

कार्यालय

संयुक्त निदेशक

फायर सर्विस

मुख्यालय उ०प्र०

लखनऊ।

पत्रांक: ०४/जे०डी०/फा०स०/लखनऊ-१९(२)/०६-

दिनांक: जनवरी ६

२०१९,

प्रारूप-घ

**औपबन्धिक (provisional) अनापत्ति प्रमाण पत्र**

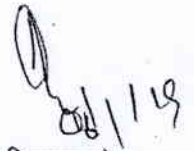
यूआईडी संख्या यूपीएफएस/२०१८/१२१०/जीबीएन/गौतमबुद्धनगर/५१५/जे०डी०

दिनांक-२५-१२-२०१८

प्रमाणित किया जाता है कि (भवन/प्रतिष्ठान का नाम) मैसर्स हैल रियल्टर्स प्रा०लि०, पता प्लॉट नं० एससी-०१/सी०-ए०-१०, सेक्टर-१५० नौएडा, जनपद गौतमबुद्धनगर उ०प्र०, जिसमें प्रस्तावित तलों की संख्या:- (टावर ए० एवं बी०-स्टिल्ट, भूतल+३० तल जिनकी ऊँचाई:-१०८.०७० मीटर, कम्यूनिटी भवन-भूतल, ऊँचाई:-०४.५० मीटर एवं नर्सिंग होम-भूतल, जिसकी ऊँचाई:-१४.०० मीटर है), एवं बेसमेन्ट की संख्या:-०२, है, तथा प्लॉट एरिया:-१६,०००.०० वर्ग मी०, है। भवन का अधिभोग (भवन स्वामी/अधिभोगी अथवा कम्पनी का नाम) मैसर्स हैल रियल्टर्स प्रा०लि०, द्वारा किया जायेगा। इनके द्वारा अग्नि निवारण एवं अग्नि सुरक्षा के समस्त प्राविधानों का समायोजन एन०बी०सी० एवं तत्सम्बन्धी भारतीय मानक ब्यूरो के आई०एस० मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को प्रोवीजनल अनापत्ति प्रमाण पत्र (एन०बी०सी० की अधिभोग श्रेणी) आवासीय भवन श्रेणी ए०-०४, के अन्तर्गत इस शर्त के साथ के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण के पश्चात तथा भवन के अधिभोग से पूर्व अग्नि एवं जीव रक्षा प्रमाण पत्र (fire & Life safety certificate) प्राप्त किया जायेगा।

संलग्नक: मानचित्र।

नोट:- सम्प्रति फायर सर्विस की ऑनलाईन प्रमाण पत्र निर्गमन प्रक्रिया कतिपय तकनीकी एवं भाषायी त्रुटियों के कारण बाधित है। फलस्वरूप प्रस्तुत प्रकरण पुलिस महानिदेशक फायर सर्विस के आदेश पत्र संख्या: एफएस-१५०२-२०१७ दिनांक: ०४-१२-२०१८ के क्रम में मैनुवली निस्तारित किया जा रहा है।



(अनुराग कुमार)  
संयुक्त निदेशक फायर सर्विस  
उ०प्र०, लखनऊ।

प्रतिलिपि:- निम्नांकित को शासनादेश संख्या: १७६५/छ:-पु०-०८-२०१७-९०५(३४)/२०१६ गृह (पुलिस) अनुभाग-८ दिनांक: १६-०२-२०१८ के क्रम में सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

१-मुख्य वास्तुविद नियोजक, नौएडा प्राधिकरण सेक्टर-६, जनपद गौतमबुद्धनगर।

२-निदेशक, फायर सर्विस मुख्यालय उ०प्र० लखनऊ।

३-उपनिदेशक, फायर सर्विस मेरठ/सहारनपुर परिक्षेत्र।

४-मुख्य अग्निशमन अधिकारी गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं ०४ प्रतियों में इस आशय से प्रेषित कि सम्बन्धित को उनकी प्रति अपने स्तर से समयबद्ध उपलब्ध कराने का कष्ट करें।

५-अग्निशमन अधिकारी फेज-०२ नौएडा गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं अभिलेखीकरण हेतु।

६-मैसर्स हैल रियल्टर्स प्रा०लि०, पता प्लॉट नं० एससी-०१/सी०-ए०-१०, सेक्टर-१५० नौएडा, जनपद गौतमबुद्धनगर उ०प्र० को उक्त के सन्दर्भ में अनुपालनार्थ।



## UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :06/02/2019 To 05/02/2024

Ref No. - 41307/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2018

Dated:- 05/03/2019

To ,

Shri SUMIT CHATURVEDI

M/s HALE REALTORS PVT LTD

Plot no. SC-01/C-A10, Sector-150, Noida Gautam Budh Nagar, Uttar Pradesh ,GAUTAM  
BUDH NAGAR,201301  
NOIDA

**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 3838761 dated - 12/12/2018 .After examining the application with respect to pollution angle, Consent to Establish 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
NA	0

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

E: Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Noida Authority	97.0

F. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	104.0
aaa	35.0
Others(Plantation)	37.0

G- Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Diesel	2.4	Used in DG Set

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.

- 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.
- 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 05/02/2024 to the Board.
- 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.
- 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.
- 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.
- Bank details.

Bank Fee Details				
Bank Name	Branch Name	Draft No./Money Receipt No	Date	Rupees

**Specific Conditions:**

1. Project shall get the NOC of CGWA for extracting ground water within 03 month, if required.
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 dispose the hazardous waste through authorized recyclers/TSDF.
4. Project shall install Sewage Treated Plant of capacity 142.0 KLD & treated water shall be used in gardening.
5. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
6. 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.
7. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
8. 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.
9. This consent to establish is valid for the Plot Area-16000 sq.mt. & Built-up Area-63759.037 sq.mt.
10. Project shall install at least 0.2KVA mt from roof level along with acoustic enclosures on D.G. sets.
11. Project shall use clean fuel as far as possible.
12. Project shall not start gaseous emission & sewage generation without prior consent of the board.
13. All construction activities shall be according to authority guidelines.
14. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
15. Project shall comply the conditions of EC dated 11.12.2018.
16. Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
17. Project shall not use ground water in construction activities. Only STP treated water shall be used.
18. Project shall be constructed as per approved map.
19. 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.
20. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
21. 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.
22. 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.
23. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
24. 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.
25. 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.
26. 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.
27. 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.
28. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
29. Compulsory use of wet jet in grinding and stone cutting will be practiced.
30. Wind breaking wall will be constructed around the construction site.
31. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.
32. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.
33. Project shall submit NOC issued from Airport Authority of India, if required.
34. Project shall submit a bank guarantee of Rs. 10 lacs within 15 days for complying above

condition no 1 to 33

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 05/04/2019 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

**AKHLAQ** Digitally signed by  
**HUSAIN** AKHLAQ HUSAIN  
Date: 2019.03.05  
13:04:21 +05'30'  
**CEO 1**

Dated:- 05/03/2019

**Copy To -**

**RO UPPCB NOIDA**

**AKHLAQ** Digitally signed by  
**HUSAIN** AKHLAQ HUSAIN  
Date: 2019.03.05  
13:05:27 +05'30'  
**CEO 1**



# State Level Environment Impact Assessment Authority, Uttar Pradesh

## Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.in

Decoded on  
www.seiaaup.in

To,

Shri Sumit Chaturvedi,  
Director,  
M/s Hale Realtors Pvt.Ltd.  
Carnoustie, 1<sup>st</sup> Floor,  
Plot no- 19, Sector- 16A,  
Film City, Noida, U.P- 201301

Ref. No. 564 /Parya/SEAC/4407/2018

Date: // December, 2018

**Sub: Environmental Clearance for Residential Project "The Resident Tower" at SC-01/C-A10, Sector- 150, Noida, Tehsil- Dadri, District- Gautam Budha Nagar, U.P., M/s Hale Realtors Pvt. Ltd, Regarding,**

Dear Sir,

Please refer to your application/letters 23-07-2018, 27-07-2018, 05-09-2018, 05-10-2018 & 23-10-2018 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 05-10-2018 and SEIAA in its meeting dated 24-10-2018.

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

- 1- The environmental clearance is sought for Residential Project "The Resident Tower" at SC-01/C-A10, Sector- 150, Noida, Tehsil- Dadri, District- Gautam Budha Nagar, U.P., M/s Hale Realtors Pvt. Ltd.
- 2- Co-ordinates of the project site:

	Latitude	Longitude
Corner-1	28°25'35.47"N	77°29'12.55"E
Corner-2	28°25'33.73"N	77°29'14.68"E
Corner-3	28°25'36.71"N	77°29'15.90"E
Corner-4	28°25'39.84"N	77°29'17.07"E
Corner-5	28°25'37.70"N	77°29'19.70"E

- 3- Salient features of the project as submitted by the project proponent:

Proposed IGBC Gold rated Residential Project "The Resident Tower" Located at SC-01/C-A-10, Sector -150, Noida, Gautambudh Nagar, Uttar Pradesh (U.P)	
Tower A & B 2 Basement + Stilt Floor + 30 Floors + Club House	Parking required as per Noida bye laws Total parking = 525 Proposed Parking = 578
Total Plot Area = 16,000 m <sup>2</sup> Built-up Area = (FAR + Non FAR): 63759.037 m <sup>2</sup>	Number of trees proposed for plantation = 200
Investment = Rs. 250 Cr.	Total Water Demand = 192 KLD Freshwater Requirement = 121 KLD
Total Green Area = 12187.54 m <sup>2</sup> Greenbelt Area = 3570 Sqm (22.3% of total plot area) Soft landscape area= 8617.54 Sq.m.	Total waste water generation = 118 KLD
MBBR Technology	STP Capacity = 142 KLD



Power Requirement = 2165 KVA DG Sets = 3500 KVA (2x1500+1x500)	Total rain water Harvesting pits = 1
Solid waste: 275 kg / day Sludge: 95 kg/day	Internal Road Width = 6.5 mtr wide

4- Area details of the project:

S. N.	Area Statement	Area (in Sq.m)
1.	Total Plot Area	16000
2.	Permissible FAR	40000
3.	Green Building FAR @5% of Permissible FAR	2000
4.	Total Permissible FAR	42000
5.	Permissible Ground Coverage @30% of plot Area	4800
6.	Proposed Ground coverage @ 12.84% of Plot area	2055.567
7.	Total Proposed ground coverage	2055.567
8.	Proposed F.A.R	41782.87
9.	Proposed Non F.A.R (10+11+12)	21976.167
10.	Lower Basement Area	10360.102
11.	Upper Basement Area	10185.777
12.	Stilt	1430.288
13.	Total Built up Area (8+9)	63759.037
14.	Roads (Total Plot Area -Net Ground Coverage Area- Landscape)	(16000-2055.567-12187.54 = 1756.893
15.	Proposed Landscape area @ 76.17% of plot area	12187.54

5- Population details:

S. No	Particulars	Population
1.	3 BHK Rooms without servant (Tower A + Tower B)	336
2.	3 BHK Rooms with servant (Tower A + Tower B)	966
3.	4 BHK Rooms	210
4.	Duplex 2BHK	10
5.	Duplex 3BHK	12
6.	Duplex 4BHK	14
7.	Club House	100
8.	Maintenance & Security Staff @ 2% of residential population	30
9.	Visitors @10% of total Population	155
Total Population		1833

6- Parking details:

S. No.	As Per Noida Bye Law	E.C.S.
	Parking Required:	525
	For Residential	
1	1 ECS/80 sq.m of Proposed F.A. R F.A.R of the Residential (42000 sq.m)	525
2	Total ECS required	525
	Parking Required for Visitors	
3	10% of total Parking Required	53
	Total Proposed Parking	578

7- Water calculation details:

S. N	Description	Number of Units/ Area in Sqm	Total Population	Unit water consumption (litres)	Total water requirement (kld)	Water requirement for Domestic (Kld)	Flushing water requirement (Kld)	Total Wastewater (Kld)
------	-------------	------------------------------	------------------	---------------------------------	-------------------------------	--------------------------------------	----------------------------------	------------------------





1.	Main Dwelling units (Tower A + Tower B)	230	1548	86	133.128	100.62	32.508	113.004 (80% of 100.62 + 32.508)
2.	Club House	1	100	15	1.5	0.9	0.6	1.32
3.	Swimming Pool	1	--	10	10	--	--	--
4.	Filter Back wash	1	--	7	7	--	--	--
5.	Maintenance and Security Staff	--	30	30	0.9	0.63	0.27	0.774
6.	Visitors	--	155 (10 % of the residential Population)	15	2.33	1.398	0.932	2.0504
7.	Horticulture	12187.54		3 liter/sq.m of Landscape area	36.56 (say 37)	--	--	--
Total		233	1698		192.3 Say 192	103.548 (say 104) 104	34.7 35	117.9244 118
8.	Fire fighting	2x225			450*			

8- Waste water details:

Details	Water (KLD)
Water requirement for domestic purpose	104
Wastewater to be generated from domestic use (@ 80% of domestic water)	83.2
Water requirement for Flushing Purpose	35
Wastewater to be generated from Flushing (@ 100% of flushing)	35
Total Wastewater to be generated	83.2+35= 118.2 Say 118 KLD
STP Capacity	142 KLD

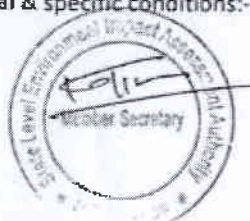
9- Solid waste generation details:

S. No.	Category of Solid Waste	Waste Generated Rate	Formula	Total Population	Waste Generated (Kg/day)
1.	Dwellers + Visitor	0.1 to 0.3 kg/cap/day	Total Population *0.15	1833	274.95 Say 275

10- The project proposal falls under category-8(a) of EIA Notification, 2006 (as amended).

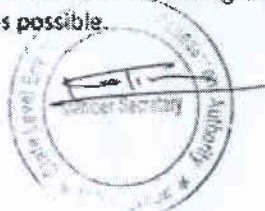
Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 05/10/2018 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 24/10/2018 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

**General Conditions:**



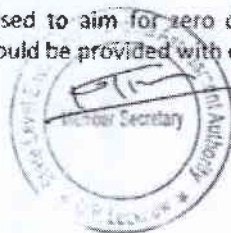


1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.





25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.





49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.





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

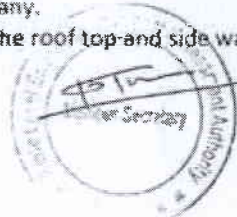
Specific Conditions

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
4. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. The project proponent shall ensure that waste water is properly treated in STP and maximum reused for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function.
7. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
8. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
9. Date of completion of construction should be submitted within 15 days.
10. Minimum 1% of solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
11. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
12. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
13. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
14. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
15. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
16. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
17. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
18. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
19. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
20. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.





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



No construction/operation is to be started without obtaining Prior Environmental Clearance. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for G.B. Nagar. 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.

The project proponent has to mandatorily submit the compliance of specific conditions no- 1, 3, 4, 5 & 11 given in E.C. letter within 3 months, failing which the Clearance shall automatically deemed to be cancelled.

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

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.



(Ashish Tiwari)  
Member Secretary, SEIAA

No..... /Parya/SEAC/4407/2018 Dated: As above

Copy with enclosure for information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate G.B Nagar.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Ashish Tiwari)  
Member Secretary, SEIAA



# JAMIA MILLIA ISLAMIA

(A Central University by an act of Parliament)



## Faculty of Engineering and Technology

Maulana Mohamed Ali Jauhar Marg, Jamia Nagar, New Delhi-110025

Tele.: 26985227, 26981717 Ext. 2310, 2312, 2313, Tele Fax: 26981261

### Department of Civil Engineering

Ref. No. 2019/2742

Dated:- 14.01.2019

Proof checking of Submission Drawings and Design of 'PROPOSED GROUP HOUSING BUILDING' at Plot No. SC-01/C-A10, Sector 150, Noida---- for M/s Hale Realtors Pvt Ltd.

The Submission Drawings & Design submitted by R.N. Gupta & Associates for GROUP HOUSING BUILDING' at Plot No. SC-01/C-A10, Sector 150, Noida ---- as per the details shown in Annexure 1, have been checked and found to be confirming to relevant Codes of practice as per the latest Indian Standards. All the stipulated combination of loads (static and dynamic) in vertical and lateral direction has been incorporated in the analysis and design. The design and drawings have been checked and found to be satisfactory for Seismic Zone IV. Hence they are approved.

Dr. Khalid Moin  
(Professor)

Dr. KHALID MOIN  
Professor  
Deptt. of Civil Engineering  
F/O Engineering & Technology  
Jamia Millia Islamia  
New Delhi-110025

# ANNEXURE 1

Ref. No. 2019/2742

Dated:- 14.01.2019

Plot Area 16,000.00 sqm  
Total Built-up Area 69,440.754 sqm

S No.	Floor	Services	FAR	Non FAR
1	Lower Basement	577.175		10485.149
2	Upper Basement	62.341	210.213	10001.411
3	Stilt Floor	98.179	281.155	1097.558
4	First Floor	104.754	1401.015	
5	Second Floor	104.754	1402.728	
6	Third Floor	104.754	1396.003	
7	Fourth Floor	104.754	1396.003	
8	Fifth Floor	104.754	1410.149	
9	Sixth Floor	104.754	1357.716	
10	Seventh Floor	104.754	1309.914	
11	Eighth Floor	104.754	1309.914	
12	Ninth Floor	104.754	1309.914	
13	Tenth Floor	104.754	1309.914	
14	Eleventh Floor	104.754	1401.015	
15	Twelfth Floor	104.754	1402.728	
16	Thirteenth Floor	104.754	1396.003	
17	Fourteenth Floor	104.754	1396.003	
18	Fifteenth Floor	104.754	1410.149	
19	Sixteenth Floor	104.754	1357.716	
20	Seventeenth Floor	104.754	1309.914	
21	Eighteenth Floor	104.754	1309.914	
22	Nineteenth Floor	104.754	1309.914	
23	Twentieth Floor	104.754	1309.914	
24	Twenty First Floor	104.754	1401.015	
25	Twenty Second Floor	104.754	1402.728	
26	Twenty Third Floor	104.754	1396.003	
27	Twenty Fourth Floor	104.754	1396.003	
28	Twenty Fifth Floor	104.754	1410.149	
29	Twenty Sixth Floor	104.754	1357.716	
30	Twenty Seventh Floor	104.754	1309.914	
31	Twenty Eighth Floor	104.754	1309.914	
32	Twenty Ninth Floor	104.754	1336.191	
33	Thirtieth Floor	209.862	1100.275	
34	Community	103.764	729.925	
35	Mumty & Machine Room	277.050		
36	Guard Room	10.824		
37	Meter Room		13.415	
38	Isolator Room	17.102		
39	Nursing Home	1651.317		
40	<b>TOTAL</b>	<b>5995.480</b>	<b>41861.156</b>	<b>21584.118</b>
<b>Total Covered Area 69,440.754 (SqM)</b>				

  
**Dr. Khalid Moin**  
**(Professor)**

Dr. KHALID MOIN  
Professor  
Deptt. of Civil Engineering  
F/O Engineering & Technology  
Jamia Millia Islamia  
New Delhi-110025






उत्तर प्रदेश UTTAR PRADESH

98AD 022697

Affidavit of Mr. Sumit Chaturvedi S/o Mr. D.L Chaturvedi duly authorized by Hale Réaltors Pvt. Ltd., promoter of the proposed project, vide their Board resolution dated 24/06/2019.

I, duly authorized by the promoter of the proposed project do hereby undertake that promoter shall ensure the **supply of water and electricity** to the allottees through other sources till such time regular connection from the concerned agencies is made available.

  
Deponent

Place: NOIDA

Date: 25/06/2019



ATTESTED  
  
VIRENDRA SINGH  
Advocate (Notary)  
Distt. Gautam Budh Nagar

25 JUN 2019



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S HALE REALTORS PRIVATE LIMITED IN ITS BOARD MEETING HELD ON 24<sup>th</sup> DAY OF JUNE 2019 AT THE REGISTERED OFFICE OF THE COMPANY**

**AUTHORIZATION TO MR. SUMIT CHATURVEDI**

**"RESOLVED THAT** consent of the Board be and is hereby accorded to authorize Mr. Sumit Chaturvedi, the Director of the company for registration of the Company under The Real Estate (Regulation and Development ) Act, 2016 and to file and submit necessary affidavit and other documents regarding the registration of The Residential Project for Construction of The Resident Tower situated SC-01/C-A-10, Sector -150, Tehsil- Gautam Budh Nagar District-Gautam Budh Nagar (NOIDA) , U.P., admeasuring 16000 sq. meter area, being developed by Hale Realtors Private Limited.

**RESOLVED FURTHER THAT** Mr. Sumit Chaturvedi, Director of the Company be and is hereby authorized to do all such acts, deeds and things as may be deemed necessary and incidental to give effect to the resolution."

**CERTIFIED TRUE COPY  
FOR HALE REALTORS PRIVATE LIMITED**

**For Hale Realtors Private Limited**

**DIRECTOR**

**Kumar Bharat**

**DIN: - 02255177**

**Director**

