTIAL (Employees)			
DOMESTIC	135	25	3.37
FLUSHING	135	20	2.69
VISITORS			



RESTAURANT			
DOMESTIC	440	55	24.2
FLUSHING	440	15	6.6
DOMESTIC	949	5	4.74
FLUSHING	949	10	9.49
TOTAL POPULATION	4793		
GARDENING	3018.6	1	3.02
D G COOLING	1400 kVA	0.9	5
SWIMMING POOL/WATER BODY	1	LS	6
FILTER BACK WASH		LS	6
TOTAL WATER REQUIREMENT			398.96
Waste water details:			
<ul style="list-style-type: none"> <li>➤ Estimated waste water Generation: 328 kld</li> <li>➤ Waste water will be treated in onsite STP of 400 KLD of MBBR Technology.</li> <li>➤ Treated water usage: 109 kld Treated Water will be used from onsite STP and remaining treated water will be discharged into public sewer with prior permission.</li> <li>➤ Treated waste water will be used for Gardening, DG Cooling &amp; Flushing.</li> </ul>			

8. Parking details:

S. No.	Parking Details	Parking
1	Total ECS Parking Required as / Building Bye Laws	425 ECS
2	Proposed Total ECS Parking	430 ECS
3	Surface Parking	133 No.
4	Basement Parking	297 ECS
5	Scooter Parking Required & Proposed	343 No.

9. Solid waste details:

Waste Category	Quantity	Unit
Total Solid Waste Generation	2.27	TPD
Organic waste	1.33	TPD
Quantity of E-Waste Generation- Kg/Day	12.71	KG/DAY
Quantity of Hazardous waste Generation	1.01	LPD
Quantity of Sludge Generated from STP	23	KG/DAY

10. The project proposal falls under category-1(a) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 06-04-2022 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 27-04-2022 and decided to grant the environmental clearance for the above project proposal along with following standard environmental clearance conditions prescribed by MoEF&CC, GoI:

1. 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.
2. Project proponent should adopt 02 village & development them as model village.
3. 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 lightening 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.
4. 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. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
  5. 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.
  6. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
  7. Wet jet shall be provided for grinding and stone cutting.
  8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  9. 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.

10. 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.
  11. 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. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
  12. For indoor air quality the ventilation provisions as per National Building Code of India.
5. 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, not related water shall be disposed in to 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

11. 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.

12. 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.
13. Miscellaneous:
1. Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.
  2. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
  3. The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
  4. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
  5. 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.
  6. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
  7. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.
  8. Under any circumstances untreated sewage shall not be discharged to municipal sewer line.
  9. 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.
  10. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
  11. 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.



12. 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.
13. 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.
14. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
22. 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.
23. 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).
24. 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.
25. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
26. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
27. 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.
28. 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.

29. 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 be deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically be 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. The Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – [soenvups@rediffmail.com](mailto:soenvups@rediffmail.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](mailto:sudheer.ch@gov.in))
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – [rocz.lko-mef@nic.in](mailto: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](mailto:ms@uppcb.com))
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.

(Ajay Kumar Sharma)  
Member Secretary, SEIAA

Signature Not Verified

Digitally signed by Member  
Secretary  
Member Secretary  
Date: 5/6/2022 6:44:01 PM  
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## गाजियाबाद नगर निगम, गाजियाबाद।

पत्रांक- 1306/सम्पत्ति/2021-22 दिनांक- 30/9/21

सेवा में,

नगर नियोजक,  
गाजियाबाद विकास प्राधिकरण,  
गाजियाबाद।

महोदय,

कृपया अपने कार्यालय पत्रांक-4036/मा0 प्लान/21 दिनांक 03.09.2021 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसमें खसरा संख्या-945,946 एवं 954 ग्राम डासना गाजियाबाद पर मैसर्स आराध्यम विल्डर्स द्वारा माननीय प्रधानमंत्री आवास योजना के अन्तर्गत प्रस्तुत ग्रुप हाऊसिंग मानचित्र पर आपत्ति/अनापत्ति के सम्बन्ध में प्रश्नगत भूखण्ड के मध्य अथवा संलग्न ग्राम समाज/सरकारी भूमि नगर निगम भूमि के सम्बन्ध में आख्या चाही गयी है।

उक्त के सम्बन्ध में पत्रावली पर संलग्न अभिलेखों का अवलोकन एवं स्थल निरीक्षण किया गया। पत्रावली पर संलग्न तहसीलदार, गाजियाबाद की आख्या दिनांक 23.09.2021 में अवगत कराया गया है कि ग्राम डासना परगना डासना तहसील व जिला गाजियाबाद के राजस्व अभिलेख खतौनी सन् फसली 1428 ता 1433 के खाता संख्या-4046, खसरा संख्या-945 रकबा 1.2720 हे0 पर रामनरेश, विजय कुमार, सूनन कुमार, पुष्पेन्द्र कुमार पुत्रगण मांगेराम निवासी-सिकन्दरपुर व सुनीता राठी पत्नी जगवीर सिंह राठी निवासी-एस.एल.-16 शास्त्रीनगर गाजियाबाद तथा खाता संख्या-1513 खसरा संख्या-946 मि0 रकबा 0.1467 हे0 पर जमील अहमद पुत्र मीहम्मद यासीन व अब्दुल्ला पुत्र जाफर व खातून बेगम पत्नी जाफर निवासी-ग्राम तथा खाता संख्या-1699 खसरा संख्या-946 मि0 रकबा 0.5853 हे0 पर ट्रिनिटी एजुकेशनल ट्रस्ट रजि0 आफिस ए0-51 आजूहा बिहार प्लॉट नम्बर-3 म. 13- इवारक नई दिल्ली द्वारा ट्रस्टी कृष्णपाल सिंह पुत्र नौनिहाल सिंह निवासी-उक्त तथा खाता संख्या-2352 खसरा संख्या-954 रकबा 0.8410 हे0 पर पुष्पेन्द्र कुमार पुत्र मांगेराम निवासी-सिकन्दरपुर व ट्रिनिटी एजुकेशनल ट्रस्ट रजि0 आफिस-ए0-51 द्वारका नई दिल्ली द्वारा ट्रस्टी कृष्णपाल सिंह पुत्र श्री निहाल सिंह निवासी उक्त व श्री सुधन रावत पुत्र श्री मांगेराम निवासी-9/202 राजनगर गाजियाबाद के नाम सं0भू0 अंकित है। खसरा संख्या-954 व 946 के मध्य में खसरा संख्या-948 चकमार्ग व खसरा संख्या-949 नाली है, जो सुचारु रूप से चल रही है तथा एन.एच.ए.आई. दिल्ली से हापुड व खसरा संख्या-945 के मध्य में खसरा संख्या-941 चकमार्ग व खसरा संख्या-942 नाली है, जिस पर एन.एच.ए.आई. द्वारा सड़क में मिलाकर नाला बना दिया गया है। खसरा संख्या-945,946 व 954 के मध्य अन्य कोई ग्राम समाज की भूमि नहीं है।

पत्रावली पर उपलब्ध अभिलेख एवं तहसीलदार गाजियाबाद की उक्त आख्या के अनुसार प्रस्तावित तलपट में नगर निगम की भूमि नहीं है। अतः तदनुसार आख्या सेवा में प्रेषित है।

भवदीय



सम्पत्ति अधीक्षक,  
गाजियाबाद नगर निगम।



सत्यमेव जयते

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(राष्ट्रिय परिवहन और राजमार्ग संकलन, भारत सरकार)

National Highways Authority of India

(Ministry of Road Transport & Highways, Govt. of India)

परियोजना कार्यान्वयन इकाई, गाज़ियाबाद

Project Implementation Unit, Ghaziabad

Under CWC Flyover, at Km. 2+000 of NH-9 (Old NH-24), Near Akshardham Temple, Delhi-110082

सो अख्य जी फ्लाईओवर के लीदे, कि. मी. 2+000 एन एस-9, देवप्रताप एन एस-24, अक्षधाम मंदिर के निकट, दिल्ली-110082

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Email : nh24ghaziabad@gmail.com

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Website : www.nhai.gov.in



NHAI/PIU-GZB/DME-II/12029/NOC/2022/E-1175

Dated: 06.05.2022

To,

Authorised Signatory,

M/s Aradhyam Builders & Others (Consortium),

Aradhyam Builders,

C/o Mangeram Bhatta Co. Opposite Jain Tube Factory,

Meerut Road, Ghaziabad-201017.

Sub.: Development of Delhi-Meerut Expressway (Package-II) for 6-laning of Delhi-Meerut Expressway and 8 laning of NH-24 from Km. 8.360 to Km. 27.740 (U.P. Gate to Dasna) in the State of Uttar Pradesh on Hybrid Annuity Mode- Reg.: Provisional Approval for the NOC of Provisional Access Permission for Proposed affordable Housing Under Pradhan Mantri Awas Yojna (PMAY) Project Promoted by Consortium Lead by Aradhyam Builders & others Known As "Aradhyam-2" at Ch 27+711 (RHS) on NH-09 (old NH-24) at Khasra No-945M, 946M, 954 in Village-Dasna, Tehsil & District-Ghaziabad.

Reg.:

(i) Your office letter dated 16.09.2021.

(ii) E-office file no. 141232.

Sir,

Please refer to your letter dated 16.09.2021, vide which you have submitted the proposal Provisional Approval for the NOC of Provisional Access Permission for Proposed affordable Housing Under Pradhan Mantri Awas Yojna (PMAY) Project Promoted by Consortium Lead by Aradhyam Builders & others Known As "Aradhyam-2" at Ch 27+711 (RHS) on NH-09 (old NH-24) at Khasra No-945M, 946M, 954 in Village-Dasna, Tehsil & District-Ghaziabad.

2. In light of Ministry's guidelines issued vide letter no. RW/NH- 33023/01/2017-S&R(R) dated 26.06.2020, based on the drawings, checklist and associated documents the proposal has been approved 'In principle' by the Competent Authority/Highway Administration. "The provisional NOC has been issued to the proposal", subject to the following conditions:

(i) That the applicant will construct the private property along with its access as per approved drawing at their own cost within 01 year of issue of this permission. In case, the construction is not done in 01 year, the permission shall be deemed to be cancelled, unless renewed by the Competent Authority.

(ii) That the applicant shall arrange all the clearances required for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.

(iii) That the issue of final formal permission including issuance of signed license deed should be duly certified by Project Director, NHAI that the constructions have been carried out by the applicant in accordance with the drawing approved by Competent Authority.

(iv) That applicant shall do necessary alteration including complete removal/shifting of the approach roads at its own cost if so required by NHAI, for the development of National Highway or in the interest of safety in this section.

(v) NHAI shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point, if in future.

(vi) That the applicant shall not do or cause to be done, in pursuance of access permission, any acts which may cause any damage to Highway.

(vii) That the Applicant shall not do or cause to be done, in pursuance of access permission, any act by which safety and convenience of traffic on the Highway shall be disturbed.

(viii) That the applicant shall ensure that service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.

X

मुख्यालय: जी-5 एवं 6, सेक्टर-10, द्वारका, नई दिल्ली-110075, दूरभाष : 011-2507 4100/4200

Head Office : G-5 & 6, Sector - 10, Dwarka, New Delhi - 110075, Tel.: 011-2507 4100/4200

सड़क ही नहीं, राष्ट्र का निर्माण भी/Building a Nation, Not just Roads



- (ix) That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per the statutory requirements and IRC guidelines.
- (x) That the Applicant shall install all the requisite road signs as per IRC:67 & provide road markings as per IRC:35 & in accordance with Ministry's guidelines dated 26.06.2020 to the satisfaction of IE/Concessionaire/NHA.
- (xi) That the Applicant shall furnish two sets of fresh license deeds (duly indicating chainages of both new & old NH No.) in two originals drawn on new stamp paper as per Ministry's standard norms and duly signed by authorized signatory along with his power of attorney at the time of issue of final permission.
- (xii) That the Applicant shall while utilizing permission shall observe guideline relating to safety and convenience of traffic of the Highway, hygiene (in accordance with the requirement of Swachh Bharat Abhiyan), prevention of nuisance and pollution on the Highway.
- (xiii) The applicant shall arrange all clearance including forest clearance required for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.
- (xiv) Regarding traffic safety, NHA shall ensure the all safety features as per the approved plan.
- (xv) That there shall be adequate drainage system on the access to the private property and inside its area so as to ensure that surface water doesn't flow over the highway or any water logging takes place.
- (xvi) The applicant shall provide all traffic control devices, road safety measures including signage, pavement markings and other road furniture to ensure the traffic safety at all time.
- (xvii) The applicant shall ensure the proposed service road jam free at all time using own resources such as traffic marshals, traffic control devices etc. The applicant shall also provide required parking/buffer space for vehicles to avoid any traffic congestion on the proposed service road.
- (xviii) The applicant shall construct the service road strictly as per the standards and specifications of the IRC and MoRT&H guidelines under the supervision of the Independent Engineer and the Concessionaire. The final permission to the applicant shall be given only after the certification of IE & Concessionaire regarding the completion of service road as per the standard and specifications.
- (xix) The applicant will be required to construct the proposed service road within the time limits specified in the MoRT&H guidelines. No additional time shall be granted to the applicant for construction of proposed service road.
- (xx) The applicant shall ensure all applicable permits, statutory approvals for construction of proposed service road at his own cost.
- (xxi) The applicant shall ensure the minimum Lux level on the proposed service road as per the IRC guidelines.
- (xxii) The concerned authority of Highway Administration may exercise all powers to regulate the traffic and other issues as mentioned in Land and Traffic Control Act, 2002 on the proposed service road and the same will not be objected by the applicant in any manner what so ever.
- (xxiii) The applicant shall ensure the proposed service road jam free at all time using own resources such as traffic marshals, traffic control devices etc.
- (xxiv) The final permission to the applicant shall be given only after the certification of IE & Concessionaire regarding the completion of approach as per the standard and specifications.
- (xxv) The applicant shall maintain the drainage as per IRC standard at all times in future, failing which the permission will be cancelled by the Authority with immediate effect.
- (xxvi) The applicant shall ensure all applicable permits, statutory approvals for construction of proposed approach road at his own cost.
- (xxvii) The necessary provisions for the movement of pedestrians & cyclist shall be ensured by the applicant.

X

3. Development of National Highways is a continuous process and therefore the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus, the permission being granted hereby temporary in nature. The provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (plot of Private Property), if required for future development of National Highways.

4. In this regard it is to be mentioned that additional increase in license fee needs to be submitted by the applicant at the time of final access permission.

5. Notwithstanding to the above, this permission shall stand cancelled under the following circumstances:

- (i) If any document/ information furnished by the applicant proves to be false or if the applicant is found to have willfully suppressed any information.
- (ii) Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
- (iii) If at any later stage, any dispute arises in respect of the ownership of the land or which the private property is located or regarding the permission for change of land use.

6. The fresh License deed (duly indicating new NH No. along with chainage), in two originals, as per the standard format given in Ministry's circular dated 26.06.2020, drawn on new stamp paper and duly signed by authorized signatory may be furnished at the time of issue of final permission.

7. A copy of drawing (layout and drainage plan) as approved by the Competent Authority is being enclosed herewith for taking further necessary action into the matter.

Encl: As above (approved drawing)

Yours faithfully,



06.07.22

(Arvind Kumar)  
Project Director

**Copy for information & necessary action:**

- (i) Regional officer-Delhi.
- (ii) M/s TPF GETINSA EUROESTUDIO, S.L. in Association with Segmental Consulting & Infrastructure Advisory (P) Ltd
- (iii) M/s Apco Chetak Ultraway Pvt. Ltd.





# 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 :31/05/2022 To 30/05/2027

Ref No. -

151480/UPPCB/Ghaziabad(UPPCBRO)/CTE/GHAZIABAD/2022

Dated:- 31/05/2022

To ,

Shri VIJAY KUMAR

M/s ARADHYAM BUILDERS

KH. 945m, 946m 954 village Dasna NH-24, Ghaziabad ,GHAZIABAD,201009

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.- 15313547 dated - 19/02/2022. 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
NA	Metric Tonnes/Day	0

C-Product with capacity :

Product Detail	
Name of Product	Product Quantity
Affordable (PMAY) Housing Project	00
total plot area is 12393.56 sqmt and	00
built-up area is 29920.39 sqmt	00

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
NA	Metric Tonnes/Day	0	0

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

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Jal Nigam Ghaziabad	127.0

3. Quantity of effluent (In KLD) :



Effluent Details	
Source Consumption	Quantity (KL/D)

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use

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 30/05/2027 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution) Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application, complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 may be initiated against the industry With out any prior information, in case of non compliance of above conditions.

**Specific Conditions:**



1. This consent to establish is valid for the for development of Affordable (PMAY) Housing Project at Plot No. KH. 945m, 946m 954 village Dasna NH-24, Ghaziabad by M/s ARADHYAM BUILDERS. The total plot area is 12393.56 sqmt and built-up area is 29920.39 sqmt. The Project shall be constructed as per approved map from the competent authority. In case of any change in capacity, the project will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board. PP shall strictly implement the Pollution mitigating measures issued by the Hon'ble Supreme Court National Green Tribunal (NGT), CPCB, EPCA, UPPCB, MOEF etc. time to time besides daily water sprinklers & use of anti smog gun and PTZ cameras at the project during construction period. Registration and compliance in the Dustapp portal must also be ensured before allowing the extension.
2. Unit shall comply with Uttar Pradesh Groundwater (Management and Regulation) Act 2019. If the project fails to comply with this condition then this consent shall automatically stand revoked.
3. The Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended. The Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
4. The unit shall comply with the various provisions of notification no G.S.R 94(E) dated 25-01-2018 issued by the Ministry of Environment, Forest and Climate Change and the conditions imposed in the Environmental Clearance issued by the competent authority vide letter dated 13-04-2016.
5. As per Project Report the, 180 KLD water (127 KLD Fresh Water and 53 KLD Treated Water) will be required for domestic purposes. Project shall install STP of capacity 185 KLD for treatment of domestic effluent 152 KLD. Project shall ensure the compliance of Environment standards as per Environment (protection) Act 1986. Maximum quantity of treated water shall be used in gardening /flushing. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit will follow the CPCB Guidelines for Utilization of Treated Effluent in Irrigation available in the CPCB web portal.
6. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
7. The Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
8. The Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
9. The Project shall abide by directions given by Hon'ble Supreme Court, High Court, National Green Tribunals, Central Pollution Control Board and Uttar Pradesh Pollution Control Board for protection and safeguard of environment from time to time.
10. The Project shall install 1x25 KVA, 1x125 KVA and 2x225 KVA DG Set along with the minimum stack and APCS as specified in E P Rules 1986 with adequate acoustic enclosures on each DG sets. Under the Noise Pollution (Regulation and Control) Rule 2000, the project shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A). Project shall use clean fuel as far as possible.
11. The Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board. All construction activities shall be according to authority guidelines.
12. The Project shall not start gaseous emission & sewage generation without prior consent of the Board.
13. The project shall ensure the time bound compliance of proposal submitted regarding stringent norms as published by the UPPCB vide office memorandum no.H48273/C-1/NGT-83/2020, dt. 27-02-2020 (available at URL [uppcb.com/pdf/uppcb\\_28022020.pdf](http://uppcb.com/pdf/uppcb_28022020.pdf)) in compliance of the Hon'ble NGT order dt. 14.11.2019 in O.A.No.1038/2018.
14. The dust emission from the construction sites will be completely controlled and all precautions including Anti-smog guns as per order of Hon'ble Supreme Court dated 13-01-2020 will be installed in the site at suitable places.
15. The Project shall dispose the Hazardous Waste through authorized recyclers/ TSDF.
16. The Project shall not use ground water in construction activities. Only STP treated water shall be used.
17. The Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form. The dust emission from the

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

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

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

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

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

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

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

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

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

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

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

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

30. Unit shall establish Miyawaki forest as per the GO no. 1011/81-7-2021-09(rit)/2016 dated 13.10.2021 of Deptt. of Environment, forest and climate change and BG of Rs. 50,000/- be deposited within a month time along with the proposal for proposed plantation.

31. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 53 and 62 and other direction issued time to time regarding use of cleaner fuel.

32. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 55 regarding DG sets.

33. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only ) shall be submitted within 30 days including the above condition nos 1,2,4,5,7,10,11,13,14,16,17, 18 and 30-32 which will be valid for two year otherwise this consent to establish shall be deemed to be withdrawn.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 30/06/2022 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

**VIVEK ROY** Digitally signed by VIVEK ROY  
Date: 2022.06.21 22:52:15 +05'30'

**CEO  
C-1.**

Dated:- 31/05/2022

Copy To -

Regional Officer, U.P. Pollution Control Board, Ghaziabad.

**VIVEK ROY** Digitally signed by VIVEK ROY  
Date: 2022.06.21 22:52:41 +05'30'

**CEO  
C-1.**



Telephone & FAX: 0120-2656868

Air Traffic Services  
Air Force Station Hindan  
Ghaziabad (U.P) - 201004

28W/S 708/1/ATS

21 Oct 22

M/s Aradhyam Builders  
Office:- Raj Nagar Residency, Tower-A,  
Flat no.1201, Raj Nagar Extension, NH-58  
Ghaziabad Pin-201017

**OBSERVATION IN PROPOSAL OF NOC FOR CONSTRUCTION OF  
BUILDING AT KH. 945m, 946m, 954 VILLAGE DASNA, NH-24,  
GHAZIABAD BY M/s ARADHYAM BUILDERS**

Dear Sir,

1. Reference is made to your letter dated 13 Oct 22 on the subject matter.
2. Processing of the subject proposal for issue of NOC is **kept pending** due following.
  - (a) Appendix 'D-1' and Undertaking (for no future vertical expansion, lighting arrester & garbage treatment plant) printed on separate pages, it should be printed on single page in duplex mode.
  - (b) Attached Survey of India map is not suitable since location of Hindan airfield not marked on the map.
3. It is requested to submit the above mentioned documents after necessary correction for further processing of the proposal
4. This is for your information and necessary action.

Yours sincerely,



Senior ATC Officer

Copy to: HQ WAC, IAF (CATCO)