

New Okhla Industrial Development Authority

Main Administrative Building

Sector-06, Noida-201301, Uttar Pradesh

Website: www.noidaauthorityonline.com

Online Building Plan Approval System (OBPAS)

Date : 11-01-2025

From
The Chief Executive Officer,
New Okhla Industrial Development Authority,
NOIDA Uttar Pradesh

To
EXOTICA INFRATECH LLP
A - 228, BASEMENT, JAGRITI ENCLAVE DELHI-110092

Sir / Madam,

With reference to your application no. **2024/12/27/11748** dated **2024-12-27 08:09:51** for grant of sanction of Institutional building plan for **plot no. - 003A, block no. A, in Sector - 132, NOIDA U.P, Total Proposed Area-108890.099, Proposed Ground Coverage-7084.910 , Proposed FAR-53136.825, Permissible Ground Coverage-7084.910, Permissible FAR-53136.825, .** It is to inform that the sanction request is being conceded by the Noida Authority under the following conditions mentioned below for your ready reference.

1. This sanction is granted under the provision of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
2. The validity of the Sanction plan shall be for five years from the date of sanction or the time mentioned for completion of construction in the lease deed or the time extension granted by the concerned property department, whichever is earlier.
3. After completion of the construction, allottee have to apply for occupancy certificate within validity period along with necessary documents as mentioned in the Apendix-9 (Checklist 9A) of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
4. If demanded by the Authority, allottee shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing and letter shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes, prior permission is required from the Authority.
7. Allottee and Architect shall be responsible for carrying out the work in accordance with the provision of the New Okhla Industrial Development Area building regulation-2010 (As Amended).
8. Allottee shall be required to follow the terms & condition as mentioned in various NOC's issued by different organization of State/Central Government from time to time.
9. No activities/Use shall be permitted in the premises other than as prescribed in Broucher / Allotment letter/Lease deed.
10. Building shall not be occupied before getting completion certificate from the Authority.
11. If there is any dispute arises related with ownership of the property, it would be sole responsibility of the owner.
12. During construction period, building material shall be placed in such a way that no traffic movement should be blocked.
13. The allottee has to follow all directions/ orders issued by National Green Tribunal/ Code/Commissions from time to time
14. No parking of any kind shall be permitted outside premises and adjoining road of the plot.
15. No ground water shall be allowed to extract for construction of the building, without prior permission of Central Ground Water Authority.
16. Provision of Rain Water Harvesting and solid waste Management shall be made as per norms.
17. At the time of completion of project, Service shall be provided as per norms in service floor otherwise area of service floor shall be counted in main FAR.
18. Allottee has to take STP water from NOIDA Authority for building construction.

19. The construction work will be started only after getting Environmental NOC under relevant act. (If Applicable).
20. The construction work beyond the height of 30 mtrs. Shall be done after getting NOC from Airport Authority (If Applicable)

The details of Floor wise proposed area is as follows:

PLOT AREA- 20242.60
PERMISSIBLE GROUND COVERAGE- **7084.910**
PROPOSED GROUND COVERAGE- **7084.910**
PERMISSIBLE FAR- **53136.825**
PROPOSED FAR- **53136.825**
No. of DWELLING UNITS-
TOTAL PROPOSED AREA- (FAR+NON FAR)- **108890.099**

Yours Faithfully,

For New Okhla Industrial Development Authority

MEENA

Digitally signed by
MEENA BHARGAVA

BHARGAVA

Date: 2025.01.11

(Meena Bhargava)

11:35:45 +05'30'

GM Planning



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 :24/02/2025 To 23/02/2030

Category : RED

Application Id : 28356353

Ref No. - 222406/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2024

Dated:- 07/03/2025

To ,

Shri RAKESH KUMAR JAIN
M/s EXOTICA INFRATECH LLP
Plot No. A-3A, Sector 132, Noida 201301, Uttar Pradesh,GAUTAM BUDDHA 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 Polution) Act, 1981 as amended.

Please refer to your Application Form No.- 28356353 dated - 03/10/2024. 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 as it is a building and construction project	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
IT/ITES Project	..
Plot Area-20242.60 sqm and	..
Total Proposed Built up Area-133622.829 sqm	..

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
NA as it is a building and construction project	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	NOIDA Authority	251.0
Other	Treated water from on site STP	651.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	251.0
aaa	159.0
aaa	15.0
aaa	33.0
aaa	444.0

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Others	1.6	FOR EMERGENCY POWER BACK UP

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 23/02/2030 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 CTE is being granted for development of IT/ITES Project to M/s EXOTICA INFRATECH LLP, Plot No. A-3A, Sector 132, Noida GAUTAM BUDDHA NAGAR for Plot Area-20242.60 sqm and Total Proposed Built up Area-133622.829 sqm. This CTE will be void if there is any change in above mentioned address or product. The applicant shall make an application along with prescribed fee for renewal/trial consent (CTO) at least 30 days before the operation of unit.
2. Project shall develop deficient 0.49%(Total 33%) green belt area outside the premises, if land not available inside the premises and submit the proposal/plan within 02 months with agreement from competent authority/institution. In case of failure to same by the project, the CTE shall be considered as null and void.
3. Prior to abstraction of ground water, unit shall obtain a No Objection Certificate from U.P. Ground Water Authority for abstraction of ground water and project shall provide the NOC of UPGWD for extracting ground water within 03 month, if required. The PP will be used only Municipal supply water as per proposal.
4. 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.
5. The project shall be obtained NOC form competent authority for disposal of rest treated water to nearby sewer line/drain.
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. 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. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GoI.
9. Project shall not start gaseous emission & sewage generation without prior consent of the board.
10. All construction activities shall be according to authority guidelines and after approval or approved plan.
11. This CTE is valid for the Establishment of unit only as mentioned above. In case of any change in production capacity, process, raw materials use etc. the unit will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board.
12. The project shall comply with various Waste Management Rules as notified by MoEF & CC i.e. Plastic Waste Management Rules, 2016, Solid Waste Management Rules, 2016, Hazardous and Other Wastes (Management and Transboundary) Rules, 2016, E-waste (Management) Rules,2016, Construction and Demolition Waste Management Rules, 2016.
13. Project shall not use ground water in construction activities. Only STP treated water shall be used.
14. Project shall be developed/constructed as per approved map from competent authority and submit approved plan to Board.
15. 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.
16. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
17. 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.
18. 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.
19. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
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

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. Under the Noise Pollution (Regulation and Control) Rule 2000, the industry shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A).
27. The project shall provide adequate arrangement for fighting the accidental leakages/discharge of any air pollutant/gas/liquid from the vessel, machinery etc. which are likely to cause fire hazard including environmental pollution.
28. Project shall submit first compliance report with respect to conditions imposed within 30 days of issue of this permission.
29. Project shall ensure carbon offsetting as per Government Order (Environment Department) issued vide letter no. H17259/ 183/55-2-2018/09(writ)/2016 dated 15.03.2018.
30. A good housekeeping shall be maintained both within the project and in the premises. All hoods, pipes, valves, sewers and drains shall be leaking proof. Floor washings shall be admitted into the effluent collection system only and shall not be allowed to find their way into storm drains or open areas.
31. Separate power connection with energy meter shall be provided for the Pollution Control Equipment's and record of power consumption and chemicals consumption for the operation of pollution control equipment shall be maintained separately.
32. The applicant shall furnish to the visiting officer and / or the Board any information regarding the construction, installation or operation of the effluent treatment system / air pollution control equipment / secured storage area of Hazardous Waste and such other particulars as may be pertinent for preventing and controlling pollution.
33. The industry shall comply with ambient air quality standards of SO₂ - 80 g/m³; NO_x – 80 g/m³, PM_{2.5} - 60 g/m³; PM₁₀ – 100 g/m³; and other parameters as notified by MoEF & CC, GOI vide notification No. GSR 826(E), dated 16.11.2009 during operational phase of the project.
34. Concealing the factual data or submission of false information / fabricated data and failure to comply with any of the conditions mentioned in this order may result in withdrawal of this order and attract action under the provisions of relevant pollution control Acts.
35. The project is liable to pay compensation for any environmental damage caused by it, as fixed by the Hon'ble Supreme Court, High Court, National Green Tribunal, Central Pollution Control Board and Uttar Pradesh Pollution Control Board.
36. Wind breaking wall will be constructed around the construction site.
37. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.
38. 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.
39. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.
40. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) directions issued time to time regarding use of cleaner fuel.
41. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) directions regarding DG sets.
42. The Board reserves its right to modify above conditions or stipulate any additional conditions including revocation of this order, in the interest of environment protection. In case of violation of above-mentioned conditions or any public complaint the CTE shall be withdrawn.
43. Project shall install anti-smog guns and PTZ camera at site and ensure registration on dustapp.ucep.in for self-declaration of dust control audit.
44. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 76 and 77 regarding regulation of DG sets.
45. In the case of usage of ground water, the Project Proponent must obtain NOC from CGWA within one month from the date of issue of CTE, unless falling in exempted category as per MoJS Guidelines dated 24.09.2020 and amendments dated 29.03.2023 thereto.
46. The Project shall install 6x2000 KVA DG Set and 2x1010 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.
47. Project shall obtain permission of competent authority to discharge surplus sewage into CSTP.
48. As per Project Report 902 KLD water (Fresh water 251 KLD and Treated water 651 KLD) will be required for domestic purposes. Project has proposed to installed STP of capacity 400 KLD for treatment of 330 KLD domestic effluent. Project shall ensure the compliance of Environment standards as per Environment (protection) Act 1986. Maximum quantity of treated water shall be

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.

49. Project shall comply all conditions imposed in environmental clearance issue by SEIAA, U.P. vide EC identification no. EC24C3803UP5908822N dated 21.10.2024.

50. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only) shall be submitted within 30 days including the above conditions which will be valid for two years 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 07/04/2025 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

Chief Environmental Officer(Incharge), Circle-1

Dated:- 07/03/2025

Copy To -

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

Chief Environmental Officer(Incharge), Circle-1



मिशन LIFE - पर्यावरण के लिए जीवन शैली (Lifestyle For Environment) जनसहभागिता का सन्देश



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

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

**Form No. 2****[See Rule 24(1)]**

(Establishment Under Boc Act. 1996)

**Uttar Pradesh Building and Other Construction Workers****Department of Labour****Government of Uttar Pradesh****Registration Certificate of Establishment Under Building and Other Construction Workers Act**Registration No.- **D10042987**Date - **07/01/2025**

A Certificate of Registration is hereby granted under sub-section (3) of Section 7 of the Building and Other Construction Workers (Regulation of Employment and conditions of Service) Act, 1996 and the rules made there under, to M/s **EXOTICA INFRATECH LLP** having the following particulars subject to conditions laid down in the Annexure -

- | | |
|--|--|
| 1. Postal Address/location where building or other construction work is to be carried on by the employer | : A-0 3A SECTOR 132 NOIDA ,GAUTAM BUDDHA NAGAR, |
| 2. Name and address of employer including location of the building and other construction work | : ANUBHAV JAIN, E-458 1ST FLOOR RIGHT HAND SIDE GALI NO-04 NEAR KALA NIKETN PUBLIC SCHOOL HARDEVPURI SHAHDARA NAND NAGRI NORTH EAST DELHI |
| 3. Name and permanent address of the establishment | : EXOTICA INFRATECH LLP,GAUTAM BUDDHA NAGAR, A03ASECTOR132NOIDAGAUTAMBUDDHANAGAR |
| 4. Nature of work in which building workers are employed or are to be employed | : Services/Contracting |
| 5. Maximum number of building workers to be employed on any day by the employer | : 90 |
| 6. Probable date of commencement and completion of work | : From 15/03/2025 To 15/03/2030 |
| 7. Other particulars relevant to the employment of building workers | : - |

Issued on the behalf of the Registering Officer of Establishment Under Building and Other Construction Workers Act 1996.

*This is a computer generated copy hence no signature required

Disclaimer

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- (1) This certificate may be verified from the website of the UPBOCW, **Board (Labour Department) , Govt. of UP- www.upbocw.in**
- (2) 2- This certificate is issued solely on the basis of the information submitted by the applicant. The UPBOCW, **Board or Labour Department** does not undertake responsibility for the authenticity of the information contained herein.
- (3) In the said Rules, in rule 27, in Sub-rule (1) after clause (c) the following clause shall be inserted, namely :- (d) Since the certificate is issued on the basis of self declaration of applicant so if issued on the basis of misrepresentation of facts or concealment of facts or forged documents such certificate shall be deemed to be null and void and cancellation of certificate and legal action may be taken against the applicant.